

# Exhibit A

## EMERALD BEACH RESORT MASTER OWNERS ASSOCIATION, INC

### RULES AND REGULATIONS

Adopted on June 9, 2010 and established by the Board of Directors of the Emerald Beach Resort Master Owners Association, Inc. to promote the safety and welfare of the residents and guests of Emerald Beach Resort. Amended on May 16, 2013

Every Occupant shall comply with the following rules and regulations. Any terms contained in these Rules and Regulations which are contained in the Master Declaration for the Emerald Beach Resort Master Owners Association, Inc. shall have the same meaning of such terms as set forth in the Declaration.

1. All vehicles parked on property must have the proper Association Board approved decal or pass. Parking decals are to be displayed on the left driver's side windshield only. Paper passes shall be displayed on the left hand side of the dashboard or hung from rear view mirror.

Only vehicles used for daily transportation may be parked in the garage or on resort property. Commercial vehicles, truck cabs, trailers, commercial vehicles, campers, recreational vehicles, boats, boat trailers, golf carts, scooters, mopeds or similar vehicles and/or attachments/accessories may not be parked in the parking garage or the resort property.

Violation of such terms and conditions or rules and regulations in effect from time to time affecting the Parking Garage may result in corrective action or removal of vehicles or trailers / attachments / accessories from the Parking Garage as appropriate, at the cost and expense of the violating party.

One 24 hour notice shall be placed on cars if they are parked illegally or not abiding by parking rules and regulations. If violation is not corrected within 24 hours the vehicle will be towed at the vehicle owner's expense.

2. Inoperable vehicles are not permitted to remain within the Resort Property for more than 24 hours, and no repair of vehicles shall be made on the Resort Facility except for emergency repairs sufficient to either start or tow a vehicle therefrom.
3. No sign, poster, display, billboard or other advertising device of any kind shall be displayed to public view on any portion of the Master Common Properties without the prior written consent of the Board, except signs or other media, regardless of size, used by Developer, its successors or assigns, for advertising the marketing, sale and/or rental of Units in Emerald Beach Resort, or businesses, services or facilities of the Retail Building or other enterprises that may hereafter become a part of Emerald Beach Resort.
4. No soliciting for business of any nature is allowed on property.
5. No improvements shall be permitted on the Master Common Properties or exterior of any Unit or condominium building without the prior written consent of the Master Association. This prohibition shall include, but is not limited to, applying, attaching, fastening, hanging, placing or otherwise displaying anything (including awnings, signs, screens or other fixtures or equipment) on the exterior walls, balconies, doors or windows of any Unit, common element or condominium building, and enclosing balconies with screening or glass or otherwise.
6. No structure of a temporary or permanent character, including but not limited to, tents, sheds, garages, barns, or other out buildings shall be used or erected on any of the Master Common Properties without the prior written approval of the Master Association as to its location, design, architecture and appearance, except that this provision shall not apply to such temporary structures used or erected by Owners of Commercial Units in connection with their business or commercial activities serving other Owners or their Occupants, guests, and invitees.
7. No Owner or Occupant of a Unit shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, railings (including realtor lock boxes) or windows of any buildings (including awnings, signs, storm shutters, screens, fixtures and equipment), or to any part of the Master Common Properties without the prior written consent of the Board of the Master Association.
8. No climbing on or leaning over balconies. Climbing on or over balcony railings will result in eviction of guests and fines of not less than \$50 per offense for owners.
9. Throwing any item or object, including cigars and cigarettes, from balconies and walkways is considered dangerous and will result in eviction of guest and fines for owners of not less than \$50 per offense.

10. Feeding seagulls is prohibited throughout resort property and may be subject to eviction.
11. Laser pointers, sparklers or any type of fireworks are prohibited on resort property.
12. Towels, bathing suits, clothing, rugs, flags, and other items are prohibited from being hung on balcony or walkway railings or from unit windows and will result in fines up to \$50 per offense.
13. Walkways, stairways, and vestibules serving two units are fire exit lanes. Nothing, including bicycles, floats, coolers, furniture, beach chairs, etc., shall be left in these areas or any common area walkway at any time.
14. Skateboards, roller skates, roller blades and the like are prohibited on all sidewalks, the swimming pool decks, sky bridge, any boardwalks, any gazebos, all stairwells or entryways of the buildings and Units, and the interior of any recreation buildings (if constructed) located on the Resort Facility.
15. The use or storage of electric, charcoal grills, hibachis, and gas grills is forbidden. Guests will be evicted for violations. Owners will be fined \$50 per violation plus damages. This will be enforced in accordance with state and local fire ordinances.
16. No rubbish, refuse or garbage shall be allowed to accumulate in hallways, walkways or common areas nor shall any fire hazard be allowed to exist.
17. No nuisances shall be allowed upon the Master Common Properties, nor any use or practice which is the source of unreasonable annoyance to Owners or Occupants or which interferes with the peaceful possession and proper use of the Master Common Properties by Owners or Occupants.
18. "Quiet hours" are enforced throughout the resort between 11:00 P.M. and 10:00 A.M. All owners and guests shall refrain from any activity that would disturb other residents at all times, but especially during quiet hours.
19. Use of the swimming pools/spas are restricted so that only owners and Occupants of the Units in Condominiums at Emerald Beach Resort are entitled to use of the pools/spas. Use of the swimming pools/spas is restricted to the posted hours of operation only and is regulated by the posted rules.
20. Water balloon slingshots and water balloon throwing is prohibited throughout the resort property and will result in eviction of guests/fines for owner.
21. Reserving of pool chairs is not permitted. Resort personnel and/or Security will monitor the pool for unattended chairs. If chairs are not reclaimed within thirty (30) minutes of noted time, the personal items will be taken to the housekeeping department where they may be reclaimed.
22. Items can only be removed from pool chairs by Resort personnel or Security.
23. Pool band identification must be on hand by each occupant at all times while in the pool area. At any time an occupant may be asked to produce their pool band before access to the swimming pool is permitted.
24. Glass containers are not permitted poolside or on the pool decks.
25. Absolutely no food and/or beverages are allowed within 4 feet of the edge of pools or hot tubs.
26. Children ages 3 and under must wear swim diapers in the pool area.
27. Children under 14 must have adult supervision at all times.
28. No running or horseplay is allowed. Footballs, baseballs, soccer balls or any object that may cause injury are not allowed in the pool areas.
29. When returning to the pool area from the beach, please shower before entering the pools or hot tubs.
30. Please help keep our resort clean and beautiful by placing all your trash in trash cans before leaving the pool area.
31. Any persons acting in an unsafe or objectionable manner will be asked to leave.
32. Coolers approximately 10"x6"x8" are allowed on the *beachside* pool deck only and are subject to search by security personnel. Coolers are not allowed on the *Floridita* pool deck.

33. Maximum bathing loads:
  - a. Beachside pool is 66
  - b. Beachside hot tub is 11
  - c. Floridita adult pool is 28
  - d. Floridita children's pool is 75
  - e. Floridita hot tub is 5
  
34. Animals are not permitted in the food and beverage outlets, on pool decks, boardwalks or on the beach, per state and county law. Animals are also not permitted in the common areas except for ingress or egress. Violation of this rule will result in a fine of up to \$50 per offense.
  
35. No cat or dog shall be permitted outside the Owner's Unit unless leashed and accompanied by the Owner. Each Owner shall be responsible for the actions of each pet and for cleaning up after it. Failure to clean up after your pet will result in a fine of not less than \$50 per offense.

In the event that any pet, including a dog, should constitute a nuisance in the opinion of a majority of the Board of Directors, then the Owner, when so notified in writing, shall be required to immediately remove said pet from the Master Common Properties.