

"Common Ground" is in effect at the end of twenty (20) years from the date of this Indenture, or if earlier terminated, at the time of such termination, the fee simple title to all of the "Common Ground", if any, shall vest in the then lawful owners of lots in FOX LAKE SUBDIVISION (created out of the tract of land described in Exhibit A, and regardless of plat number) as joint tenants, but the rights of said owners shall be only appurtenant to and in conjunction with their ownership of land in said FOX LAKE SUBDIVISION and any conveyance or change of ownership of any lot or lots or other parcels in FOX LAKE SUBDIVISION shall carry with it ownership in common property, as joint tenants, so that none of the owners of lots in FOX LAKE SUBDIVISION (regardless of plat number) and none of the owners of the common property shall have such rights of ownership as to permit them to convey their interest in the common property except as an incident to the ownership of a regularly platted lot, and any conveyance of any lot or parcel in FOX LAKE SUBDIVISION (regardless of plat number) shall carry with it, without specifically mentioning it, all the incidents of ownership of the common property; provided, however, that all of the rights, powers and duties otherwise conferred upon the Trustees of FOX LAKE SUBDIVISION PLAT ONE, as herein granted, shall continue to be possessed and exercised by the said Trustees.

4. Assessments. The Trustees and their successors are hereby authorized, to make uniform and equal assessments upon and against the several lots of parcels of land platted in FOX LAKE SUBDIVISION PLAT ONE, and in any subsequently recorded plat of the tract of land described in Exhibit A, of an amount not to exceed Seventy-five (\$75.00) per lot in each calendar year, for the purpose of carrying out, performing or executing any powers or duties of the Trustees as provided herein, and to enable the Trustees to defend and enforce restrictions.

Commencing with the Sixth (6th) annual assessment to be made hereunder, and each five (5) years thereafter, the fixed annual assessment per lot shall not exceed the greater of (i) \$75.00, or (ii) the number of dollars equivalent to the purchasing power of \$75.00 for the month in which the Indenture is recorded. Such number of dollars shall be determined by dividing \$75.00 by the index for said month of recording as computed in the Consumers Price Index made by the Bureau of Labor Statistics of the United States Department of Labor, and then multiplying the quotient by the similar index number for the month in which the sixth annual assessment (and each succeeding sixth annual assessment thereafter) commences. If the Bureau of Labor Statistics shall change the base period in effect during the month in which this Indenture is recorded, the new index figure applicable as a divisor and multiplier shall be correspondingly changed. In the event such statistics shall no longer be available, the most similar statistics showing the purchasing power of the United States Dollar shall be used instead, and the table to be used shall be designated by the Trustees.

The Trustees shall annually prepare a budget of anticipated