



EXHIBIT A

NATIONAL HARBOR OWNERS ASSOCIATION Fees and Allocation Analysis



National Harbor Owners Association

- National Harbor is a destination resort planned community.
- The Founder's plan contemplates a mix of integrated and complimentary uses within a planned, urban, and pedestrian environment.
- This includes, without limitations, theme-based and other entertainment venues, restaurants, hotels and convention facilities, residential uses, office, and retail establishments.
- The National Harbor Owners Association (NHOA), a Maryland not-for-profit corporation, operates and/or maintains various common areas and community improvements within the community.
- The NHOA is empowered to enforce the National Harbor Community Declaration.
- All owners of parcels which are made subject to this Community Declaration are members of the National Harbor Owners Association.
- Gaylord National is not a member, but annually contributes towards expenses.
The 2024 Gaylord contribution totals \$255,238.

National Harbor 2024 Financial Summary

	2024 Budget
Total Operating Expenses	\$6,761,410
Contributors (members/ non-members)	(\$519,091)
TIF (tax incremental finance)	<u>(\$489,453)</u>
Net NHOA Assesment	\$5,752,866
Total National Harbor Points	* 475,051
Total Point Allocation	\$5,752,866 / 475,051 = \$12.11

* Based on average monthly point total in 2024. Point total is subject to change from development or change in land use.

National Harbor 2024 Residential Contributions Summary

Property	Name	Units	Points	NHOA Assesment	Annual Per resident Share
Esplanade	Building R Residential	262	55	\$174,505.10	\$666.05
The Haven	The Haven Condominium	248	55	\$165,180.40	\$666.05
Potomac Overlook	PO I	50	55	\$33,302.50	\$666.05
Potomac Overlook	PO II	41	55	\$27,308.05	\$666.05
Potomac Overlook	PO III	36	55	\$23,977.80	\$666.05
Potomac Overlook	PO IV	44	55	\$29,306.20	\$666.05
Potomac Overlook	PO V	50	55	\$33,302.50	\$666.05
Potomac Overlook	PO VI	50	55	\$33,302.50	\$666.05
Potomac Overlook	PO VII	* 42	55	\$27,974.10	\$666.05
Potomac Overlook	PO VIII	80	55	\$53,284.00	\$666.05
Potomac Overlook	PO IX	47	55	\$31,304.35	\$666.05
Potomac Overlook	PO X	* 51	55	\$33,968.55	\$666.05
Waterfront Street Condos	Building D (Condo)	18	55	\$11,988.90	\$666.05
Fleet Street Residential	Building K (Condo)	163	55	\$108,566.15	\$666.05
One National Residential	Building L (Condo)	242	55	\$161,184.10	\$666.05

**** Calculations (Ex: Esplanade Residential) :**

NHOA Assesment = Point Allocation x Number of Units x Points

NHOA Assesment = \$12.11 x 262 x 55 = \$174,505.10

Annual Per Resident Share = NHOA Assesment / Units

Annual Per Resident Share = \$ 174,505.14 / 262 = \$ 666.05

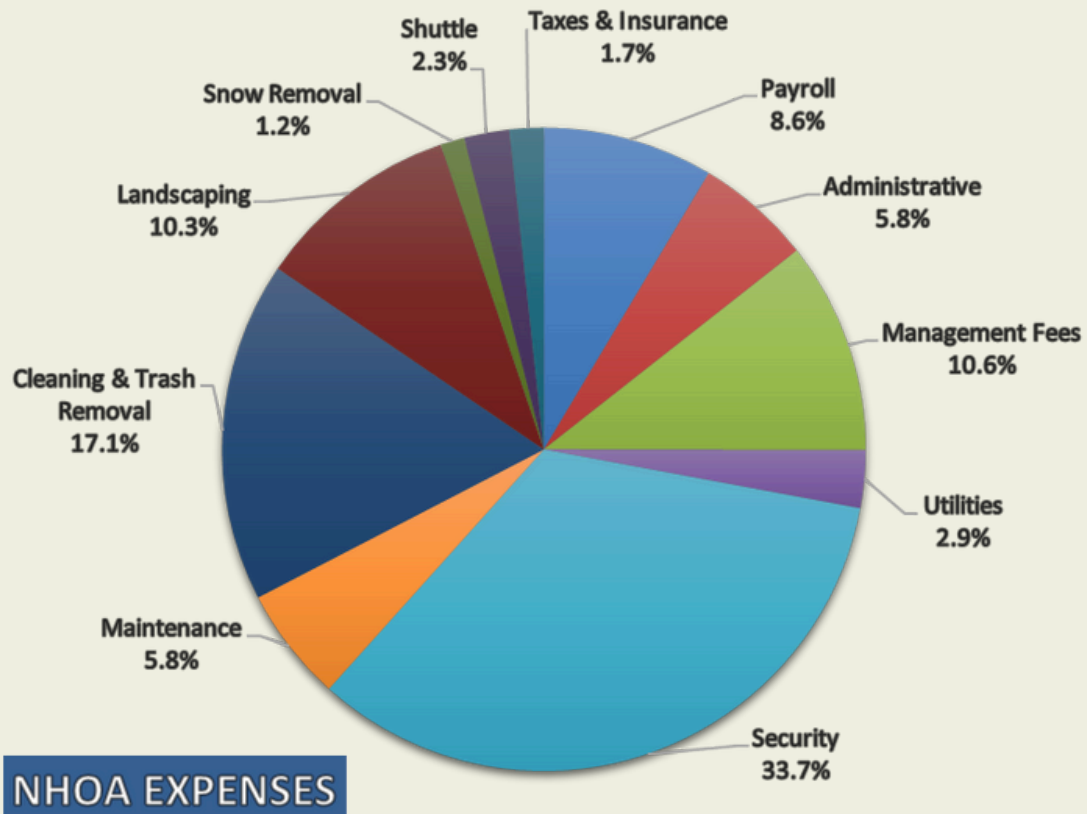
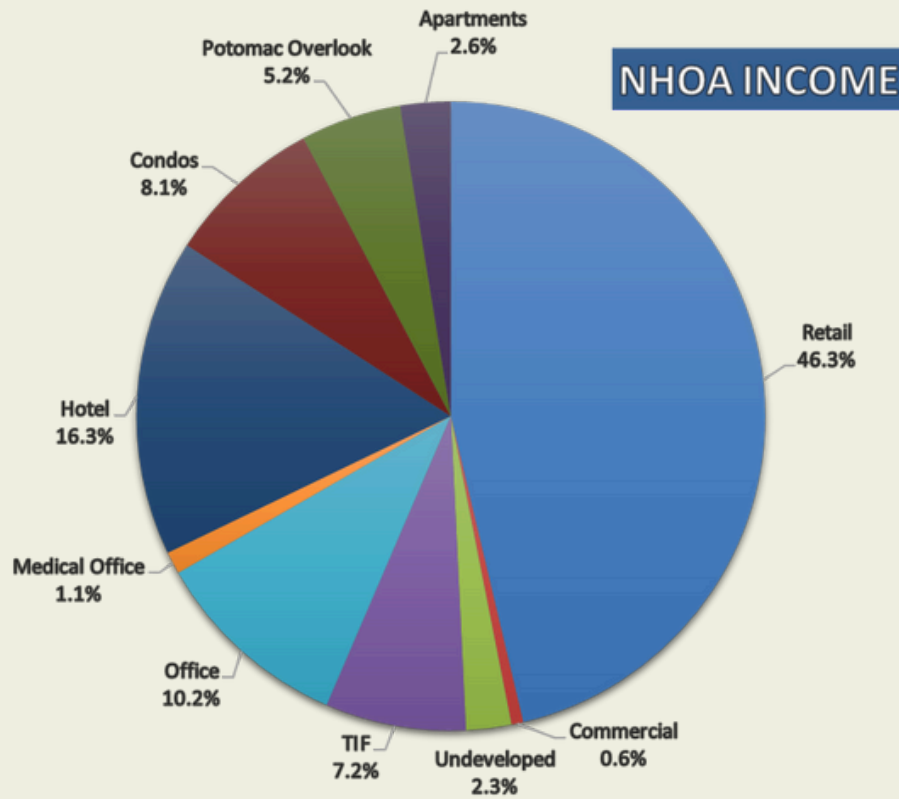
***Representative of**

unit counts after

construction completion



2024 NHOA Income and Expense Percentages



National Harbor Owners Association Declaration

EXHIBIT "D"

Allocating Liability for Assessments and Allocating Votes Among Parcels.

1. Assignment of National Harbor Points. For purposes of allocating Common Expenses and Service Area Expenses among Parcels, and for purposes of allocating votes in the Association among Parcels, each Parcel shall be assigned National Harbor Points. The number of National Harbor Points for each Parcel is determined in accordance with the table set forth below based upon the size of the Parcel and the land use classifications within the Parcel, including all uses within the Parcel, as determined by actual uses.

<u>Land Use Classification*</u>	<u>National Harbor Points</u>
All undeveloped Parcels – without regard to use (excluding, for so long as such areas are being used for the identified purposes, employee parking lot; construction staging areas; construction employee parking lots; and gravel areas)	250 per acre of land (prorated by one-hundredth of an acre)
Retail and service establishments, including, without limitation, banks (including ATM's) and other financial services and institutions, travel agencies, and service stations	1 per square foot of gross floor area **
Restaurants (excluding restaurant and bar areas within a hotel which are reserved primarily for the convenience of and use by hotel guests only), bars, nightclubs	1 per square foot of gross floor area
Entertainment (including dinner theaters, theme-based attractions, etc.)	1 per square foot of gross floor area
Movie Theaters	1 per square foot of gross floor area
Hotel rooms and time-share units ****	60 per hotel room or time share unit
Conference/meeting/banquet rooms within a hotel/conference center	.15 per square foot of gross floor area

<u>Land Use Classification</u>	<u>National Harbor Points</u>
Art galleries, museums, places of worship, libraries, nonprofit educational, research, or cultural institutions	.15 per square foot of gross floor area
Office	.15 per square foot of gross floor area
Health clubs, spas, and medical facilities, excluding health and fitness areas within a hotel for use by hotel guests only	.5 per square foot of gross floor area
Industrial or light industrial uses, including warehouse, mini-storage, and manufacturing facilities	.15 per square foot of gross floor area
Non-age restricted Residential units (single family attached, detached, condominium, and rental units)	55 per dwelling unit***
Age-restricted Residential units (single family attached, detached, condominium, and rental units)	50 per dwelling unit
Other uses	*****
Exempt property (as provided in Section 13.8)	0

* Allocations based upon the undeveloped acreage of the Parcel shall be made at the time a Parcel is submitted to this Community Declaration. Points based on actual uses will be allocated to each Parcel upon the earlier of (i) the issuance of certificate of occupancy for the Improvement containing, or to contain, such use, or (ii) the date upon which the intended use commences. In the case of a change in use, the new allocation shall be made as of the date upon which the new use actually commences. A “certificate of occupancy” is that certificate or approval issued by Prince George’s County, Maryland, as a final condition of occupancy or use of an Improvement on a Parcel.

** "Gross floor area" shall be the area within an enclosed structure intended for occupancy or other use, as determined by a licensed engineer or architect. To the extent applicable, the definition of "gross floor area" set forth in Section 27-107.01, of the Prince George's County Zoning Ordinance, as may be amended from time to time, shall be followed in making any determination of the gross floor area of a use within a Parcel.

*** A dwelling unit shall be the structure or the portion of a structure designed for occupancy by a single household (e.g., a single-family home, a condominium unit, or a single rental apartment unit).

**** A unit which is divided into separate timeshare intervals shall be classified as a single timeshare unit (i.e., each timeshare interest shall not constitute a separate unit).

***** During the Founder Control Period, the Founder unilaterally may amend this Exhibit "D" to create additional Land Use Classifications and to assign National Harbor Points to such new use.

The Founder shall make all determinations of land use classification during the Founder Control Period. Thereafter, the Board shall determine land use classifications; provided, the land use classification of a Parcel or any portion of a Parcel hereunder shall not be changed once established unless there has been a change in predominant use.