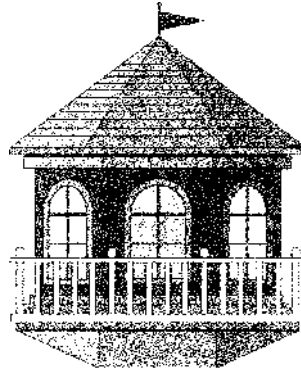


Exhibit A



HERITAGE HARBOR

GOLF & COUNTRY CLUB

Rules and Regulations

Revised October 2018

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STAFF AND PHONE NUMBERS

CDD STAFF

Pro Shop Manager.....John Panno
Golf Course Superintendent..... Jim Poertner

HOA STAFF

Clubhouse Office Manager.....Kathy Costello
Maintenance Jay Nikiforovs

CONTACT INFORMATION

Clubhouse Front Desk.....813-949-6841
Clubhouse Fax.....813-909-4826
Pro Shop.....813-949-4886
Restaurant.....813-949-6841 Ext 3
Greenacre Properties813-600-1100
DPFG (CDD)321-263-0132 Ext 4205
Greenacre Properties (HOA).....813-936-4153

E-Mail:

Clubhouse: **hhcluboffice@gmail.com** **Restaurant:** **hhccinfo@gmail.com**
Pro Shop: **hhproshop@gmail.com**
Web Site: **www.heritageharborgolf.com**

**HERITAGE HARBOR
CLUBHOUSE FACILITIES**

**FACILITIES/AMENITIES UNDER THE HERITAGE HARBOR GOLF &
COUNTRY CLUB COMMUNITY ASSOCIATION, INC**

- Fitness Room which includes:
 - "True" treadmills
 - "True" recumbent bikes
 - "True" elliptical cross trainer
 - Dumbbells
 - Adjustable flat bench/incline
 - Adjustable decline sit-up bench
 - Paramount multi-station sports trainer
- Library
- Multi Purpose Activity Room
- Buccaneer Bay Pool, which includes:
 - Competitive lap pool
 - "Wahoo" water slide
 - "Tad Pool" play pool
- Treasure Island Tot Lot
- Tennis Courts
- Volleyball Court
- Rollerblade Rink
- Basketball Courts
- Covered Gazebo
- Bocci Ball
- All amenities under the HOA are for the Members, Residents and their Guests.

**FACILITIES/AMENITIES UNDER THE HERITAGE HARBOR
COMMUNITY DEVELOPMENT DISTRICT**

- Restaurant (Leased to Olympian) (the "Restaurant") and banquet hall
- Cart barn
- Golf Pro Shop
- Golf Course
- Soccer Fields
- All amenities under the CDD are open to the public, as well as the Residents.

**HERITAGE HARBOR CLUBHOUSE
RULES AND REGULATIONS**

I. NAME AND PURPOSE

1. The Heritage Harbor Clubhouse and related recreational facilities and amenities (referred to herein as the “Clubhouse Facilities”) are owned by the Heritage Harbor Golf & Country Club Association, Inc. (the “HOA”) and exist for the purpose of providing recreational and social facilities to the residents and their guests.
2. These Rules and Regulations apply to all Clubhouse Facilities, except where specifically provided below.

II. GENERAL

1. The Clubhouse Facilities shall be open on the days and during the hours as may be established from time to time by the HOA. The hours of operation will be posted at the Clubhouse Facilities, published in the Newsletter, and/or on the Heritage Harbor website.
2. Performance by entertainers will be permitted at the Clubhouse Facilities or on property owned by the HOA only with the permission of the HOA and, if the performance will take place in the Restaurant, permission of Restaurant Management.
3. Food and Beverages for groups will be supplied by the Restaurant. Outside food and beverages will be permitted only with the written permission of the Restaurant. Notwithstanding the foregoing, Members, residents and guests may bring in individual water bottles and/or juice. Coolers and other containers for transportation of outside food and beverages are not permitted.
4. Alcoholic beverages will not be served, sold, or permitted to be consumed on the premises during the hours prohibited by law. Alcoholic beverages will not be sold or served to any person not permitted to purchase the same under the laws of the State of Florida, or be sold for off-premises consumption.
5. No advertisements or petitions may be circulated or posted at the Clubhouse Facilities or on property owned by the HOA, without approval of the HOA.
6. Members, residents and guests may not request special personal services from any employee of the HOA or the Heritage Harbor Community Development District (the “CDD”) or send the employee off the premises while the employee is on duty.
7. No animals or pets of any kind are permitted at the Clubhouse Facilities, except as provided for in Federal or Florida law, such as service animals.

8. Persons using the Clubhouse Facilities will not be permitted to abuse any employees or agents of the HOA or CDD. Any employee not rendering courteous and prompt service should be reported to the HOA immediately.
9. Any roster or list of residents shall be used for HOA and Clubhouse Facilities purposes only.
10. Card playing (i.e. bridge) is permitted only in areas designated by the HOA and/or the Restaurant.
11. Smoking is permitted on outdoor patio areas only. Smoking is NOT permitted in the pool area.
12. Gambling is not permitted in the Clubhouse Facilities.
13. Members are responsible for the conduct and supervision of their tenants, guests, invitees and minor children at all times. Failure to provide adequate supervision may result in fines or suspension of the right to use the Clubhouse Facilities in accordance with section 7.7 of the Declaration.
14. Bicycles, scooters, skateboards, rollerblades, etc. are not permitted in or around the Clubhouse Facilities and will be removed. Notwithstanding, bicycles may be parked and locked in the bike racks, located in the outdoor recreation areas. The HOA is not responsible for lost or stolen property.
15. The HOA Board of Directors reserves the right to modify these Rules as needed. Notice of changes to these Rules will be given in writing by e-mail, the Heritage Harbor website, and/or in the Newsletter.
16. Clubhouse Facilities must be used only in the manner for which they were intended.
17. Courteous behavior is required of each person using the Clubhouse Facilities. Loud and/or vulgar language and use of profanity or expletives is not permitted.
18. The volume level for music devices must be kept to a minimum so not to disturb anyone else using the Clubhouse Facilities. Music with vulgar language, profanity or expletives is not permitted in or around the Clubhouse Facilities. If complaints are received regarding any individual's music device, the individual may be required to use headphones.

III. IDENTIFICATION CARDS

1. Identification Cards ("ID Cards") will be issued to Heritage Harbor residents and Members who are 16 years of age and older.
2. ID Cards will not be issued to any tenant unless such tenant is registered with the HOA and the Member and tenant sign a Clubhouse Release Form wherein the Member

relinquishes his or her right to use the Clubhouse Facilities and the tenant agrees, among other things, to abide by these Rules and Regulations.

3. Clubhouse Facilities (excluding Restaurant, pro shop and cart barn) are for residents, Members and guests. All facilities leased or owned by the CDD (including the Restaurant, pro shop, cart barn, golf course and soccer fields) are open to the public. Patronage of those facilities that are open to the public does not entitle any person to use the Clubhouse Facilities that are reserved for residents, Members and guests.
4. ID Cards are required in order to use those Clubhouse Facilities that are reserved for residents, Members and guests. Residents and Members must show ID Cards upon request of any HOA employee or authorized representative.
5. ID Cards are not transferable. No person may use another's ID Card.
6. If ID Cards are lost, stolen, or damaged, replacement ID Cards are available for a charge of twenty-five dollars (\$25.00) at the Clubhouse front desk.
7. To receive an ID Card, a Member must complete a resident profile and provide proof of residency. Proof of residence may be established by presenting the following documents: a current driver's license, a warranty deed, and/or a settlement statement.

IV. GUESTS

1. Without having to seek permission of the HOA, each Heritage Harbor Member or resident with an HOA-issued ID Card who is eighteen (18) years of age or older will be allowed to bring in up to four (4) guests per household, per visit to the Clubhouse Facilities. Each Heritage Harbor Member or resident with an HOA-issued ID Card who is at least sixteen (16) years of age but not yet eighteen (18) years of age, will be allowed to bring in up to one (1) guest per household, per visit to the Clubhouse Facilities.
2. Members or residents must remain with their guests while guests are using the Clubhouse Facilities. Guests that are not accompanied by a Member or resident with an HOA-issued ID Card may be asked to leave.
3. Guests will be entitled to use the Clubhouse Facilities, only in accordance with the privileges of the resident or Member.
4. Members and residents are responsible for ensuring that their guests comply with these Rules and Regulations at all times.

V. CHILDREN

1. To protect the safety of younger children, anyone under 16 years of age is permitted at the Clubhouse Facilities only if accompanied and directly supervised by an adult resident or Member with an HOA issued ID Card.

2. Children must conduct themselves in an orderly manner. Overly loud or boisterous conduct is unacceptable.
3. Members and residents are responsible for ensuring that their Children comply with these Rules and Regulations at all times. Failure to provide adequate supervision may result in fines or suspension of the right to use the Clubhouse Facilities, in accordance with section 7.7 of the Declaration.

VI. SUSPENSION OF PRIVILEGES

1. If any Member, resident or guest misuses or damages the Clubhouse Facilities, engages in inappropriate behavior or behavior which threatens the safety of any person, abuses employees of the HOA or CDD or violates these Rules and Regulations or any rules posted in the Clubhouse Facilities, such person may be asked to immediately cease using the amenities and/or leave the Clubhouse Facilities. If the Member, resident or guest fails or refuses to comply, HOA personnel may contact local authorities.
2. The HOA and CDD are charged with overseeing the Clubhouse Facilities. The HOA may suspend the use rights of any Member, resident or guest, in accordance with procedures set forth in section 7.7 of the Declaration as a result of any failure to comply with the provisions in these Rules and Regulations or in the HOA's Declaration or Bylaws.
3. If any Member is more than 90 days delinquent in paying any fee, fine or other monetary obligation due to the HOA, the HOA may suspend the right of the Member and any tenant, guest or invitee of the Member to use the Clubhouse Facilities, and the HOA may, without prior notice or hearing, deny access to the Clubhouse Facilities, until the fee, fine or other monetary obligation is paid in full.

VII. APPROVED PROVIDERS

1. No person other than approved providers or employees of approved providers may use the Clubhouse Facilities to provide tennis lessons, tennis, classes, swimming lessons or swimming classes, to individuals or groups for compensation.
2. The HOA reserves the right to approve, deny or limit providers of tennis lessons, tennis classes, swimming lessons or swimming classes, in its sole and absolute discretion.
3. In reviewing any request to become an approved provider the HOA may consider the proposed provider's reputation, experience, rates charged and any other credentials.
4. The HOA will not approve any proposed provider of tennis lessons, tennis classes, swimming lessons or swimming classes, unless the company or individual:
 - a. furnishes proof of liability insurance, including accident insurance, in an amount the HOA determines to be adequate, which amount shall not be less than one million dollars (\$1,000,000.00);

- b. provides proof of renewals of said insurance as the same may occur from time to time;
 - c. lists the HOA as a loss payee on its certificate of Insurance; and
 - d. signs a waiver, release of liability, covenant not-to-sue and indemnity agreement in a form approved by the HOA.
5. It is in the best interest of the HOA and its Members to promote vibrant tennis and swim programs at Heritage Harbor. Consequently, the HOA may limit the number of approved providers who are authorized to provide tennis lessons, tennis classes, swimming lessons or swimming classes, for compensation at the Clubhouse Facilities.
 6. The HOA may assign specific approved times for use of the tennis courts or swimming pools by approved providers who are offering tennis lessons, tennis classes, swimming lessons or swimming classes.
 7. All tennis lessons, tennis, classes, swimming lessons and swimming classes are open to Members, residents, guests and invitees only if such individuals are otherwise entitled to use the Clubhouse Facilities.

VIII. POOL RULES

1. HOURS OF OPERATION: Dawn to Dusk, or as posted. ANYONE ENTERING THE POOL AFTER - HOURS WILL BE CONSIDERED TO BE TRESPASSING AND MAY BE SUBJECT TO ARREST.
2. All members, residents and guests entering the pool areas must enter through the main gate. No one will be admitted through the Restaurant for any reason.
3. Safety and welfare are the key issues.
4. Use of the pool is at one's own risk.
5. To protect the safety of younger children, anyone under 14 years of age must be directly supervised by an adult, who is present in the pool area. The Association may make an exception to this rule if a child under 14 years of age is proficient in swimming.
6. No running or horseplay is allowed.
7. No diving is permitted.
8. No large flotation devices are permitted in the pool.
9. No personal coolers are permitted in the pool area.
10. No food, drinks, glass, or animals are permitted in the pool.

11. All food and beverages brought to the pool area MUST be purchased from the Restaurant.
12. All food and beverages must be consumed AT LEAST 4 FEET away from the edge of the pool.
13. Smoking is not permitted in the pool area.
14. Patrons of the pool are ONLY to use the pool bathrooms located at the entrance of the pool.
15. The Pool Monitors reserve the right to warn and/or ask anyone to leave for any infraction of these Rules.
16. Maximum Pool Load: 221 people
17. Pool will be closed in inclement weather at the discretion of the HOA.
18. Pool attire is required at all times. All pool attire must cover breasts, genitalia and buttocks sufficiently to conceal the same from public view.

IX. SLIDE RULES

1. HOURS OF OPERATION: Dawn to Dusk, or as posted.
2. Children less than 36" tall are not permitted to ride the slide, unless accompanied by an adult.
3. Only one rider is allowed on the slide at a time. (Exception: One adult with a small child)
4. Riders must go down the slide feet first.
5. Riders must not stand up on the slide.
6. Riders must not attempt to slow themselves by holding the sidewalls.
7. Riders must not attempt to climb the slide from the pool.
8. Riders must not jump or dive off the slide.
9. No flotation devices are allowed on the slide.
10. The rider can have no item in his possession during the ride.
11. Be sure the previous rider has cleared the slide before attempting to slide down.
12. The Pool Monitors reserve the right to warn and/or ask anyone to leave for any infraction of these Rules.

X. TOT LOT RULES

1. HOURS OF OPERATION: Dawn to Dusk, or as posted.
2. The Tot Lot is available to Heritage Harbor Residents and their guests, as set forth in these Rules and Regulations.
3. Residents must accompany their guests at all times.
4. Children must be directly supervised by an adult, who is present in the tot lot area.
5. No alcoholic beverages are permitted.

XI. FITNESS CENTER RULES

1. HOURS OF OPERATION: 5:00 a.m. to 11:00 p.m.
2. Use of the Fitness Center is at one's own risk.
3. Members, residents and guests must be considerate of others using the Fitness Center.
4. Use discretion when bringing children to the Fitness Center.
5. To protect the safety of younger children, anyone under age 16 must be directly supervised by an adult who is present in the Fitness Center.
6. To protect the health and safety of younger children and the potential for liability if the equipment is misused and a child were resultantly injured, no one under age 16 is allowed to use the equipment.
7. The Fitness Center — appropriate work-out attire, including tennis shoes, must be worn at all times. No bare feet, flip-flops, or wet bathing suits allowed.

XII. RESTAURANT RULES

1. HOURS OF OPERATION: Saturday thru Thursday 8:00 a.m. to 8:00 p.m.; Friday 8:00 a.m. to 10:00 p.m. The Restaurant reserves the right to change these hours as needed. There may be times when the Restaurant will close during scheduled operating hours due to a private event.
2. All Members, residents and guests must dress in an appropriate attire. Shoes and shirts must be worn at all times. No wet bathing suits or clothing allowed.
3. Wet clothes or bathing suits are not permitted.
4. All food and beverages must be purchased from the Restaurant.
5. No person under eighteen (18) years of age is permitted to sit at the bar without an adult.

XIII. TENNIS COURT RULES

1. HOURS OF OPERATION: 5:00 a.m. to 11:00 p.m.
2. Tennis courts are not to be used in foul weather, or if moisture or other conditions render the courts unsafe.
3. Alcoholic beverages, food and glass are not permitted on the tennis courts.
4. No walking across the courts while play is in motion.
5. Proper tennis attire, i.e. shirt and tennis shoes, is required. Swim suits and flip flops are prohibited on the tennis courts.
6. Any person who uses a tennis court must sweep the court after use.

XIV. BASKETBALL AND HOCKEY RULES

1. HOURS OF OPERATION: 5:00 a.m. to 11:00 p.m.

XV. SERVICES AND ACTIVITIES

1. Residents are encouraged to be active in organizing and participating in social, cultural, and recreational events. The Restaurant can be rented for events such as banquets, weddings, and parties by contacting the Restaurant Management.
2. The library can be rented from the HOA. To schedule or for further information, contact the Clubhouse front desk.
3. The Gazebo by the pool is available for party rentals from the HOA. To schedule or for further information, contact the Clubhouse front desk. (Note: Food, other than birthday cake, must be purchased from the Restaurant for any party scheduled in the Gazebo.)
4. The HOA and CDD encourage use of the Clubhouse Facilities by Residents. For questions concerning Clubhouse Facilities (other than the Restaurant), Residents can contact the front desk during hours of operation at (813)949-3166.