

Exhibit A

(Pertinent to PR8889- P1, PA)
Tidewater Estates Co-op Inc
April 4, 2014

Amendment to rules & regulations: See attached.

EXHIBIT A

APPROVED APR 0 4 2014

**RULES AND REGULATIONS
TIDEWATER ESTATES CO-OP, INC.
A 55+ MOBILE HOME COMMUNITY**

THE RULES AND REGULATIONS ARE THE GOVERNING DOCUMENTS OF ALL RESIDENTS, SHAREHOLDERS, AND GUESTS OF TIDEWATER ESTATES CO-OP, INC.

Adherence to all rules and regulations of the Co-op are required by all residents, shareholders, and guests under penalty of fine or eviction from the community.

In this document, the following definitions apply.

- a. CO-OP: Tidewater Estates Co-op, Inc. Board of Directors and its duly authorized official representative(s) such as the Property Manager.
- b. RESIDENT: An approved person occupying a home in Tidewater Estates, including shareholders, lease holders, and annual/seasonal renters.
- c. SHAREHOLDER: An owner of Tidewater Estates Co-op who may or may not live in the Tidewater Estates community.
- d. GUEST: A person, regardless of familial relationship, who resides in a resident's/shareholder's home for a period of one (1) but not more than fifteen (15) days consecutively, and not more than a total of thirty (30) days per calendar year anywhere within the Tidewater Estates community.
- e. IN GOOD STANDING: Not owing any fees or fines to the Co-op.
- f. LEASE HOLDER person occupying a home in Tidewater Estates which includes mobile home owner and/or annual/seasonal renter.

1.0 Purpose of Rules and Regulations

1.1 These Rules and Regulations are promulgated by Tidewater Estates Co-op for the mutual benefit and comfort of all residents/shareholders. The Co-op shall have the right to enforce these Rules and Regulations to the end that each resident/shareholder uses their home site so that it shall be no detriment to the general health, safety, and welfare of others in the community.

1.2 Rules and regulations are approved and maintained by the Tidewater Estates Co-op, Inc. Board of Directors.

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2.0 Park Management

2.1 Tidewater Estates Co-op, Inc. is a 55+ Mobile Home Community owned by shareholders. A majority of residents are mobile home owners who lease their home site from the Co-op.

2.2 The Co-op is managed by a Board of Directors elected by shareholders and a property manager who is responsible to run the community as directed by the Tidewater Board of Directors.

2.3 The rules and regulations are written and intended to apply to all residents, shareholders, and guests EQUALLY.

3.0 Resident Requirements

3.1 An application for residency, financial and criminal background check (fee applies) and personal interview by the Co-op. must be completed and approved for qualification as a resident. Additionally, a Prospectus including a copy of the Rules and Regulations and a lease agreement or share purchase agreement must be signed prior to: (i) the transfer of title when the home is already in the community or (ii) arrival of a resident's home in the community. The above requirements also apply to annual or seasonal renters (not purchasing a home) and must be satisfied prior to occupying a home in the community.

3.2 The Co-op has the right to reject a prospective resident for any reason not prohibited by law. The Co-op will not approve a prospective resident who provides false or misleading statements, whether orally or in writing, within the application or in any statement or document offered in support of a request for residency approval. No one other than those executing the lease agreement or share purchase agreement shall be allowed to own a home or to reside in a home set forth in the lease agreement or share purchase agreement without prior written consent from the Co-op. The purchase of a resident's home by those who have not executed a lease agreement, share purchase agreement, or obtained written consent from Co-op shall not constitute permission or right for the purchaser(s) to reside within the community.

3.3 The Co-op reserves the right to refuse to accept further rent and terminate the lease agreement of anyone who, after proper notices pursuant to Chapter 723.061, Florida Statutes, fails to comply with these Rules and Regulations.

4.0 Senior Housing (Over 55) Community

4.1 The community is intended to be operated as "housing for older persons" and as such, adheres to the requirements of the Federal Housing for Older Persons Act

of 1995. Under the Act, persons age fifty-five (55) and over are defined as "older persons". All prospective residents/shareholders in the community will be screened for admission to the community. In accordance with the Act, at least eighty (80) percent of the occupied homes must be occupied by at least one (1) person who is fifty-five (55) years of age or older as of the date of occupancy. No person under forty-five (45) years of age shall be permitted to occupy a home or reside in the community. The Co-op reserves the right to grant exceptions to the minimum age requirements of this Rule, while still maintaining compliance with the Housing for Older Persons Act of 1995.

5.0 Mandatory Age Verification

5.1 At the time of application for initial residency in the community, or upon demand of the Co-op, all prospective residents of a home in the community shall be required to produce for inspection and copying, one of the following age verification documents: driver's license, birth certificate, passport, immigration card, military identification, other valid, state, national or international documents of comparable reliability containing birth date.

5.2 On January 1st of each even numbered year, every household is required to provide names and ages of all residents to the Co-op, in writing. Upon request of the Co-op, all existing residents shall produce documentation, as referenced above, for purposes of verification.

5.3 Failure to provide documentation verifying the ages of all residents of the home shall constitute a violation of these Rules and Regulations and the home owner and/or mobile home may be subject to eviction pursuant to section 723.061, Florida Statutes.

6.0 General

6.1 Only persons who have applied for residency in the community and who have been approved as such by the Co-op are permitted to own a home or reside in the community. Residents who are home owners in the community are required to show proof of ownership of their home to the Co-op. Such proof may be made by providing a copy of the certificate(s) of title or registration(s) of the home to the Co-op, reflecting that approved resident(s) is the owner of the subject home. Upon request of the Co-op, existing residents shall produce proof the ownership of their home within ten (10) days of written request. Each and every resident of a home must be approved for residency by the Co-op.

6.2 Prior to any home being placed in the community a building/site-plan must be approved by the Co-op.

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- 6.3 All homes new to the community must meet standards defined by the Co-op regarding size, type, and condition in order to maintain the aesthetic qualities desirable in the community.
- 6.4 After a home has been placed or positioned and hooked up on a site, no repair, replacement, re-connections, disconnections, additions, alterations or modifications shall be permitted without written consent of the Co-op.
- 6.5 All properties are required to have a carport and storage area permanently affixed to the property. ~~If a property is damaged, it must be returned to the original condition or changes approved by the Co-op.~~
- 6.6 All rents and shareholder monthly fees are due on the first day of each and every month. Payments received after the ~~fifteenth (15th)~~ fifth (5th) day of the month are subject to a late payment fee of \$25.00.
- 6.7 Lease holders are required to pay a security deposit of One Thousand Five Hundred dollars (\$1,500.00 US) ~~for each occupied home.~~ The security deposit will be held to guarantee the faithful performance of the Rules and Regulations and the covenants of the lease. Security deposits (minus any claims for damage, fines, fees or unpaid rents) will be refunded when the resident moves out of the community.
- 6.8 All residents/shareholders will notify the office when leaving the park for more than thirty (30) days, and if possible, state when they will return. All shutters need to be secured if resident is to be gone for more than thirty (30) days.
- 6.9 If a resident/shareholder at any time intends to permanently vacate the home site which their mobile home occupies, it is agreed between the Co-op and the resident/shareholder that the resident shall give to the Co-op at least forty-five (45) days advance notice, delivered by certified mail or in person, of said intention to vacate the home site.
- 6.10 Each resident/shareholder shall use their home site and the improvements contained thereon, in such a manner, as to allow their neighbors to equally enjoy the use of their home sites, so that all residents in the park may live amicably.
- 6.11 Residents in the community shall keep all noise (i. e. radios, televisions, DVD/CD players, voices, motor vehicles, construction activities, etc.) at a moderate level at all times, especially during the period from 10:00PM to 8:30AM.

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6.12 The Co-op specifically reserves the right to control all peddling, soliciting, selling, delivering, vehicular, and pedestrian traffic within the community. Yard sales are allowed only with Co-op approval in areas designated by the Co-op.

6.13 Pool rules (attached), Club house rules, (attached) will be maintained as separate documents. Adherence to those rules is required by all residents under penalty of fine or eviction as are all other rules and regulations of the Co-op.

6.14 Lawns will be irrigated by the Co-op at a time and duration established by the Co-op.

6.15 Commercial and/or professional activities are prohibited from being conducted within the community.

~~6.16 Any resident lease holder (non-shareholder) in good standing may sublet their home seasonally for up to 6 months from November 1, to April 30. The lease holder will remain responsible for their home, and will continue to pay the Co-op directly on the first of each month as stated in their lease and the rules and regulations. Each and every prospective tenant of the lease holder must be approved by the Co-op with regards to age and criminal background check. A fee is charged by the Co-op for the approval.~~

~~6.17 Any shareholder in good standing may lease their home at any time. The shareholder will remain responsible for their home, and will continue to pay their monthly maintenance fee directly to the Co-op on the first of each month. Each and every prospective tenant of the shareholder must be approved by the Co-op with regards to age and criminal background check. A fee is charged by the Co-op for the approval.~~

~~6.18 Any home for sale or lease may display two signs up to 24" x 18" on the mobile home. The sign may be displayed in any location on the home or home site as long as it does not interfere with maintaining the lawn/landscaping. Sign posts planted in the ground are prohibited. One information tube can be mounted to the mail box while the home is available for sale or lease. Open house signs may be displayed only while an open house is being held. The resident or realtor must be present during the time of open house. One (1) open house sign may be placed at the home site and one (1) open house sign may be placed at the entrance to the community. No signs may interfere with maintaining the lawn/landscaping. Open house signs must be removed at the conclusion of the open house on the day it is held. Open houses may only be held two (2) days per week.~~

~~6.19 Pursuant to section 723.061, FS, a resident may be evicted for the non-payment of their monthly lease amount or their shareholder maintenance fee. Residents may also be evicted upon conviction of a violation of a state or federal law or local ordinance if such violation is deemed by management to be detrimental to the health, safety or welfare of other residents in the community. A resident may be evicted for violation of a Rule or Regulation.~~

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6.17 Any shareholder in good standing may lease their home at any time. The shareholder will remain responsible for their home, and will continue to pay their monthly maintenance fee directly to the Co-op on the first of each month. Each and every prospective tenant of the shareholder must be approved by the Co-op with regards to age and criminal background check. A fee is charged by the Co-op for the approval.

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6.20 If a home is made uninhabitable by fire, explosion or other casualty, the resident/shareholder has thirty days in which to commence rehabilitation to the damaged home. During said thirty (30) day term the rent is not abated and must be paid. If the resident/shareholder fails to commence rehabilitation of said damaged home within thirty (30) day period or fails to pay the rent/shareholder assessment during said thirty (30) day term, then the resident/shareholder may be evicted pursuant to section 723.061, FS. If the resident/shareholder fails to remove their damaged home from the site after appropriate notice and eviction pursuant to section 723.061, FS, then the Co-op has the right to remove said home from the site at resident/shareholder's expense.

6.21 The Co-op shall not be liable for any loss or damage to a home or any personal property owned by resident/shareholder.

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6.21 The Co-op shall not be liable for any loss or damage to a home or any personal property owned by resident/shareholder.

6.22 All residents/shareholders are subject to the Prospectus as filed with the Department of Business and Professional Regulation of the State of Florida.

6.23 The Co-op reserves the right to change, amend or add to these rules and regulations, as it deems necessary. Any amendments, deletions, or additions shall be in accordance with a 90-day notice required by section 723.037, Florida Statutes, and the prospectus of Tidewater Estates Co-op, Inc.

7.0 Common Areas

7.1 Pool, clubhouse, and overflow/guest parking areas are managed and controlled by the Co-op for access and use by all residents/shareholders equally. No individual may claim exclusive use of any common area for any purpose without specific written approval by the Co-op.

7.2 All residents shall have equal rights and responsibilities in connection with the use of recreational facilities, including shuffleboard courts, swimming pool, clubhouse, etc., all of which shall be provided by Tidewater Estates Co-op for the resident's convenience. The Co-op shall post individual rules and regulations for the use of the various facilities in the recreational areas (also attached). Use the pool at your own risk.

7.3 Guests under eighteen (18) shall not be permitted to use the recreational facilities unless accompanied by the adult resident/shareholder.

8.0 Parking, Road Safety, and Vehicle Restrictions

8.1 Only licensed and registered motor vehicles are permitted to be parked in the community. Boats, recreation vehicles, and trailers of all types are prohibited. One exception is that RV's can be parked adjacent to a residence for a short period of time to load or unload, not to exceed 48 hours.

8.2 No commercial vehicles are permitted in the community. For Co-op purposes, commercial vehicles are defined as wider than 10 feet, or longer than 20 feet, or taller than 10 feet, or a vehicle of any size containing commercial lettering.

8.3 The Co-op reserves the right to have all motor vehicles in the community registered at the office. Unauthorized or stored vehicles will be towed at owner expense.

8.4 Resident and guest parking shall be confined to the driveway alongside the mobile home in which they reside. At no time will residents or guests park on any grass area. No overnight parking on any street is permitted. Excess permitted vehicles must be parked at overflow parking areas after receiving approval from the Co-op. Parking at empty lots/driveways/easements owned by the Co-op are prohibited.

8.5 Overflow Parking: Overflow parking is permitted at the clubhouse (Flamingo Place side) and the office parking lot (Golfview Drive). No overflow parking or overnight parking is permitted in front of the Clubhouse (Tidewater Way) in parking spots marked "GUEST".

8.6 The Co-op reserves the right to assign or lease overflow parking spaces.

8.7 Speed limit in the park is 15 MPH. Excessive speed or reckless driving will result in fines or eviction from the park by the Co-op.

9.0 Property Maintenance Rules and Responsibilities

9.1 It shall be the responsibility of residents to keep their sites neat and clean at all times.

9.2 Regular maintenance, such as pressure washing, painting, fixing broken windows, screens, shutters, etc., is required to maintain the appearance of homes. Home owners will be notified if maintenance is required and the date when it must be completed. Failure to comply will result in fines or eviction from the community.

9.3 Each property must maintain a lamp post with a white light near the street with automatic turn on at dusk and remain on until daylight. Disconnecting power to the lamp post is NOT PERMITTED.

9.4 Approval must be obtained to plant any additional trees or shrubs due to the underground location of utilities and in order to protect the rights of a neighbor. Permission must be obtained in advance from the Co-op. If the Co-op determines that resident's trees, shrubs or flowers become a hazard to the utilities or to the

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well-being of the residents or hinders the maintenance of the grounds, the Co-op, at their discretion, has the right to remove said trees, shrubs or flowers at resident's expense.

9.5 It is understood and agreed between the Co-op and residents/shareholders that, water lines, electric lines (including electric pedestals and breakers within), and concrete driveways are a part of the real estate and while resident has the use and enjoyment of said improvements, resident must maintain them in good condition at their own expense.

9.6 No storage of any kind shall be permitted under or around the home, except in approved storage buildings.

9.7 No new or additional construction or building or additions to or modifications to existing buildings or construction may be commenced without the written approval of the Co-op and subject to the above mentioned written rules and regulations and municipal building codes.

9.8 The Co-op reserves the right to inspect all home sites during daylight hours for the purpose of inspecting the use of said sites, and the purposes of utility and maintenance of the premises.

9.9 Clotheslines and portable clothes hanging devices, such as umbrella clotheslines, may be used outside the mobile home but must be taken down when not in use.

9.10 Waterfront lots allow decks/docks which are properly permitted, built, and maintained. Any dock determined to be a safety or appearance concern may be removed by the Co-op at the expense of the resident/shareholder. Docks are not permitted on property owned by the Co-op without written permission from the Co-op.

9.11 Waterfront shareholders are responsible to prevent erosion of their property. The Co-op is not liable for land erosion along the canals.

10.0 Rules Governing Guests

10.1 A person, regardless of familial relationship, who resides in a resident's/shareholder's home for a period of one (1) but not more than fifteen (15) days consecutively, and not more than a total of thirty (30) days per calendar-year anywhere within the Tidewater Estates community. Guests are expected to follow the same rules and regulations, including rules of conduct, as residents/shareholders. The residents/shareholders are responsible for the behavior of all guests and will be held accountable for any violations committed

by guests.

10.2 Residents/shareholders must be residing in the home if guests are under the age of 21.

10.3 Any exceptions to this guest rule must be approved by the Co-op.

10.4 All guests staying for more than seven days in the community must register at the office.

11.0 Rules Governing Pets

11.1 Pets are to be registered with and approved by the Co-op.

11.2 No household shall have more than two (2) pets.

11.3 Exotic animals such as snakes, reptiles, birds of prey, and any animal that may be dangerous in the opinion of the Co-op are prohibited.

11.4 All dogs must have a current, valid, dog license.

11.5 Dogs must be kept on a leash when outside and residents/shareholders are responsible for cleaning up their dog's waste. Dogs may not be tied up nor kept in dog pens or dog runs outdoors.

11.6 No pet that poses a threat, danger or disturbance to the residents will be allowed in the park.

11.7 The Broward County list of aggressive dogs shall define dangerous breeds which are not allowed by the Co-op. Other breeds may be prohibited by the Co-op if the Co-op determines that breed is a threat or danger to residents. Specific breeds Akita, American Stafford Terrier, Bull Terrier, Bull Mastiff, Great Dane, Chow Chow, Dingo, Doberman Pinscher, Giant Schnauzer, German Shepherd, Mastiff, Oytcharka, Presa Canario, Pit Bull, Rhodesian Ridgeback, Rottweiler, Neaplitan Mastiff and Wolf, as approved by the Board of Directors on February 18, 2013.

**POOL RULES AND REGULATIONS
TIDEWATER ESTATES CO-OP, INC.
A 55+ MOBILE HOME COMMUNITY**

1.0 General Use

- 1.1 The Tidewater community pool is NOT a public pool. It is only available for use by Tidewater residents (and their guests) who are in good standing.
- 1.2 Pool hours are ~~dawn-dusk~~ 7:00 AM - 10:00 PM
- 1.3 Guests under the age of eighteen (18) are allowed in the pool area and must be accompanied by the adult resident/shareholder.
- 1.4 Smoking is allowed on the pool patio. Smoking is not allowed while in the pool.
- 1.5 No pets are allowed in the pool area.
- 1.6 No running or diving is allowed.
- 1.7 No glass is allowed in the pool area.
- 1.8 All bathers must shower before entering the pool (health department requirement).
- 1.9 Private pool parties are not allowed.
- 1.10 The rated pool capacity is twelve (12) people at a time.
- 1.10 There is no lifeguard at the pool. SWIM AT YOUR OWN RISK.
- 1.12 Intoxication shall not be tolerated in the pool area.

CLUBHOUSE RULES AND REGULATIONS
TIDEWATER ESTATES CO-OP, INC.
A 55+ MOBILE HOME COMMUNITY

1.0 General Use

1.1 The clubhouse is available for use by all residents (and their guests) who are in good standing. Guests under the age of eighteen (18) must be accompanied by the adult resident/shareholder.

1.2 Official Co-op functions (i.e. Board of Directors meetings) and Co-op approved activities that are open to all residents (i.e. bingo, monthly breakfast, poker night, New Year's Eve party, etc.) shall have first priority over any other use.

1.3 NO SMOKING is allowed in the clubhouse. Smoking is allowed on the covered patio.

1.4 No pets are allowed in the clubhouse.

1.5 The kitchen is a common area available for use by all residents. Each resident must provide their own food, drink, and supplies. Residents are responsible to clean the area after use and no perishables should be left in the kitchen area. The refrigerator will be emptied on a regular basis by the Co-op and the Co-op is not responsible for personal items.

2.0 Private Use

2.1 The clubhouse is available to use for private parties by all residents who are in good standing.

2.2 Each household can reserve to use the clubhouse up to two (2) times per calendar year.

2.3 Private parties can only be held between 6pm - midnight on the date scheduled. The resident making the reservation must be in attendance during the event and is responsible for the actions of the attendees.

2.4 All personal items, decorations, trash, and recyclable items must be removed at the end of the event all tables and chairs returned to their locations.

2.5 A One Hundred dollar (\$100) refundable security deposit is required for each reservation. Any cleaning or repairs that exceed the deposit will be billed at Twenty dollars (\$20) per hour.

2.6 A household can rent the clubhouse for Five Hundred dollars (\$500) plus a \$100 refundable deposit for the third (or more) reservation(s) per calendar year. The resident making the reservation must be in attendance during the event and is responsible for the actions of the attendees.

2.7 All other community rules and regulations regarding parking and noise apply.

2.8 Rental of the Co-op's gas grill at the clubhouse (as approved by Board of Directors) is a non-refundable \$20 fee.