

***Sea Pines Plantation Pass Policy***  
***January 2008***

Community Services Associates  
175 Greenwood Drive  
Sea Pines Plantation  
Hilton Head Island, SC 29928

**Sea Pines Gate Entry Pass Policy**

**2007 Revision**

**Supersedes All Previous Pass Policies. Further, this policy will remain consistent with previously agreed upon policy as well as the "Assignment of Rights" as stated in such document dated November 17, 1987.**

The Gate Pass Policy for Sea Pines Plantation is at the first level divided into three (3) classes; residential, non-residential and other. The free passes issued under this policy are for bona fide guests that are visiting the host property owner or LT renter at his or her property inside Sea Pines Plantation. These free passes will not be used for any type of commercial purposes. Certain businesses described below are also authorized to request free passes subject to limitations. In addition, on an *exceptional* basis, free passes are issued for *occasional* deliveries of merchandise to locations inside the Plantation from businesses located outside Beaufort and Jasper Counties, South Carolina and Chatham County, Georgia. Sea Pines Plantation Security personnel who issue the passes and monitor the pass procedures will routinely ask persons receiving free passes their destinations inside the Plantation. A computer log of all free passes issued will be subject to routine audit and any abuses of the free pass privilege will result in appropriate warnings. If abuses continue, the free pass privileges of the abusers will be terminated.

Exceptions to this policy are authorized when unusual circumstances occur. Each request for an exception will be considered by the Chief of Security on a case by case basis.

Daily four wheeled vehicle pass entrance fee will be \$5.00. The weekly fee will be \$25.00.

Daily access fees for vehicles over 4 wheels will be \$15.00.

**RESIDENTIAL PROPERTY OWNERS**

Residential property owners are divided into two categories; Participating Residential Property Owners' and Non-Participating Residential Property Owners'.

## **PARTICIPATING RESIDENTIAL PROPERTY OWNERS in the PLANTATION**

(1) They will be issued a confidential Property Identification Number to be used in requesting GUEST passes for vehicles or bicycles. This confidential number will *not* be divulged to unauthorized persons. This category of property owner is entitled to request free GUEST passes for one (1) to fourteen (14) days (renewable upon request) for vehicles or one (1) day for bicycles. Bicycle access will not be allowed after hours of darkness.

(2) They are entitled to have free passes issued to commercial vehicles making a one time delivery only e.g.: moving van, upon presentation of a bill of lading or invoice indicating a delivery point in the Plantation or upon the request of the property owner. These free passes are for occasional use and are not available to businesses or individuals that conduct business, sell merchandise, provide services, make regular scheduled deliveries inside the Plantation, or are located within Beaufort or Jasper Counties, South Carolina or Chatham County, Georgia.

(3) Spouses, dependents and relatives may use these pass privileges and will be given access to the Confidential Property Identification Number only when their principal residence is in the Sea Pines residence of the owner.

(4) Long term renters renting from a Sea Pines property owner within this category will be issued a Confidential Property Identification Number to be used in requesting GUEST passes. The *property owner* will provide the renter with this confidential number and will instruct the renter in its use. This confidential number will not be divulged to unauthorized persons. Long term renters are entitled to the same GUEST pass privileges and under the same conditions as the owner of the property. Renters have these GUEST pass privileges only during the period of their lease or rental contract.

(5) Long term renters are issued entry decals for their vehicles (\$25 fee). Short term renters are not issued entry decals for their vehicles. They are eligible for RESORT GUEST passes valid for the period of their stay. Exceptions to this rule are authorized when unusual circumstances occur. Each request for an exception will be considered by the Chief of Security on a case by case basis.

(6) Short term renters renting a Sea Pines property within this category shall be issued RESORT GUEST passes after which, an invoice will be generated for payment to CSA Security at a rate of \$5 per one (1) week pass, payable in monthly arrears for each RESORT GUEST pass requested for that property. The fee to be charged pursuant to this Paragraph is to offset the administrative & infrastructure costs incurred as a result of issuing these passes.

(7) A "Rental Control Number" will be issued to a property owner/business upon registering their property themselves or via a rental organization.

- a. A property owner / business requiring RESORT GUEST passes shall submit a request as far in advance as practicable but not later than three (3) working days prior to the renter's arrival & the Rental Control Number of the property owner to Sea Pines Security containing the following information:

- ◆ The name of the renter.
- ◆ The arrival/departure dates.
- ◆ The number of passes required.

Sea Pines Security will prepare the passes and notify the owner (rep) when the passes can be picked up. Property owners assigned a Rental Control Number having an unexpected emergency rental (a rental giving less than 48 hours notice of arrival) may telephone/fax Sea Pines Security, give their Rental Control Number, and request a RESORT GUEST pass. The pass will be issued by Sea Pines Security. Property owners without a Rental Control Number having an unexpected emergency rental are required to pay in advance for any RESORT GUEST passes.

- (8) Property owners or long term renters falling within this category who are using a temporary vehicle for some reason are entitled to a GUEST pass for their own use. They can apply for the GUEST pass by using their Confidential Property Identification Number and may pick up the pass at the Welcome Center.
- (9) Family Guest Pass for Property Owner Relative access to Tower Beach is discontinued.

<b>NON PARTICIPATING RESIDENTIAL PROPERTY OWNERS</b>
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(1) They shall be issued a Confidential Property Identification Number to be used in requesting GUEST passes for vehicles or bicycles. This confidential number will not be divulged to unauthorized persons. This category of property owner is entitled to GUEST passes for one (1) to seven (7) days (*but may be issued for 2 consecutive weeks at a time*) upon the written request to the Sea Pines Plantation Security Office and upon the advance payment of \$5.00 for each day requested.

(2) They are not entitled to have free passes issued to delivery vehicles for deliveries inside the Plantation. Delivery vehicles serving this category of property owner must purchase annual decals or daily passes.

(3) Spouses, dependents and relatives may use these pass privileges and will be given access to the Confidential Property Identification Number only when their principal residence is in the Sea Pines residence of the property owner.

(4) Long term renters and short term renters renting from a Sea Pines property owner within this category or from the property owner's rental agent will be issued a Confidential Property Identification Number to be used in requesting GUEST passes for vehicles or bicycles as specified above. The property owner or the rental agent will provide the long term renter with this confidential number and will instruct the renter in its use. This confidential number will not be divulged to unauthorized persons. This category of renter is entitled to GUEST passes for one (1) to seven (7) days upon the written request to the Sea Pines Plantation Security Office and upon the advance payment of \$5.00 for each day requested.

(5) A Non-Participating Residential Property Owner within the Plantation is entitled to RESORT GUEST pass privileges for Short Term Renters under the same conditions as a Participating Residential Property Owner with the exception that an administrative fee of \$10.00, payable in advance, will apply to each RESORT GUEST PASS requested.

(6) Property owners or long term renters falling within this category who are using a temporary vehicle for some reason are entitled to GUEST passes for one (1) to seven (7) days upon the written request to the Sea Pines Plantation Security Office and upon the advance payment of \$5.00 for each day requested.

#### NON-RESIDENTIAL PROPERTY OWNERS

Non-Residential Property Owners are all those owners that are not Residential Property Owners and are divided into two categories, either Contributing or Non-Contributing.

**Contributing Non-Residential Property Owners shall be divided into the following sub-categories. and shall be entitled to Passes as is set forth below:**

(1) Harbour Town Boat Slip Condominium Owners will be issued a Confidential Property Identification Number to be used in requesting GUEST passes, They are entitled to the same pass privileges as Participating Residential Property Owners and under the same conditions.

(2) Timeshare, Quartershare, Equity owners at Harbour Town Yacht Club, and other owners of less than an undivided in fee simple interest in real property falling within this category will be issued RESORT GUEST passes and Confidential Property Identification Numbers to be used only during the periods they are in residence at their Sea Pines Property. These numbers will be made known to the managers of such units, who will in turn, provide Sea Pines Security with a current list of residents and the Confidential Property Identification Number assigned to each one. Owners within this category are

entitled to the same GUEST pass privileges as other property owners and under the same conditions but only during the periods they are in residence at their Sea Pines Property.

(3) Contributing Business Landowners' may request BUSINESS passes at no charge *subject* to the limitations listed below. They will be issued a Confidential Commercial Identification Number to be used in requesting BUSINESS passes and will in turn, provide a current list of managers (limited to 5) authorized to request passes.

BUSINESS passes issued under this category does not give anyone using the pass the privilege to use Plantation amenities, fish in lagoons, or to use beach facilities.

a. BUSINESS passes will not be issued to customers or clients except for those customers or clients returning to Sea Pines for fittings, warranty work, returning merchandise, etc.

b. BUSINESS passes may not be advertised but refunds of daily gate passes may be advertised by the individual business.

c. BUSINESS passes will be issued to delivery vehicles for authorized Sea Pines Plantation operations only and upon presentation of a bill of lading or invoice indicating a delivery point within the Plantation. BUSINESS passes are for occasional use and are not available to businesses or individuals that conduct business, sell merchandise, provide regular scheduled services, make regular scheduled deliveries inside the Plantation, or are located within Beaufort or Jasper Counties, South Carolina or Chatham County, Georgia.

d. Licensed real estate agents that are employed by a licensed real estate broker, and which broker maintains an office within the Plantation and which broker contributes to the Trust Fund as specified in the 1974 Covenants shall be entitled to BUSINESS passes for sales prospects only. These passes will be issued only via Sea Pines Security operations. The authorized Sea Pines Real Estate office in this category will be issued a Confidential Commercial Identification Number to be used in requesting BUSINESS passes and will in turn provide a current list of licensed real estate agents authorized to request these passes.

e. Professional Service Businesses, i.e., CPA's, Lawyers, Architects, Insurance Agents, etc., will be allowed 360 client accesses per year under their "Professional Business Code" during normal business hours. CSA Security will maintain a record of these access requests and will advise each business when they have exhausted the 360 accesses.

f. Tenants/Lessees of Contributing Business Landowners: Business Landowners will pay an annual fee into the Community Trust Fund on behalf of their tenants for the tenants business and employee access, (this fee being \$.20 per square foot for first floor tenants and \$.15 per square foot for second floor tenants) and shall be provided the same entry gate pass privileges and under the same conditions as Contributing Business Landowners. This access will not be extended to any contractor, business associate, vendor or other person/organization.

(5) Contributing Business Landowners and Contributing Tenants/Lessees of Contributing Business Landowners are permitted to request daily passes for one day and costing \$5.00 per vehicle for restaurant customers between the hours of 9:30 PM and 11:00

PM. They will use their assigned Confidential Commercial Identification Numbers when requesting these daily passes and the person requesting the pass must be on the current list of managers authorized to request passes. These daily passes will bear a special notation indicating that the vehicle can enter the plantation after normal visitor hours. The pass will be picked up at the Welcome Center by the restaurant customer upon payment of the \$5.00 daily pass fee.

(6) Other business interests including rental companies that do not have offices within Sea Pines Plantation and the location or business in question is not covered by one of the categories above, including but not limited to residential rental agencies, timeshare management companies, etc. and who:

a. Contribute to the Community Trust Fund of Sea Pines Plantation, an Annual Assessment of one half ( $\frac{1}{2}$ ) of one (1%) percent of their adjusted gross resort revenues (as that term is defined in the 1974 Covenants) from activities within the Plantation; or

b. Pay a per pass fee of \$5.00 for each weekly pass they request in Sea Pines & will be issued a "Rental Control Number" entitling them to RESORT GUEST passes for renters during that calendar year. A property owner, rental agency, timeshare management company, etc., in order to obtain a Rental Control Number will be charged \$5.00 payable in arrears for each RESORT GUEST pass requested.

(7) A rental agency, timeshare management company, etc., requiring RESORT GUEST passes shall submit a request as far in advance as practicable but not later than three (3) working days prior to the renter's arrival to Sea Pines Security containing the following information:

a. The Rental Control Number or a statement of the dollar amount enclosed, i. e. \$5.00 x the number of RESORT GUEST passes requested. Checks will be made out to Community Services Associates.

b. The Confidential Property Identification Number assigned the property.

c. The name of the renter.

d. The arrival/departure dates.

e. The number of passes required.

Sea Pines Security will prepare the passes and notify the rental agency or management company when the passes can be picked up. Those rental agencies and management companies assigned a Rental Control Number having an unexpected emergency rental (a rental giving less than 48 hours notice of arrival) may telephone Sea Pines Security, give their Rental Control Number, and request a RESORT GUEST pass. The pass will be issued by Sea Pines Security. Those without a Rental Control Number

having an unexpected emergency rental are required to pay in advance for any RESORT GUEST passes.

(8) Short term renters in Sea Pines may not be issued a Confidential Property Identification number to be used in requesting GUEST passes. The rental agency or timeshare management company etc., can obtain this number from the property owner. This confidential number will not be divulged to unauthorized persons.

(9) Contributing Time Share Property Owners of Grande Ocean Resort, South Beach Drive, Hilton Head Island will be entitled to the same Sea Pines Plantation entry privileges as Contributing Timeshare Property Owners located inside Sea Pines Plantation.

a. They will be issued distinctive vehicle entry passes on the basis of one pass per bedroom valid only during the period they are in residence in their timeshare unit.

b. In addition, they will be permitted bicycle entry at the Ocean Gate by presenting a Distinctive Bicyclist identification Pass issued by Grand Ocean Resort via Sea Pines Security. Each individual must present a pass to enter.

c. The pass privileges in this paragraph (9) are exclusive to owners of timeshare units at Grand Ocean Resort and will not be extended to Grand Ocean hotel guests, conference guests, resort staff, administrative or management personnel, renters of timeshare units or individuals taking part in any type of sales promotion.

d. The entry pass described in paragraph (9) is for entry into Sea Pines Plantation and the holder of this pass is NOT entitled to any other privileges accruing to other types of Guest Passes.

10) Business Landowners will pay one half (1/2) of one percent (1 %) of their adjusted gross resort revenue, as defined in the 1974 Covenants, into the CSA Community Trust Fund. The additional 1/2 of 1% as specified by the covenants will be received from the increased gate fees.

<p style="text-align: center;"><b>NON-CONTRIBUTING NON-RESIDENTIAL PROPERTY OWNERS AND TENANTS OF NON-CONTRIBUTING NON-RESIDENTIAL PROPERTY OWNERS</b></p>
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The entities and or individuals within this category may obtain RESORT GUEST passes upon the following terms and conditions:

(1) A property owner, rental agency, timeshare management company, etc., requiring RESORT GUEST passes shall submit a request as far in advance as practicable but not later than three (3) working days prior to the renter's arrival to Sea Pines Security containing the following information:

a. A statement of the dollar amount enclosed, i. e. \$4.00 x the number of RESORT GUEST passes requested. Checks will be made out to Community Services Associates.

b. The Confidential Property Identification Number assigned the property.

c. The name of the renter.

d. The arrival/departure dates.

e. The number of passes required.

Sea Pines Security will prepare the RESORT GUEST passes and they will be issued to individual renter(s) at the Welcome Center. Those entities having an unexpected emergency rental (a rental giving less than 48 hours notice of arrival) are required to apply in writing and pay in advance for any RESORT GUEST passes.

(2) An individual renting from an entity in this category may be issued a Confidential Property Identification Number to be used in requesting GUEST passes. This confidential number will not be divulged to unauthorized persons. This category of property owner is entitled to GUEST passes for one (1) to fourteen (14) days upon the written request to the Sea Pines Plantation Security Office and upon the advance payment of \$4.00 for each day requested. A seven (7) day pass will be made available at \$20.00 and a fourteen (14) day pass at \$40.00.

#### POST OFFICE ACCESS

(1) Persons approaching the gate requesting access to the Post Office located at Sea Pines Center will be asked to identify themselves. The name given will be checked against the list of current P.O. Box holders for access. If the person does not have a current/valid P.O. Box at Sea Pines Center, that person will be directed to the Post Office located on Arrow Rd. or the North end.

#### SIX OAKS AND HARBOURTOWN CEMETERIES

(1) Persons approaching the gate requesting access to either Six Oaks or Harbourn town Cemeteries will identify themselves and asked to whose gravesite they intend to visit. The full name given will be checked against the list of those deceased persons interred there. If the names correspond, access will be granted only during daylight hours with travel only to and from the gravesite.

## BICYCLES

The following applies to bicycles:

a. Property owners, renters and employees are permitted to haul bicycles either inside the vehicle or on external bicycle racks through the gates free of charge. This includes vehicles bearing current RESORT GUEST passes and vehicles bearing current GUEST passes.

b. Casual visitors driving an automobile, pickup or small van who elect to pay \$5.00 for a daily pass or \$25 for a weekly pass will be required to pay an extra fee of \$1.00 each for any bicycles carried inside or attached to exterior racks on their vehicles. Vehicles arriving near sunset or bound for an event that is scheduled for a period after sunset *may* exempt from this \$1.00 fee. The Chief of Security will determine at what times and under what circumstances the \$1.00 fee is waived.

c. The \$1.00 bicycle fee mentioned above applies only to casual visitors who purchase daily or weekly passes. This provision will not be extended to any other category of vehicle pass or decal.

d. There is no provision for a bicyclist to enter through the gates by purchasing a daily or weekly pass. A resident may request a Guest pass for a bicycle using the same procedures in effect for obtaining guest passes for vehicles.

## OTHER

(1) Casual visitors driving an automobile, pickup or small van shall pay \$5.00 for a daily pass valid for one (1) day and \$25.00 for a weekly pass valid for seven (7) days. No daily pass will be sold to any vehicle towing or otherwise accessing this plantation with a personal watercraft, jetski or ski-doo type of conveyance. Effective March 1, 1998 the hours of daily pass sales will be extended until 10:30 pm. They may not use this pass privilege to use Plantation amenities, fish in lagoons, or to use beach facilities. No pass within this time category shall be sold to a person driving a commercial vehicle or a vehicle displaying some form of commercial identification or advertising.

(2) Commercial vehicles with six (6) or more wheels, including all dual wheel vehicles, shall pay \$15.00 for a one (1) day pass, and they may not use this pass privilege to use Plantation amenities, fish in lagoons, or to use beach facilities.

(3) Buses and Tour Guides may purchase a pass valid for one day for \$30.00 for the purpose of transporting individuals to locations within the Plantation. This pass may not be used to conduct sales, conduct business activities, use Plantation amenities, fish in lagoons, use beach facilities or to conduct tours.

(4) Vehicles with distinctive markings that indicate their Federal, State, County or City status will be admitted without passes. Government officials in unmarked vehicles will be admitted without passes after providing appropriate identification, purpose of visit and destination. In each instance within this subsection, the passengers in the vehicles must be on official business and may not use Plantation amenities, fish in lagoons or use beach facilities.

(5) CSA Approved Special Sports Events (Heritage) guests will be permitted free entry into Sea Pines Plantation upon presentation of tickets to the events. Persons participating or involved in *approved major* sports events held within the Plantation will be issued special Gate Entry passes or clearances for specific periods prior to, during, and after the events. Sea Pines Security will be supplied with at least twenty sample tickets, and twenty of each type of sample gate entry pass at least 14 days prior to the event.

(6) Approved Scheduled Meetings, Club Sports Tournaments and Social Events guests will be permitted free entry provided the Participating or Contributing Property Owner and/or Tenants makes a written request describing the meeting or event, including three copies of an alphabetical list of all invitees. The request and invitee list must be submitted to Sea Pines Security at least forty-eight (48) hours in advance of the meeting or event. A valid request must also contain the Confidential Property Identification Number of the sponsor. Invitees shall gain entry by giving their names to Security Officers at the gates. This category of gate pass shall not be used for commercial sales, business promotions, parties for former, current or potential customers, or similar persons or events.

(7) Special Emergency Entry and Re-entry passes will be issued to any emergency repair vehicle after 7:00 P.M. and prior to 7:00 A.M. upon request. The emergency after hours pass will permit entry and re-entry until the emergency is over. Any property owner, tenant or guest may request such a pass by calling Sea Pines Security at 671-7170, providing a Confidential Property Identification Number, giving the location and nature of the emergency and the names of the persons or firms responding to the emergency. The emergency after hours passes will be issued only at the Greenwood Gate. These emergency after hours passes are for the purpose of alleviating conditions that if not corrected immediately could result in bodily harm or heavy financial loss. Businesses or individuals located in Beaufort or Jasper Counties of South Carolina and Chatham County, Georgia who conduct business, sell merchandise, provide services, or make weekly scheduled deliveries inside the Plantation must also have an appropriate decal or daily pass in addition to the emergency after hours pass in order to gain entry to Sea Pines Plantation after hours.

(8) Social members of the Harbour Town Yacht Club shall have no guest pass privileges. Any such request shall be made through the manager of that club.

**AFTERWORD AND ADMINISTRATIVE MATTERS**

A property owner or tenant obtaining a Confidential Property Identification Number shall not divulge it to anyone who is not authorized to have or use said number and if they do disclose said number to an unauthorized person shall lose the privileges attendant to said number.

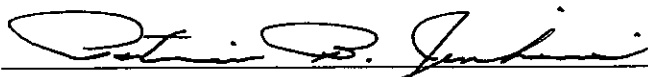
Notwithstanding any provisions contained herein, the rights, powers, and privileges granted to Sea Pines Company, Inc. formerly known as Sea Pines Plantation Company, Inc., its affiliates, employees, subsidiaries, shareholders, guests, contractors, invitees, licensees, etc. by Exhibit A to that certain document entitled "Assignment of Rights" dated November 17, 1987, and recorded in the Office of Register of Mesne Conveyances for Beaufort County, South Carolina, in Deed Book 490 at Page 712 shall not be in any way lessened, diluted, forfeited, extinguished or decreased by this Gate Policy.

Nothing contained in this Gate Entry Pass Policy shall, in any way affect rights granted to CSA under that certain Assignment of Rights by and between R. Geoffrey Levy, Trustee in Bankruptcy, Hilton Head Holdings, f/k/a/ Sea Pines Plantation Company and Community Services Associates, Inc. dated December 8, 1988.

Changes to this pass policy must receive the prior approval of the Sea Pines Plantation Gate Pass Policy Committee, Sea Pines Company and the Board of Directors of Community Services Associates, Inc.

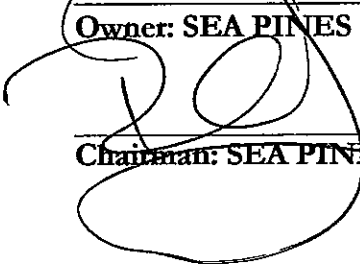
This policy shall become effective upon certification by the President and Secretary of the Corporation and the Gate Pass Policy Committee.

Certified as having been adopted this 1<sup>st</sup> day of January 2008.

  
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President: COMMUNITY SERVICES ASSOCIATES

  
\_\_\_\_\_  
General Manager: SEA PINES RESORT

 *MANAGING TRUST*  
\_\_\_\_\_  
Owner: SEA PINES CENTER

  
\_\_\_\_\_  
Chairman: SEA PINES SECURITY COMMITTEE

Participating Residential Property Owner shall mean and refer to the Owner as shown in the real estate records in the Office of the Clerk of Court for Beaufort County, South Carolina, whether it be one or more persons, firms, associations, corporations, or other legal entities, of fee simple title to any Residential Lot or Family Dwelling Unit, both as described in the Declaration, who is also as a "Participating Property Owner" in the said Declaration. In the event that there is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, a long-term contract of sale covering any lot or parcel of land within the Properties, the Owner of such lot or parcel of land shall be the purchaser under said contract and not the fee simple title holder, a long-term contract of sale shall be one where the purchaser is required to make payments of (sic) the property for a period extending beyond nine (9) months from the date of the contract, and where the purchaser does not receive title to the property until such payments are made although the purchaser is given the use of said property. (By-Laws of ASPPO Section 2.3).

Participating Property Owners shall be all those owners of Residential lots, and Family Dwelling Units, except the Company, who execute that certain Agreement, known as the "Advisory Group Agreement" and all owners of Residential lots and Family Dwelling Units who purchase property in Sea Pines Plantation which is subject to the payment of the same or greater dollar amount of the assessments provided for herein. 1974 Covenants Article I (C).

A Non-Participating Residential Property Owner is an owner of a parcel of residential property that has not been subjected to the 1974 covenants.

A person leasing a residential property from a property owner for six (6) or more months.

A person leasing a residential property from a property owner for less than six (6) months.

A Contributing Business Land Owner shall mean and refer to the Owner as shown in the real estate records in the Office of the Clerk of Court for Beaufort County, South Carolina, whether it be one or more persons, firms, associations, corporations, or other legal entities, of fee simple title to any parcel of business land as that term is defined in the 1974 Covenants or an owner of real property who contributes an amount determined by the Board of Directors of Community Services Associates, Inc. to the Community Trust Fund.

Resort Revenue shall mean all revenues and receipts of every kind, which are derived by the Contributing Business Landowner from the operation of resort facilities in Sea Pines Plantation, less:

(1) Any amounts collected by the Contributing Business Landowner on behalf of others, including but not limited to, property owners; part of rental income derived from property located within Sea Pines Plantation, and gratuities and service charges which may be added to said facilities' bills or statements in lieu thereof;

(2) Credits or refunds made by the Contributing Business Landowner to patrons of said resort facilities;

(3) All amounts and credits received in connection with the operation of said resort facilities by the Contributing Business Landowner in settlement of claims for damages or claims arising from the ordinary course of trade; and

(4) All taxes directly related to said resort facilities imposed on the Contributing Business Landowner by any governmental entity.

The term "resort facilities" as used herein shall include golf courses, tennis courts, rental boats and slips, restaurants and bars, hotels, motels, inns, rental homes and rental condominiums, retail shops and other similar facilities including commercial facilities of all kinds.

DAILY PASS RATES

➤ Daily Passes (4 wheel vehicles)	\$5
➤ Daily Truck Passes (4+ wheels)	\$15
➤ Bus Passes	\$30
➤ Weekly Passes (4 wheel only)	\$25