

- (b) The Board of Directors shall not increase the Annual Assessment above the Annual Assessment for the prior fiscal year by greater than fifteen percent.
- (c) Limited Common Expenses shall be assessed only against the Lots benefited in proportion to their relative common expense liability inter se or based on usage, as appropriate. Such Limited Common Expenses shall be determined as follows:
 - (1) Any common expenses for the Upkeep of or reserves for any Limited Common Area shall be assessed only against the Lots to which such Limited Common Area is appurtenant; provided, however, that Limited Common Expenses for substantially similar purposes may be assessed against all Lots so benefited.
 - (2) Any common expenses designated in a Supplementary Declaration as Limited Common Expenses to be paid by the Owners of Lots subject to such Supplementary Declaration.
 - (3) Any common expenses proposed by the Board of Directors or a specific group of Owners as Limited Common Expenses against a specific group of Lots and agreed to by Owners entitled to cast a majority of the total number of votes with respect to such Lots, assessed against such Lots as such Owners may agree.
- (2) Additional Assessments. If additional funds are required during any fiscal year, the Board of Directors may levy Additional Assessments on the Lots subject to assessment. The Board of Directors shall give notice of any Additional Assessment to the Owners specifying the amount and reasons therefore, and such Assessment shall, unless otherwise specified in the notice, be payable in full with the next periodic installment which is due more than ten days after the date of such notice, as the Board may determine.
- (3) Individual Assessments. The Board of Directors shall have the power to assess an Owner's Lot individually: (i) for the amount of any costs incurred by the Association in performing Upkeep that the Owner failed to perform; (ii) for the amount of any charges imposed on that Owner; (iii) for any costs incurred by the Association because of any violation or negligence for which that Owner is responsible; and (iv) for contractual charges. Each such Assessment shall be due ten days after notice thereof is given to the Owner unless the notice specifies a later date.
- (4) Individual Assessments for Recovery of Costs for Completion of Undeveloped Lots. The Board of Directors shall have the power to assess a Membership Lot individually for the recovery of any costs incurred by the Association or entity owned wholly or partially by the Association to deliver utility service or provide access by road to a Membership Lot which directly benefits such Owner's Membership Lot, provided such assessment is levied against all Owners who benefit from such improvement in direct proportion to the benefit received by such Membership Lot.
- (5) Optional Expenses. Upon request, the Association may provide certain services to Owners on a contractual basis; provided, however, that the charge for such services shall be assessed against such Owner's Lots in accordance with the terms of the contract.