



Rizzetta & Company

Heritage Landing Community Development District

**Board of Supervisors' Meeting
October 8, 2026**

District Office:
2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084

www.heritagelandingcdd.org

HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.heritagelandingcdd.org

Board of Supervisors

Kevin Austin
Christine Mallatt
Robert Och
Achara Tarfa
Michael Taylor

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

District Manager

Lesley Gallagher
Melissa Dobbins

Rizzetta & Company, Inc.
Rizzetta & Company, Inc.

District Counsel

Wes Haber

Kutak Rock LLP

District Engineer

Ivan Lamos

Matthews Design Group

All cellular phones must be placed on mute while in the meeting room.

The Audience Comments portion, on Agenda Items Only, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, on General Items, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

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Board of Supervisors
Heritage Landing Community
Development District

October 1, 2026

FINAL AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Heritage Landing Community Development District will be held on **October 8, 2026, at 1:00 p.m.** at the Heritage Landing Amenity Center, located at 370 Heritage Landing Parkway, St. Augustine, Florida 32092.

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ADMINISTRATION**
 - A. Consent Agenda..... Tab 1
 - 1.) Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on September 10, 2026
 - 2.) Ratification of the Operation and Maintenance Expenditures for August 2026
 - 3.) Ratification of District's Insurance Renewal Fiscal Year 2026/27
4. **STAFF REPORTS - PART A**
 - A. District Engineer
 - B. Landscape and Maintenance – BrightView Report Tab 2
 - 1.) Consideration of Landscape Enhancement Proposals – *Under Separate Cover*
5. **BUSINESS ITEMS**
 - A. Consideration of Playground Proposals Tab 3
 - B. Consideration of Gym Equipment Replacement Tab 4
 - C. Discussion Regarding the Selling of Goods on CDD Property
6. **STAFF REPORTS PART - B**
 - A. District Counsel
 - B. Amenity Center and Field Maintenance Tab 5
 - 1.) Amenity Manager Report
 - i. Discussion Regarding Amenity Suspensions
 - 2.) Field Operation Report
 - 3.) Charles Aquatics Service Report
 - C. District Manager Tab 6
 - 1.) Update on Fiscal Year 2026 Goals and Objectives
 - 2.) Discussion Regarding August 2026 Financials
7. **AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
8. **ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

Very truly yours,

Lesley Gallagher

District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**HERITAGE LANDING
COMMUNITY DEVELOPMENT DISTRICT**

The **regular** meeting of the Heritage Landing Community Development District was held on **September 10, 2026, at 1:00 p.m.** at the Heritage Landing Amenity Center, located at 370 Heritage Landing Parkway, St. Augustine, Florida 32092.

Present and constituting a quorum:

Kevin Austin	Board Supervisor, Chairman
Christine Mallatt	Board Supervisor, Vice Chairman
Robert Och	Board Supervisor, Assistant Secretary
Michael Taylor	Board Supervisor, Assistant Secretary
Benjamin Pfuhl	District Manager, Rizzetta & Company, Inc.
Wes Haber	District Counsel, Kutak Rock LLC (<i>via Zoom</i>)
Lourens Erasmus	General Manager, Vesta Property
Todd Myhill	Amenity Manager, Vesta Property
Steve McAvoy	Landscape Manager, BrightView

Audience members were present in person and via Zoom.

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Austin called the meeting to order at 1:00 p.m.

SECOND ORDER OF BUSINESS

**PUBLIC COMMENTS ON
AGENDA ITEMS**

A resident requested the chat box be enabled on the zoom feed. The Board informed the resident that the chat box could not be enabled.

THIRD ORDER OF BUSINESS

CONSENT AGENDA

A. Consent Agenda

1. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on August 13, 2026

2. Ratification of the Operation and Maintenance Expenditures for July 2026

On a motion by Mr. Och, seconded by Ms. Mallatt, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on August 13, 2026 and ratified the Operation and Maintenance Expenditures for July 2026 in the amount of \$113,069.93, for the Heritage Landing Community Development District.

FOURTH ORDER OF BUSINESS

STAFF REPORTS – PART A

A. District Engineer

The District Engineer was not present.

B. Landscape and Maintenance – BrightView

Mr. McAvory reviewed the BrightView Quality Site Assessment with the Board.

Ms. Mallatt requested BrightView place the traffic cones further out while working to ensure safety of both the crews and residents.

Mr. Taylor questioned how much sod would be required to fill the bare areas. Mr. McAvory estimated one additional pallet of sod. The Board requested Mr. McAvory review and provide a proposal for additional sod.

Mr. Taylor raised a concern about the bus stop area and requested the Board consider benches in an effort to prevent residents from standing on the sod and mulched areas across from the bus stop.

The Board discussed potential options for purchasing new benches, moving old benches, or utilizing those funds for a new playground.

The Board requested staff to provide additional proposal to move the current benches.

Ms. Mallatt raised concern about the lack of flowers in the back areas of the community.

The Board directed BrightView to determine how the annuals can be reallocated and redistributed in the community for the upcoming rotation.

FIFTH ORDER OF BUSINESS

**CONSIDERATION OF
RESPONSES TO RFQ FOR
DISTRICT ENGINEERING
SERVICES**

Mr. Pfuhl and Mr. Haber reviewed the RFQ grading process.

The Board discussed their individual rankings of each of the four respondents (Alliant, Dewberry, Gulf Stream Design, and Yuro & Associates).

On a motion by Ms. Mallatt, seconded by Mr. Austin, with Ms. Tarfa opposed, the Board adopted Mr. Taylor's ranking, assigning Alliant 75 points, Dewberry 85 points, Gulf Stream Design 84 points, and Yuro & Associates 92 points; and directed staff to engage in contract negotiations with the highest ranking respondent, Yuro & Associates, for the Heritage Landing Community Development District.

SIXTH ORDER OF BUSINESS

DISCUSSION ON CAMPFIRE PIT POLICIES

On a motion by Ms. Mallatt, seconded by Ms. Tarfa, with all in favor, the Board adopted the Campfire Pit Policies, for Heritage Landing Community Development District.

SEVENTH ORDER OF BUSINESS

CONSIDERATION OF DISTRICT'S INSURANCE RENEWAL FISCAL YEAR 2026/2027- UNDER SEPARATE COVER

Mr. Pfuhl advised the Board that they have not yet received the District's Insurance renewal policy and request the Board authorize the Chair to approve outside of a meeting.

On a motion by Mr. Taylor, seconded by Ms. Mallatt, with all in favor, the Board authorized the Chair to approve the Fiscal Year 2026/2027 Insurance Policy outside of a meeting, for Heritage Landing Community Development District.

EIGHTH ORDER OF BUSINESS

STAFF REPORTS – PART B

A. District Counsel

Mr. Haber did not have a specific report but was available for questions from the Board.

B. Amenity Center and Field Maintenance

Mr. Erasmus questioned Mr. Haber about a District policy for preventing registered sexual predators from utilizing the Amenity Center and other District facilities.

Mr. Haber informed the Board that he could work with St. Johns County to ensure the District Facilities are on the Off-Limits List.

On a motion by Ms. Mallatt, seconded by Mr. Och, with all in favor, the Board directed District Counsel to work with St. Johns County to have District facilities added to the off-

limits list for registered sexual predators, for Heritage Landing Community Development District.

1.) Amenity Manager Report

Mr. Myhill reviewed his report with the Board.

2.) Field Operation Report

Mr. Erasmus reviewed his report with the Board, recommending the Board consider replacing gym equipment. The Board requested Mr. Erasmus bring proposals to the next meeting.

Mr. Erasmus informed the Board that one of the gates to the Pickle Ball Court was not working and that it was struck by lightning.

Mr. Erasmus explained that the District's Polaris was in the in the shop waiting for a part that will not be available until December, but he is working on having it expedited.

Mr. Erasmus stated that the water fountains are continuing to have maintenance issues and that he is working to find other vendors that will be able to maintain them.

Mr. McAvoy completed his site inspection and was able to confirm that one pallet would be enough to cover the remaining bare areas.

On a motion by Mr. Taylor, seconded by Mr. Austin, with all in favor, the Board authorized BrightView to install one pallet of sod setting a not to exceed amount of \$1,000, and appointing Ms. Mallatt to work with staff outside of a meeting to determine the areas where it would be installed, for Heritage Landing Community Development District.

i. Consideration of Amenity Outdoor Furniture Proposal

Mr. Erasmus reviewed the pricing for replacing the umbrellas and shade structures.

The Board tabled this item until the February meeting.

The Board requested the staff provide additional chair options for them to review.

3.) Charles Aquatics Report

Mr. Erasmus reviewed the Aquatics Report with the Board, highlighting that the ponds are in good condition for this time of the year.

Mr. Och discussed playgrounds informing the Board that he travelled to numerous playgrounds and requested the staff provide proposals to replace the playground at the amenity center.

C. District Manager

Mr. Pfuhl did not have a specific report at this time but was available for questions from the Board.

NINETH ORDER OF BUSINESS

**SUPERVISOR REQUESTS &
AUDIENCE COMMENTS**

Audience Comments:

An audience member again requested to activate the chat box on the zoom call and to share the screen. The Board stated they could not activate the chat box and informed the audience that the full agenda is available on the District's website.

An audience member requested the tree canopies be lifted by the bus stop and informed the Board that the pond fountain appears not to be spraying as high as it previously did.

Supervisor Requests:

Mr. Och raised a concern about fire ant hills on the sidewalks throughout the community.

Mr. Och requested the staff provide proposals for sound baffles for the next meeting.

TENTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. Och, seconded by Ms. Mallatt, with all in favor, the Board adjourned the meeting at 3:11 p.m., for the Heritage Landing Community Development District.
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Secretary /Assistant Secretary

Chairman / Vice Chairman

DRAFT

HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.HERITAGELANDINGCDD.ORG

Operation and Maintenance Expenditures

August 2026

Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2026 through August 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$64,643.80**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Heritage Landing Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
All Weather Contractors, Inc.	300432	214329	Paver Projects 07/26	\$ 22,288.00
All Weather Contractors, Inc.	300432	214895	Paver Projects 07/26	\$ 598.00
BrightView Landscape Services, Inc.	300435	9854762	Landscape Maintenance 07/26	\$ 4,884.00
Christine Mallatt	20260818-4	CM081326-475 ACH	Board of Supervisors Meeting 08/13/26	\$ 200.00
COMCAST	20260803-1	8495741400429787-071026 ACH	Internet Services 07/26	\$ 428.75
DR Power Equipment	300445	5345568	Miscellaneous Expense 08/26	\$ 5,109.95
First Coast Foam Party LLC	300446	2026-10-10-02	Special Events 09/26	\$ 1,100.00
Flawless Floor Coatings LLC	300438	026	Miscellaneous Expense 05/26	\$ 2,200.00
Florida Department of Revenue	20260820-1	6580155631242-081926	Sales & Use Tax 07/26	\$ 235.69
Florida Power & Light Company	20260817-1	0259383172-080326 ACH	Electric Services 07/26	\$ 125.46
Florida Power & Light Company	20260817-1	2253166538-080326 ACH	Electric Services 07/26	\$ 4,159.40
Florida Power & Light Company	20260817-1	3910372170-080326 ACH	Electric Services 07/26	\$ 306.89

Heritage Landing Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20260817-1	4294170008-080326 ACH	Electric Services 07/26	\$ 88.13
Florida Power & Light Company	20260817-1	6028885090-080326 ACH	Electric Services 07/26	\$ 321.84
Florida Power & Light Company	20260817-1	7011035206-080326 ACH	Electric Services 07/26	\$ 32.33
Florida Power & Light Company	20260810-1	8709835048-072726 ACH	Electric Services 07/26	\$ 5,344.12
Kevin Lee Austin	20260818-2	KA081326-475 ACH	Board of Supervisors Meeting 08/13/26	\$ 200.00
LLS Tax Solutions, Inc.	300436	004219	Special Assessment Refunding Bonds Series 2015 07/26	\$ 500.00
M&G Holiday Lighting	300433	1129	Holiday Lighting 07/26	\$ 733.95
Matthews Design Group LLC	300441	195526	Engineering Services 07/26	\$ 540.00
Michael C. Taylor	20260818-3	MT081326-475 ACH	Board of Supervisors Meeting 08/13/26	\$ 200.00
Mister Softee NE Florida LLC	300447	000171	Special Events 09/26	\$ 1,500.00
Partridge Well Drilling Company, Inc.	300442	148178	Irrigation Repair 08/26	\$ 230.00
Rizzetta & Company, Inc.	300431	INV0000111334	Accounting Services 08/26	\$ 5,983.33

Heritage Landing Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Robert Och	300439	RO081326-475	Board of Supervisors Meeting 08/13/26	\$ 200.00
Smith Electrical, Inc.	300443	41041	Maintenance & Repairs 07/26	\$ 1,378.91
St Johns Utility Department	20260818-1	503699115198-071926 ACH	Water Services 07/26	\$ 1,745.00
St Johns Utility Department	20260818-1	533275126033-071926 ACH	Water Services 07/26	\$ 47.21
TIGRIS Aquatic Services, LLC	300440	4642832	Aquatic Maintenance 08/26	\$ 975.00
Turner Pest Control, LLC	300444	622481423	Pest Control 07/26	\$ 139.48
USA TODAY Media Corp	300437	0007822165	Legal Advertising 07/26	\$ 580.88
Valley National Bank	20260826-1	CC073126-475	Credit Card Expenses 07/26	\$ 2,092.48
VGlobal Tech	300434	8756	Website Compliance & Management 08/26	<u>\$ 175.00</u>
Report Total				<u>\$ 64,643.80</u>



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Heritage Landing Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Heritage Landing Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126628

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$5,088,394
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$213,545

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$33,258

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	\$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	\$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Shrubs covered under code K)	\$250,000 any one occurrence and \$500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

Description

Forgery and Alteration

Limit

Not Included

Deductible

Not Included

Theft, Disappearance or Destruction

Not Included

Not Included

Computer Fraud including Funds Transfer Fraud

Not Included

Not Included

Employee Dishonesty, including faithful performance, per loss

Not Included

Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	1	\$1,000,000 \$0 Deductible	Included
Personal Injury Protection	5	Separately Stated In Each Personal Injury Protection Endorsement	Included
Auto Medical Payments	2	\$2,500 Each Insured	Included
Uninsured Motorists including Underinsured Motorists	2	\$100,000	Included
Physical Damage Comprehensive Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Included
Physical Damage Towing And Labor	7	\$250 For Each Disablement Of A Private Passenger Auto	Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Retroactive Date:

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

**Heritage Landing Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126628

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$33,258
Crime	Not Included
Automobile Liability	\$500
Hired Non-Owned Auto	Included
Auto Physical Damage	\$394
General Liability	\$9,199
Public Officials and Employment Practices Liability	\$6,474
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$49,825

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;
- (e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Heritage Landing Community Development District

(Name of Local Governmental Entity)

By: _____
Signature

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

**Heritage Landing Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☒	Building and Content TIV	\$5,088,394	As per schedule attached
☒	Inland Marine	\$213,545	As per schedule attached
☒	Auto Physical Damage	\$11,243	As per schedule attached

Signature: _____ Date: _____

Name: _____

Title: _____



PUBLIC ENTITY
FLORIDA UNINSURED MOTORISTS COVERAGE SELECTION OF LOWER LIMITS OR REJECTION
OF COVERAGE

YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS
YOU OR YOU ARE PURCHASING UNINSURED MOTORIST LIMITS LESS THAN YOUR LIABILITY
LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.

Quote Number: 100126628	Term: October 1, 2026 to October 1, 2027
Insurer: Florida Insurance Alliance	
Applicant/Named Insured: Heritage Landing Community Development District	

Florida law permits you to make certain decisions regarding Uninsured Motorists Coverage provided under your policy. This document describes this coverage and various options available.

You should read this document carefully and contact us or your agent if you have any questions regarding Uninsured Motorists Coverage and your options with respect to this coverage.

This document includes general descriptions of coverage. However, no coverage is provided by this document. You should read your policy and review your Declarations Page(s) and/or Schedule(s) for complete information on the coverages you are provided.

Uninsured Motorists Coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting therefrom. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the policy. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability policies include Uninsured Motorists Coverage at limits equal to the Liability Coverage in your policy, unless you select a lower limit offered by the company or reject Uninsured Motorists Coverage entirely.

Please indicate by initialing below whether you entirely reject Uninsured Motorists Coverage or whether you select this coverage at limits lower than the Liability Coverage of your policy.

☐	I reject Uninsured Motorists Coverage entirely.
☒	I reject Combined Single Limit for Liability Coverage and I select a lower limit of \$100,000.

I understand and agree that selection of any of the above options applies to my liability insurance policy and future renewals or replacements of such policy which are issued at the same Liability limits. If I decide to select another option at some future time, I must let the Insurer or my agent know in writing.

Applicant's/Named Insured's Signature

Applicant's/Named Insured's Printed Name

Date

**Heritage Landing Community Development District**

Policy No.: 100126628
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
1	Concrete Perimeter Wall & Sign		2004	10/01/2026		\$54,108		\$54,108	
	County Rd 13 & Heritage Landing Pky St. Augustine FL 32092		Frame	10/01/2027					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
2	Irrigation Well Pump		2005	10/01/2026		\$70,794		\$70,794	
	Steamboat Landing St. Augustine FL 32092		Pump / lift station	10/01/2027					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
3	Clubhouse		2005	10/01/2026		\$2,357,775		\$2,641,297	
	370 Heritage Landing Pky St. Augustine FL 32092		Joisted masonry	10/01/2027		\$283,522			
	Complex			Metal panel					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
4	Slide Tower		2005	10/01/2026		\$171,519		\$171,519	
	370 Heritage Landing Pky St. Augustine FL 32092		Joisted masonry	10/01/2027					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
5	2 Outdoor Bathhouses		2005	10/01/2026		\$94,349		\$94,349	
	370 Heritage Landing Pky St. Augustine FL 32092		Frame	10/01/2027					
	Gable			Metal panel					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
6	Bus Shelter		2005	10/01/2026		\$32,017		\$32,017	
	370 Heritage Landing Pky St. Augustine FL 32092		Frame	10/01/2027					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
7	Pedestrian Bridge		2005	10/01/2026		\$54,169		\$54,169	
	370 Heritage Landing Pky St. Augustine FL 32092		Bridges	10/01/2027					

Sign: _____

Print Name: _____

Date: _____

**Heritage Landing Community Development District**

Policy No.: 100126628

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
8	Shade Pavilion		2005	10/01/2026		\$87,686		\$103,918	
	370 Heritage Landing Pky St. Augustine FL 32092		Frame	10/01/2027		\$16,232			
	Gable			Metal panel					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
9	Outdoor Movie Screen and Wooden Deck		2005	10/01/2026		\$16,232		\$16,232	
	370 Heritage Landing Pky St. Augustine FL 32092		Frame	10/01/2027					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
10	Pier		2005	10/01/2026		\$27,054		\$27,054	
	370 Heritage Landing Pky St. Augustine FL 32092		Waterfront structures	10/01/2027					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
11	Tennis Building incl. Bathroom		2005	10/01/2026		\$136,999		\$136,999	
	370 Heritage Landing Pky St. Augustine FL 32092		Joisted masonry	10/01/2027					
	Complex			Metal panel					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
12	Tennis Fence & benches		2005	10/01/2026		\$27,054		\$27,054	
	370 Heritage Landing Pky St. Augustine FL 32092		Non combustible	10/01/2027					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
13	Tennis Lighting		2005	10/01/2026		\$32,465		\$32,465	
	370 Heritage Landing Pky St. Augustine FL 32092		Property in the Open	10/01/2027					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
14	Basketball Courts Lighting, & 6 Benches		2005	10/01/2026		\$56,271		\$56,271	
	370 Heritage Landing Pky St. Augustine FL 32092		Non combustible	10/01/2027					

Sign: _____

Print Name: _____

Date: _____

**Heritage Landing Community Development District**

Policy No.: 100126628
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering	Replaced	Roof Yr Blt	
15	Lap Pool		2005	10/01/2026	\$480,797		\$480,797	
	370 Heritage Landing Pky St. Augustine FL 32092		Below ground liquid storage tank / pool	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering	Replaced	Roof Yr Blt	
16	Playground, (7) Benches, (2) Picnic Tables		2005	10/01/2026	\$37,875		\$37,875	
	370 Heritage Landing Pky St. Augustine FL 32092		Joisted masonry	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering	Replaced	Roof Yr Blt	
17	Baseball Field & Dugouts, & Fence		2005	10/01/2026	\$37,875		\$37,875	
	370 Heritage Landing Pky St. Augustine FL 32092		Frame	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering	Replaced	Roof Yr Blt	
18	2 Water Fountains @ \$6,334.50 each		2005	10/01/2026	\$12,986		\$12,986	
	370 Heritage Landing Pky St. Augustine FL 32092		Pump / lift station	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering	Replaced	Roof Yr Blt	
19	2 Water Fountains @ \$6,334.50 each		2005	10/01/2026	\$12,986		\$12,986	
	CR13 & Heritage Landing Pky St. Augustine FL 32092		Pump / lift station	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering	Replaced	Roof Yr Blt	
20	RV/Boat Storage Park Fence, Cameras, & Lights		2005	10/01/2026	\$162,322		\$162,322	
	450 Heritage Landing Pky St. Augustine FL 32092		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering	Replaced	Roof Yr Blt	
21	Gate and Windscreen with Motors		2006	10/01/2026	\$48,697		\$48,697	
	450 Heritage Landing Pky St. Augustine FL 32092		Non combustible	10/01/2027				

Sign: _____

Print Name: _____

Date: _____

**Heritage Landing Community Development District**

Policy No.: 100126628

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering Replaced	Roof Yr Blt
22	Fun Swimming Pool		2005	10/01/2026	\$371,175		\$371,175	
	370 Heritage Landing Pky St. Augustine FL 32092		Below ground liquid storage tank / pool	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering Replaced	Roof Yr Blt
23	Metal Shed		2004	10/01/2026	\$5,952		\$5,952	
	450 Heritage Landing Pky St. Augustine FL 32092		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering Replaced	Roof Yr Blt
24	3500 ft. Vinyl Fence		2012	10/01/2026	\$43,286		\$43,286	
	Easement between Juniper & Blue Springs Ct. St. Augustine FL 32092		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering Replaced	Roof Yr Blt
25	Shade Structure over Totlot		2014	10/01/2026	\$9,198		\$9,198	
	370 Heritage Landing Pky St. Augustine FL 32092		Property in the Open	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering Replaced	Roof Yr Blt
26	2 Pool Lifts @ \$6,3354.50each		2013	10/01/2026	\$12,986		\$12,986	
	370 Heritage Landing Pky St. Augustine FL 32092		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering Replaced	Roof Yr Blt
27	Shade Structure over picnic pavilion		2014	10/01/2026	\$3,462		\$3,462	
	370 Heritage Landing Pky St. Augustine FL 32092		Property in the Open	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering Replaced	Roof Yr Blt
28	Picnic tables & Benches at Picnic Pavilion		2014	10/01/2026	\$4,329		\$4,329	
	370 Heritage Landing Pky St. Augustine FL 32092		Property in the Open	10/01/2027				

Sign: _____

Print Name: _____

Date: _____

**Heritage Landing Community Development District**

Policy No.: 100126628

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
30	Furniture and Equipment at the lap pool		2014	10/01/2026	\$81,161	\$81,161	
	370 Heritage Landing Pky St. Augustine FL 32092		Property in the Open	10/01/2027			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
31	Furniture and Equipment at the Fun Pool		2014	10/01/2026	\$81,161	\$81,161	
	370 Heritage Landing Pky St. Augustine FL 32092		Property in the Open	10/01/2027			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
32	Dumpster Enclosure		2005	10/01/2026	\$16,232	\$16,232	
	370 Heritage Landing Pky St. Augustine FL 32092		Masonry non combustible	10/01/2027			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
33	Irrigation Well Pump		2005	10/01/2026	\$70,793	\$70,793	
	Heritage Landing Pkwy St. Augustine FL 32092		Pump / lift station	10/01/2027			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
34	Irrigation Well Pump		2005	10/01/2026	\$35,875	\$35,875	
	Silver Glen Ave St. Augustine FL 32092		Pump / lift station	10/01/2027			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
35	Splash Pad Motor & Pump			10/01/2026	\$41,000	\$41,000	
	Heritage Landing Pkwy St. Augustine FL 32092			10/01/2027			
			Total:	Building Value \$4,788,640	Contents Value \$299,754	Insured Value \$5,088,394	

Sign: _____

Print Name: _____

Date: _____

***Heritage Landing Community Development District***

Policy No.: 100126628
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1		1M0HPXGSHAM090155	Mobile equipment	10/01/2026	\$8,845	\$1,000
	2010 John Deere HPX Gas Green & Yellow Utility Vehicle			10/01/2027		
2		16VAX1217E3A09724	Mobile equipment	10/01/2026	\$1,200	\$1,000
	6x10 Utility Trailer			10/01/2027		
3			Other inland marine	10/01/2026	\$63,500	\$1,000
	Pool Lights			10/01/2027		
4			Mobile equipment	10/01/2026	\$40,000	\$1,000
	Access and Security System			10/01/2027		
5			Other inland marine	10/01/2026	\$100,000	\$1,000
	Street Signs (Max \$15,000 Per Item)			10/01/2027		
Total					\$213,545	

Sign: _____

Print Name: _____

Date: _____



Vehicle Schedule

Heritage Landing Community Development District

Policy No.: 100126628
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Make	Model-Description	Department	AL Eff	Comp Ded	Comp Eff	Term	VALUE	
Qty	Year	VIN #	Vehicle Type	AL Term	Coll Ded	Coll Eff	Coll Term	Valuation Type	APD Rptd
1	Polaris	R26CCA5AB8		10/01/2026	\$1,000	10/01/2026	10/01/2026	\$11,243	
1	2026	3NSCCASASTE102237	Private Passenger	10/01/2027	\$1,000	10/01/2026	10/01/2027	Actual cash value	\$11,243

Total \$11,243
APD Rptd \$11,243

Sign: _____ Print Name: _____ Date: _____

Tab 2

Quality Site Assessment

Prepared for: **Heritage Landing @ WGV**

General Information

DATE: Wednesday, Sep 23, 2026

NEXT QSA DATE: Monday, Dec 21, 2026

CLIENT ATTENDEES: Lourens Erasmus

BRIGHTVIEW ATTENDEES: Steve McAvoy

Customer Focus Areas

Turf health, Annuals, Weed control, Plant Health, Athletic Field

Quality you can count on.

7 Seven Standards of Excellence



1 Site Cleanliness



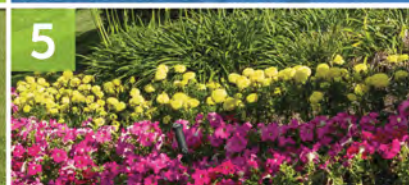
2 Weed Free



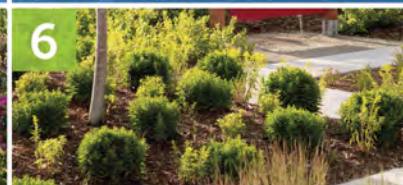
3 Green Turf



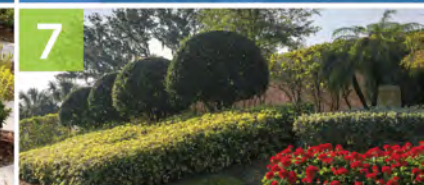
4 Crisp Edges



5 Spectacular Flowers



6 Uniformly Mulched Beds



7 Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

Heritage Landing @ WGV

Carryover Items



- 1** Crêpe Myrtle suckers on north side of court areas need to be cut down and removed. We will have our team complete this this week.
- 2** Tree suckers along parking area coming into clubhouse need to be removed. We will follow up with our team and have this completed this week while on site.

QUALITY SITE ASSESSMENT

Heritage Landing @ WGV

Maintenance Items



1 Trimming is being completed on a weekly rotation

2 Fall flowers have been installed and are full of color

3 Bed edges and hard surfaces are crisp and clean

4 There are a few low hanging limbs that need to be elevated up by the entrance. We will get with our team to have this completed next month.

QUALITY SITE ASSESSMENT

Heritage Landing @ WGV

Maintenance Items



5 Cogan grass area located at second pond on the right from entrance needs to be retreated as chemical did not take during rainy season. We will follow up once it's completed.

6 There's some new tree sucker growth located at roundabout that needs to be removed. We will follow up once completed

7 Our team will be back on site this coming Friday to work on detail items, Weather permitting. One of the projects will be working on is pushing back Palmetto's away from sidewalk and creating separation from ornamental grasses for a much cleaner look on Silver Glenn. We will also be trimming ornamental grasses away from sidewalk as well.

8 There are some crack weeds, pushing up along sidewalk between court areas. We will get with our team and have this treated this week while on site.

QUALITY SITE ASSESSMENT

Heritage Landing @ WGV

Maintenance Items



- 9** There are some vines growing up on some trees and Fence area around courts, We will get with our team and have these removed while on.

Recommendations for Property Enhancements



- 1** Crepe Myrtle trees that were pruned last season look much healthier and recommend pruning an additional rotation this winter. We will follow up with the quote. Pictured is a tree, not pruned last season
- 2** This is a picture to compare to previous pic. This is an image of crêpe myrtle trees that were pruned last season
- 3** We have a tree struck by lightning Located in front of the second pond on the right coming into the entrance. We will follow up with a quote to remove.
- 4** There are a few large overhanging limbs wrapped in vines at the Silver Glen area. These may need to be removed in the near future.

Recommendations for Property Enhancements



- 5** There is a large diseased oak tree located between athletic fields that has large dead limbs on backside. We will be meeting with our Vendor to review best options of either removing large limbs or entire tree. We will follow up with a quote.
- 6** There are two large oak trees located at south east corner of court areas that we recommend elevating up to 15 feet
- 7** This is a recommendation for an option at the corner beds by roundabout. For both bed spaces you would need approximately 300 flowers. Adding 2 rows of liriope would reduce count down to about 150 to 200 flowers and the liriope would add a nice back drop
- 8** There are some dead pine trees throughout community in need of removing. We will go ahead and provide a quote to remove trees. These are located behind pump area by soccer field and is a fall hazard

Recommendations for Property Enhancements



- 9** Attached are images of possible future projects across from school bus area at roundabout. Wax myrtles continue to decline in this area. We will provide images of removing plant material and closing beds in with sod along with adding by viburnum hedge.
- 10** After image by roundabout of removing plants and closing beds and sod
- 11** Image of roundabout beds removing old wax myrtles and moving viburnum hedge closer to Fence area
- 12** Image of bike rack area by roundabout after removing plant material and closing bed in with turf. This presents a cleaner look.

Recommendations for Property Enhancements



- 13** This is an image located behind bike rack of removing declining plant material and adding a viburnum hedge

QUALITY SITE ASSESSMENT

Heritage Landing @ WGV

Notes to Owner / Client



1 New turf has been installed at Lake Munro entrance

2 We have identified active chinch bugs located on Silver Glenn area. Our vendor was on site yesterday spot treating these areas. We will continue to monitor.

QUALITY SITE ASSESSMENT

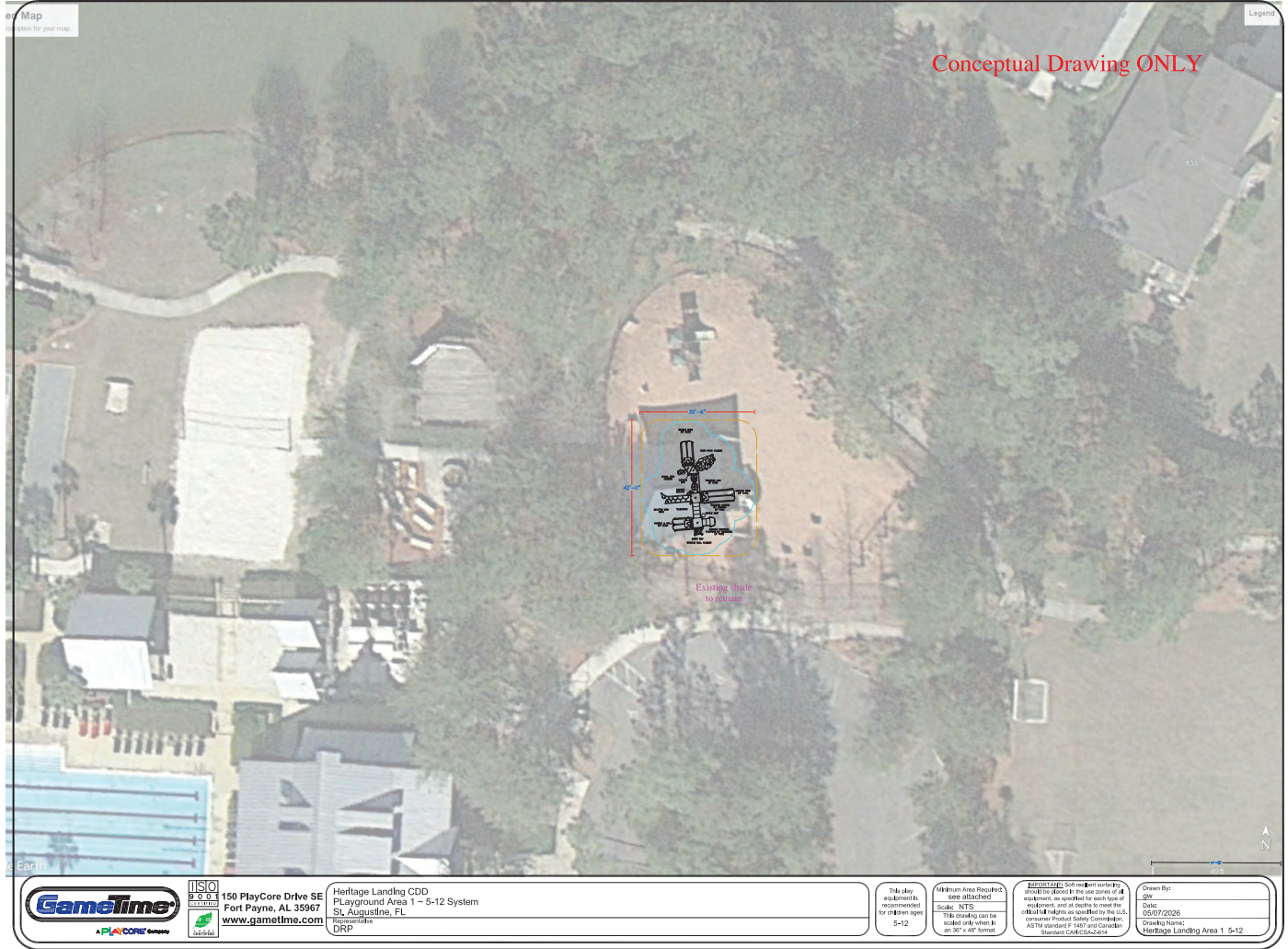
Heritage Landing @ WGV

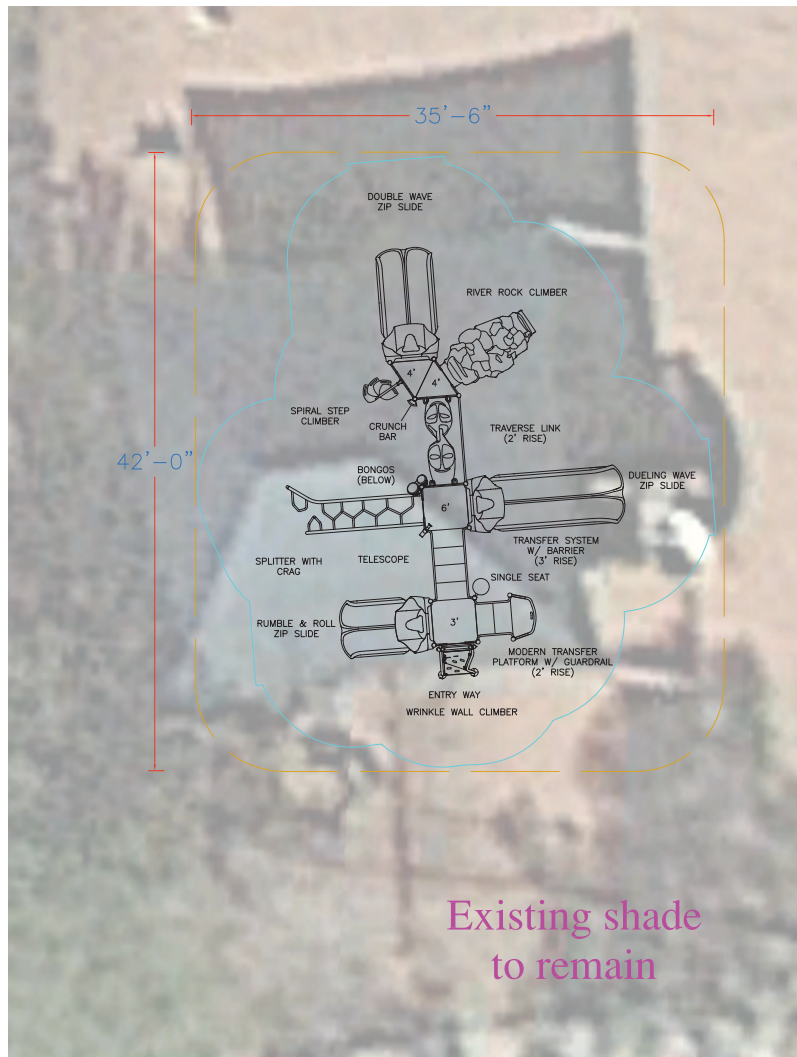
Completed Items



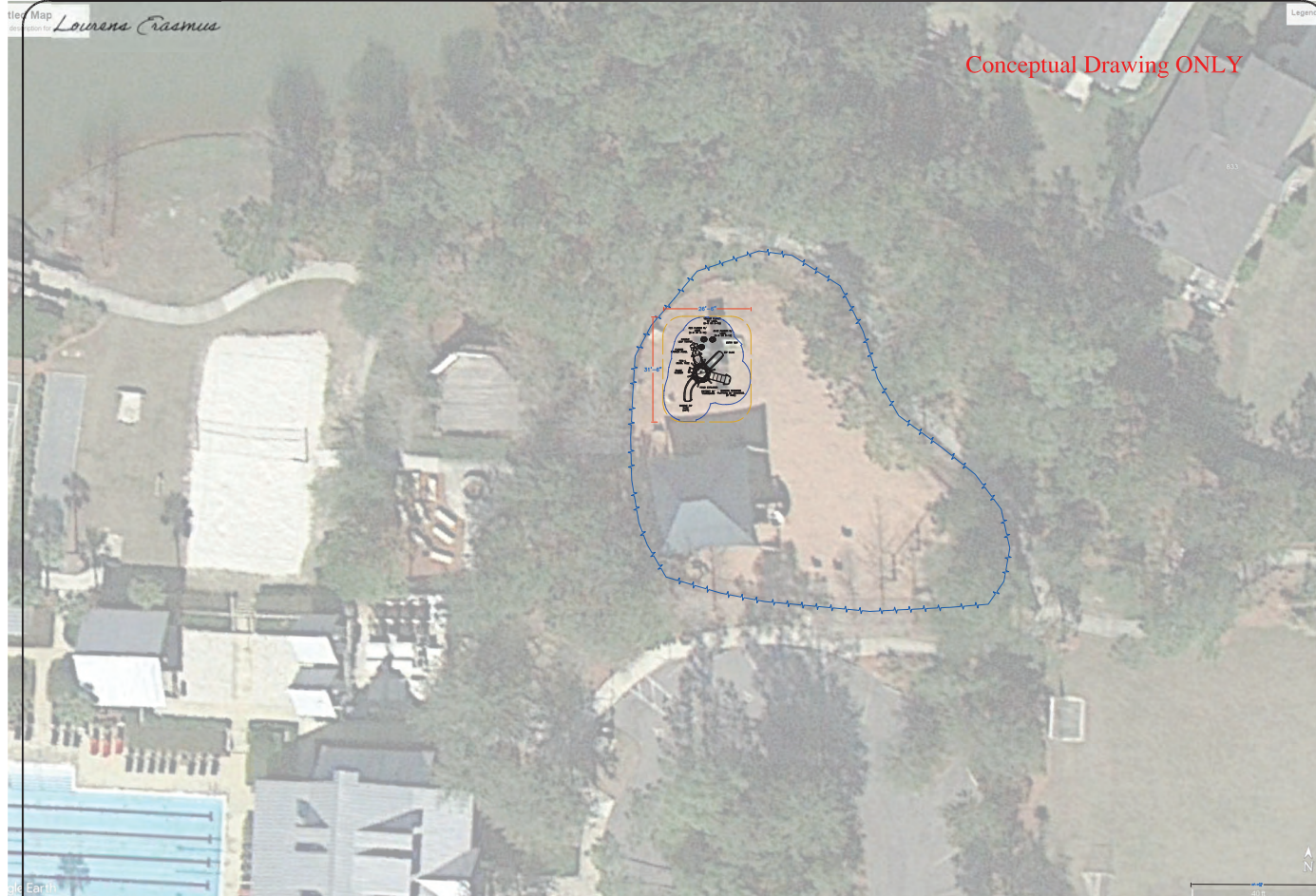
- 1** There are a few crack weeds over by volleyball court area that were treated today, but other than that the pool deck is weed free
- 2** All hard surfaces were sprayed for weed control on the front half of the property last week. The back half will be sprayed in this weeks rotation.
- 3** We will be bringing in a detailed crew on Friday this week to help us get caught up with weed control.

Tab 3





Conceptual Drawing ONLY



150 PlayCore Drive SE
Fort Payne, AL 35967
www.gametime.com

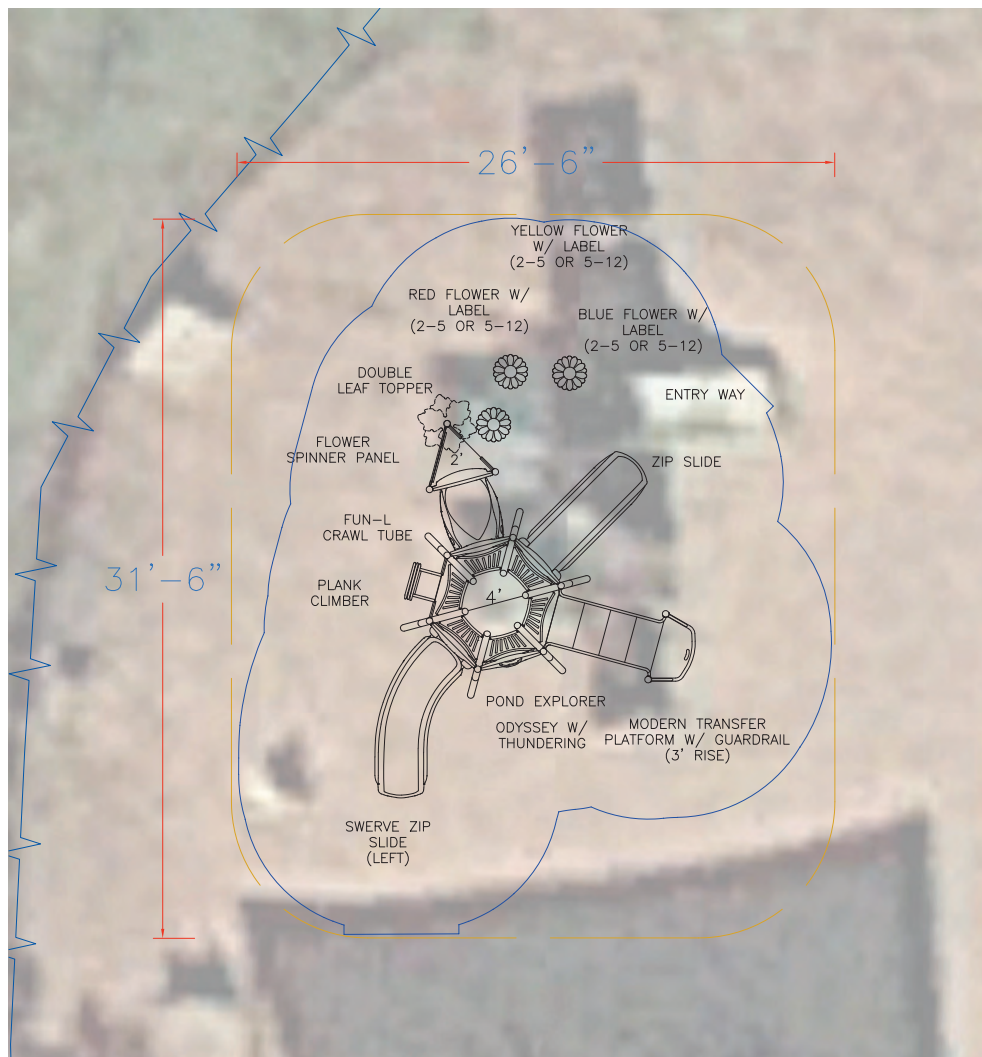
Heritage Landing CDD
Playground Area 1 ~ 2-5
St. Augustine, FL
Proposed
DRP

This plan
equipment is
recommended
for children ages
2-5 & 5-12

Minimum Area Required
See attached
Scale: NTS
This drawing can be
scaled only when it
is 30" x 42" format

DISCLAIMER: Soft fall surfacing, and all materials to be used in the construction of equipment, are specified for each type of equipment, and are subject to meet the official height requirements specified by the U.S. Consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA Z614.

Drawn by:
JW
Date:
5/7/2026
Drawing Name:
Heritage Landing Area 1 2-5





Playpalette: Jurassic

10/18/24

Heritage Landing CDD Playground Area 1 St Augustine, FL





Playpalette: Jurassic

24
 All dimensions are approximate and subject to change without notice. Please refer to the actual site conditions for exact dimensions and may not reflect exact site conditions.



Heritage Landing CDD Playground Area 1 St Augustine, FL





Playpalette: Jurassic

10/18/24



Heritage Landing CDD Playground Area 1 St Augustine, FL





Playpalette: Jurassic

10/18/24

Heritage Landing CDD Playground Area 1 St Augustine, FL





Playpalette: Jurassic

10/18/24



Heritage Landing CDD Playground Area 1 St Augustine, FL





Playpalette: Jurassic

10/18/24



Heritage Landing CDD Playground Area 1 St Augustine, FL





Playset: Jurassic

10/18/24



Heritage Landing CDD Playground Area 1 St Augustine, FL





Playpalette: Jurassic

10/18/24

Heritage Landing CDD Playground Area 1 St Augustine, FL





Playpalette: Jurassic

10/18/24

Heritage Landing CDD Playground Area 1 St Augustine, FL





Playpalette: Jurassic

10/18/24

This rendering is a conceptual illustration of the proposed playground design. It is not a final plan and may not reflect exact final specifications.



Heritage Landing CDD Playground Area 1 St Augustine, FL





Playpalette: Jurassic

10/18/24



Heritage Landing CDD Playground Area 1 St Augustine, FL



QUOTE

107133-01-05 • 09/09/2026



Heritage Landing CDD ~ 5-12 Area

Customer:

Heritage Landing CDD
370 Heritage Landing Pkwy
Saint Augustine, FL 32092
United States

Ship to Zip: 32092

Prepared for:

Laurens Erasmus
lerasmus@vestapropertyservices.com

Prepared by:

GameTime
c/o Dominica Recreation Products, Inc.
P.O. Box 520700
Longwood, FL 32752-0700
800-432-0162 * 407-331-0101
Fax: 407-331-4720
www.playdrp.com

Quantity	Part #	Description	Unit Price	Amount
<i>Site access for construction equipment and staging area must be provided by owner. All private underground utilities MUST be clearly marked prior to installation. Current site plan/survey must be provided for permitting.</i>				
1	INSTALL	5-Star Plus - Removal of Existing Playground Equipment <i>Includes disposal</i>	\$6,000.00	\$6,000.00
1500	Digout	GT-Impax - Digout/Sitework of area (per sq. ft.) <i>Does not include removal of spoils</i>	\$1.90	\$2,850.00
1500	Spoils	GT-Impax - Removal/Disposal from Site the Spoils from Digout (per sq. ft.)	\$1.75	\$2,625.00
1	RDU	GameTime - Custom PrimeTime System ages 5-12 • (2) 12023 - 3 1/2" Uprt Ass'Y Alum 8' • (2) 12024 - 3 1/2" Uprt Ass'Y Alum 9' • (6) 12025 - 3 1/2" Uprt Ass'Y Alum 10' • (4) 12027 - 3 1/2" Uprt Ass'Y Alum 12' • (1) 12215 - Crunch Bar Prime Time • (1) 12728 - Single Seat P/T • (1) 12969 - Telescope Upright Attachment • (1) 14485 - Wrinkle Wall Climber 3'-0" • (2) 18200 - 36" Sq Punched Deck P/T 1.3125 • (2) 18201 - 36" Tri Punched Deck P/T • (1) 18679 - Bongos • (1) 19001 - Entry Way • (1) 19007 - Transfer System W/Barrier (3' Rise) • (1) 19287 - River Rock Climber • (1) 19331 - Spiral Step Climber 4' & 4'6" • (1) 19749 - Traverse Climber Link (2' rise) • (1) 19791 - Dbl Rumble & Roll 2'-6"/3' • (1) 19792 - Double Zip slide 4'-0" • (1) 19794 - Dueling Wave Zip 6'-0" • (1) 19804 - Splitter 6' • (1) 19917 - Modern Transfer w/Guardrail 2' Rise	\$54,741.00	\$54,741.00
1	GRANT	DRP Promo - GameTime Grant Promotion Funding Discount <i>Order must be placed prior to October 30th, 2026</i>	(\$21,442.14)	(\$21,442.14)

QUOTE

107133-01-05 • 09/09/2026



1	Sealed	5-Star Plus - Signed/Sealed FBC 2023 8th Edition Building Code Drawings	\$1,350.00	\$1,350.00
1	INSTALL	5-Star Plus - Five Star Plus Playground Installation Services <i>Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, and 3-Year Labor Warranty!</i>	\$18,545.00	\$18,545.00
1	Permits	5-Star Plus - Building Permits <i>Estimated Costs of Permits plus Time. If actual permit fees are significantly higher or lower, final invoice will be adjusted accordingly. If additional time spent acquiring permits, due to lack of information from owner, final invoice to be adjusted. Survey & Siteplan are to be provided by the owner for the permit application. Correct legal address will be required.</i>	\$1,500.00	\$1,500.00
1	178749	GameTime - Owner's Kit	\$98.07	\$98.07

Sub Total \$66,266.93

Freight \$3,729.05

Grand Total \$69,995.98

Prepared by: Gina Wilson | Vice-President / Senior Project Manager

📞 800-432-0162 ext. 101 ✉️ ginaw@gametime.com

All pricing in accordance with Omnia Partners / U.S. Communities Contract #2017001134.

All terms in the Omnia Partners / U.S. Communities Contract take precedence over terms shown below.

For more information on the Omnia Partners / U.S. Communities contract please visit [Omnia Partners Public Sector GameTime](#)

Signed/Sealed Drawings may be included when expressly stated on proposal.

Permits and permitting services may be included when expressly stated on the proposal. Unless specifically noted, permit fees, third-party reviews, inspections, bonds, and jurisdictional requirements are not included. The owner is responsible for providing **current and accurate site plans, surveys, and required property information** as needed by the permitting authority.

The permit process cannot begin until all required information is received from the owner. Permitting timelines vary by jurisdiction and are **outside of our control**. Delays related to permitting, reviews, or approvals are not considered manufacturing or installation delays. Additional requirements arising during the permitting process, including but not limited to engineering revisions, soil testing, or jurisdictional comments, shall be treated as a **change in scope**.

GameTime requires a minimum deposit of 100% (\$69,995.98) upon placing an order.

Installation Terms: Installation, when included, is performed by an **independent, certified installer** and is based on **standard installation conditions**. Installation assumes suitable soil, normal excavation conditions, proper sub-base, and unrestricted site access. The following are **excluded unless expressly stated**: drainage design or correction; soil remediation or import/export; rock, roots, debris, or concealed conditions; dewatering; erosion control; sod replacement; landscaping; irrigation repair; and site restoration. If unsuitable soil, drainage issues, high water table, or concealed conditions are encountered, **additional costs may apply**. The owner is responsible for site readiness, utility marking, site access, and protection of the work area before, during, and after installation.

QUOTE

107133-01-05 • 09/09/2026



Billing Information

📄 (bill to): _____

🏠 (address): _____

👤 (contact): _____

📞 (phone): _____

✉️ (email): _____

Shipping Information

📦 (ship to): _____

🏠 (address): _____

👤 (contact): _____

📞 (phone): _____

✉️ (email): _____

Sales Tax Exemption Certificate Number # : _____ Please provide a verifiable certificate

Quote Validity : Pricing is firm for 60 days from the date of quotation unless otherwise stated.

Pricing Basis : Quotes are based on shipment of all items at one time to a single destination unless noted. Changes to scope, quantities, delivery conditions, or site requirements may result in price adjustments.

Exclusions : This quotation excludes off-loading and unloading of materials; lift-gate service; storage of materials prior to installation; site security; acceptance of deliveries; removal of existing equipment; site work; landscaping; drainage; utility relocation; fencing; signage; lighting; and any work not expressly described or included on this proposal.

Shipping Terms : All equipment ships F.O.B. factory unless stated. Title and risk of loss transfer in accordance with standard shipping terms.

Taxes : Sales, use, and similar taxes are not included unless expressly stated. Applicable taxes will be added at time of invoicing unless a valid tax-exempt certificate is provided prior to order entry.

Production & Shipment : Manufacturing, fabrication, and shipment will not begin until all required approvals and deposits are received.

Acceptance of quotation:

Accepted By (name): _____

P.O. No: _____

Signature: _____

Date: _____

Title: _____

Phone: _____

E-Mail: _____

Purchase Amount: **\$69,995.98**

QUOTE

107133-02-02 • 09/09/2026



Heritage Landing CDD ~ 2-5 Area

Customer:

Heritage Landing CDD
370 Heritage Landing Pkwy
Saint Augustine, FL 32092
United States

Ship to Zip: 32092

Prepared for:

Laurens Erasmus
lerasmus@vestapropertyservices.com

Prepared by:

GameTime
c/o Dominica Recreation Products, Inc.
P.O. Box 520700
Longwood, FL 32752-0700
800-432-0162 * 407-331-0101
Fax: 407-331-4720
www.playdrp.com

Quantity	Part #	Description	Unit Price	Amount
<i>Site access for construction equipment and staging area must be provided by owner. All private underground utilities MUST be clearly marked prior to installation. Current site plan/survey must be provided for permitting.</i>				
1	INSTALL	5-Star Plus - Removal of Existing Playground Equipment <i>Includes disposal</i>	\$2,975.00	\$2,975.00
850	Digout	GT-Impax - Digout/Sitework of area (per sq. ft.) <i>Does not include removal of spoils</i>	\$1.90	\$1,615.00
850	Spoils	GT-Impax - Removal/Disposal from Site the Spoils from Digout (per sq. ft.)	\$1.75	\$1,487.50
1	RDU	GameTime - PT24013 Starting Space ages 2-5 • (2) 12023 - 3 1/2" Uprt Ass'Y Alum 8' • (2) 12025 - 3 1/2" Uprt Ass'Y Alum 10' • (1) 12068 - 3 1/2" Uprt Ass'Y Alum 13' • (6) 12650 - 3 1/2" Uprt Ass'Y Alum 4' • (1) 18201 - 36" Tri Punched Deck P/T • (1) 18762 - Double Leaf Topper • (1) 19001 - Entry Way • (1) 19123 - Straight Zip Slide (4') • (1) 19362 - 3'-6"/4'-0" Zip Swerve Slide Left • (1) 19420 - Fun-L Crawl Tube (Link) • (1) 19476 - Pond Explorer Panel • (1) 19492 - 4' Odyssey Pod w/thunderring • (1) 19637 - Plank Climber 4' • (1) 18880 - Flower Spinner Panel Assembly • (1) 19919 - Modern Transfer w/Guardrail 3' Rise • (1) 38236 - Yellow Flower No Label • (1) 38235 - Blue Flower No Label • (1) 38234 - Red Flower No Label	\$48,055.00	\$48,055.00
1	GRANT	DRP Promo - GameTime Grant Promotion Funding Discount <i>Order must be placed prior to October 30th, 2026</i>	(\$18,741.45)	(\$18,741.45)
1	178749	GameTime - Owner's Kit	\$98.07	\$98.07

QUOTE

107133-02-02 • 09/09/2026



1	Sealed	5-Star Plus - Signed/Sealed FBC 2023 8th Edition Building Code Drawings	\$1,350.00	\$1,350.00
1	INSTALL	5-Star Plus - Five Star Plus Playground Installation Services <i>Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, and 3-Year Labor Warranty!</i>	\$16,360.00	\$16,360.00
1	Permits	5-Star Plus - Building Permits <i>Estimated Costs of Permits plus Time. If actual permit fees are significantly higher or lower, final invoice will be adjusted accordingly. If additional time spent acquiring permits, due to lack of information from owner, final invoice to be adjusted. Survey & Siteplan are to be provided by the owner for the permit application. Correct legal address will be required.</i>	\$1,500.00	\$1,500.00

Sub Total \$54,699.12

Freight \$3,252.09

Grand Total \$57,951.21

Prepared by: Gina Wilson | Vice-President / Senior Project Manager

📞 800-432-0162 ext. 101 ✉️ ginaw@gametime.com

All pricing in accordance with Omnia Partners / U.S. Communities Contract #2017001134.

All terms in the Omnia Partners / U.S. Communities Contract take precedence over terms shown below.

For more information on the Omnia Partners / U.S. Communities contract please visit [Omnia Partners Public Sector GameTime](#)

Signed/Sealed Drawings may be included when expressly stated on proposal.

Permits and permitting services may be included when expressly stated on the proposal. Unless specifically noted, permit fees, third-party reviews, inspections, bonds, and jurisdictional requirements are not included. The owner is responsible for providing **current and accurate site plans, surveys, and required property information** as needed by the permitting authority.

The permit process cannot begin until all required information is received from the owner. Permitting timelines vary by jurisdiction and are **outside of our control**. Delays related to permitting, reviews, or approvals are not considered manufacturing or installation delays. Additional requirements arising during the permitting process, including but not limited to engineering revisions, soil testing, or jurisdictional comments, shall be treated as a **change in scope**.

GameTime requires a **minimum deposit of 65% (\$37,668.29)** at time of order. An additional cash discount may be available when payment is made in full at the time of order.

Installation Terms: Installation, when included, is performed by an **independent, certified installer** and is based on **standard installation conditions**. Installation assumes suitable soil, normal excavation conditions, proper sub-base, and unrestricted site access. The following are **excluded unless expressly stated**: drainage design or correction; soil remediation or import/export; rock, roots, debris, or concealed conditions; dewatering; erosion control; sod replacement; landscaping; irrigation repair; and site restoration. If unsuitable soil, drainage issues, high water table, or concealed conditions are encountered, **additional costs may apply**. The owner is responsible for site readiness, utility marking, site access, and protection of the work area before, during, and after installation.

QUOTE

107133-02-02 • 09/09/2026



Billing Information

📄 (bill to): _____

🏠 (address): _____

👤 (contact): _____

📞 (phone): _____

✉️ (email): _____

Shipping Information

📦 (ship to): _____

🏠 (address): _____

👤 (contact): _____

📞 (phone): _____

✉️ (email): _____

Sales Tax Exemption Certificate Number # : _____ Please provide a verifiable certificate

Quote Validity : Pricing is firm for 60 days from the date of quotation unless otherwise stated.

Pricing Basis : Quotes are based on shipment of all items at one time to a single destination unless noted. Changes to scope, quantities, delivery conditions, or site requirements may result in price adjustments.

Exclusions : This quotation excludes off-loading and unloading of materials; lift-gate service; storage of materials prior to installation; site security; acceptance of deliveries; removal of existing equipment; site work; landscaping; drainage; utility relocation; fencing; signage; lighting; and any work not expressly described or included on this proposal.

Shipping Terms : All equipment ships F.O.B. factory unless stated. Title and risk of loss transfer in accordance with standard shipping terms.

Taxes : Sales, use, and similar taxes are not included unless expressly stated. Applicable taxes will be added at time of invoicing unless a valid tax-exempt certificate is provided prior to order entry.

Production & Shipment : Manufacturing, fabrication, and shipment will not begin until all required approvals and deposits are received.

Acceptance of quotation:

Accepted By (name): _____

P.O. No: _____

Signature: _____

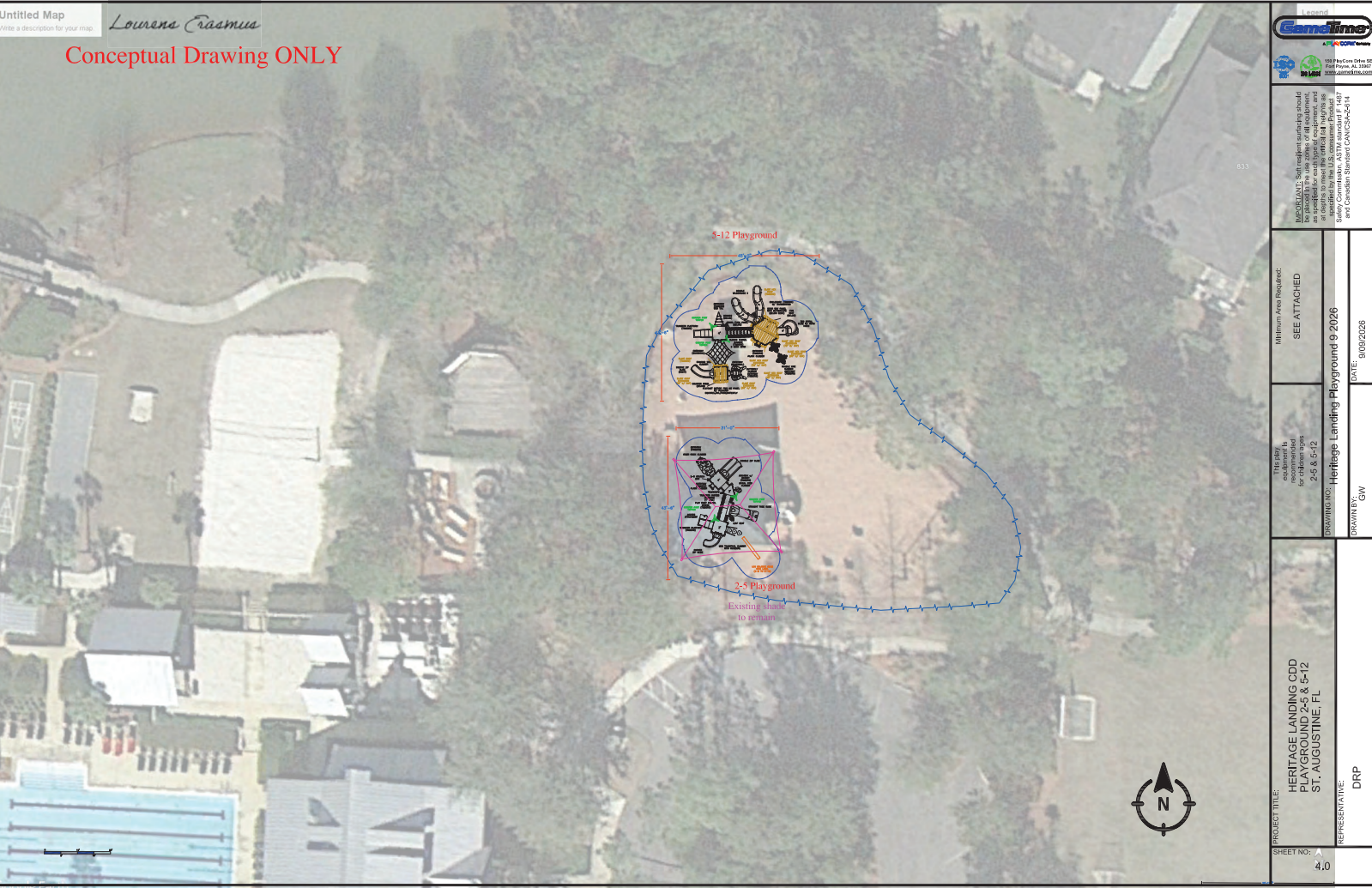
Date: _____

Title: _____

Phone: _____

E-Mail: _____

Purchase Amount: **\$57,951.21**





Heritage Landing CDD Playground ~ 5-12 Area St. Augustine, FL





Heritage Landing CDD Playground ~ 5-12 Area St. Augustine, FL





Heritage Landing CDD Playground ~ 5-12 Area St. Augustine, FL





Heritage Landing CDD Playground ~ 5-12 Area

St. Augustine, FL





Heritage Landing CDD Playground ~ 5-12 Area St. Augustine, FL





Uprights: Brown
Accent: Green
Decks: Brown
Netting: Black
HDPE: Green
Roto Plastic: Spring Green

9/9/26

© 2026 Heritage Landing CDD. All Rights Reserved. This is a conceptual rendering of the proposed playground equipment. Final design and construction may vary.



Heritage Landing CDD Playground ~ 5-12 Area

St. Augustine, FL

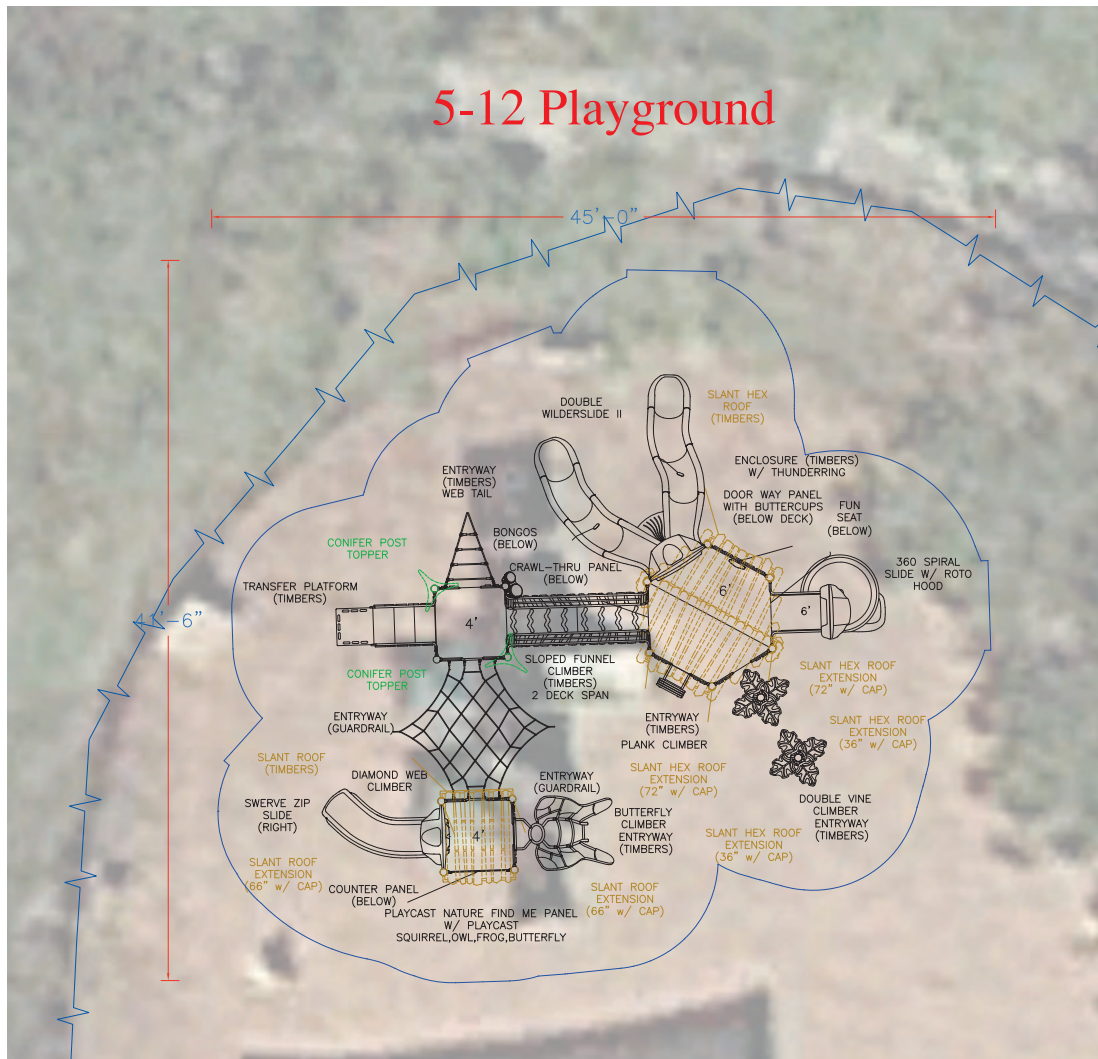




Heritage Landing CDD Playground ~ 5-12 Area St. Augustine, FL



5-12 Playground



QUOTE

107133-01-06 • 09/09/2026



Heritage Landing CDD ~ 5-12 Area

Customer:

Heritage Landing CDD
370 Heritage Landing Pkwy
Saint Augustine, FL 32092
United States

Ship to Zip: 32092

Prepared for:

Laurens Erasmus
lerasmus@vestapropertyservices.com

Prepared by:

GameTime
c/o Dominica Recreation Products, Inc.
P.O. Box 520700
Longwood, FL 32752-0700
800-432-0162 * 407-331-0101
Fax: 407-331-4720
www.playdrp.com

Quantity	Part #	Description	Unit Price	Amount
<i>Site access for construction equipment and staging area must be provided by owner. All private underground utilities MUST be clearly marked prior to installation. Current site plan/survey must be provided for permitting.</i>				
1	INSTALL	5-Star Plus - Removal of Existing Playground Equipment <i>Includes disposal</i>	\$6,000.00	\$6,000.00
1500	Digout	GT-Impax - Digout/Sitework of area (per sq. ft.) <i>Does not include removal of spoils</i>	\$1.90	\$2,850.00
1500	Spoils	GT-Impax - Removal/Disposal from Site the Spoils from Digout (per sq. ft.)	\$1.75	\$2,625.00
1	RDU	GameTime - Custom PowerScope System ages 5-12 • (2) 80000 – 49" Sq Punched Steel Deck • (2) 80198 – Conifer Post Topper • (1) 80942 – Crawl-Thru Panel • (1) 81666 – Fun Seat • (1) 81699 – Bongos • (1) 90002 – Diamond Web Link • (1) 90004 – Two Piece Hex Deck • (1) 90151 – 5'/6' Double Vine Climber • (1) 90160 – 3'/5' Web Tail • (2) 90268 – 10' Upright, Alum • (2) 90269 – 11' Upright, Alum • (6) 90271 – 13' Upright, Alum • (1) 90272 – 14' Upright, Alum • (3) 90273 – 15' Upright, Alum • (1) 90354 – Counter Panel • (1) 90654 – 3'-6"/4'-0" Zip Swerve Slide Right • (1) 90701 – Double Entrance Wilderslide li • (1) 90704 – Left Curve Section Wilderslide li • (3) 90705 – Right Curve Section Wilderslide li • (2) 90706 – Exit Section Wilderslide li • (2) 90709 – Support Wilderslide li • (1) 90750 – Butterfly Climber • (1) 90792 – Sloped Funnel Climber Timbers(Dbl) • (1) 90884 – 360 Spiral Slide 6' w/roto hood • (4) 91150 – Entryway - Timbers	\$120,574.00	\$120,574.00

QUOTE

107133-01-06 • 09/09/2026



- (1) 91179 – 4' 0" Transfer Platform - Timbers
- (1) 91183 – 6' 0" Plank Climber - Timbers
- (1) 91215 – Slant Roof - Timbers
- (2) 91218 – 72" Slant Hex Roof Extension - Timbers
- (1) 91219 – Slant Hex Roof - Timbers
- (2) 91221 – 66" Slant Roof Extension - Timbers
- (2) 91224 – 36" Slant Hex Roof Extension - Timbers
- (1) 91340 – Timbers Enclosure W/ Thunderring (Abov
- (1) 91607 – Door Way Panel with Buttercups
- (1) 91905 – Playcast Nature Critters Find Me

1	Replace	DRP Promo - DRP Replacement Playground Promotion Discount offer valid until November 1, 2026 See terms and conditions at www.playdrp.com/replace	(\$60,287.00)	(\$60,287.00)
1	Sealed	5-Star Plus - Signed/Sealed FBC 2023 8th Edition Building Code Drawings	\$1,350.00	\$1,350.00
1	INSTALL	5-Star Plus - Five Star Plus Playground Installation Services <i>Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, and 3-Year Labor Warranty!</i>	\$40,540.00	\$40,540.00
1	Permits	5-Star Plus - Building Permits <i>Estimated Costs of Permits plus Time. If actual permit fees are significantly higher or lower, final invoice will be adjusted accordingly. If additional time spent acquiring permits, due to lack of information from owner, final invoice to be adjusted. Survey & Siteplan are to be provided by the owner for the permit application. Correct legal address will be required.</i>	\$1,500.00	\$1,500.00
1	178749	GameTime - Owner's Kit	\$98.07	\$98.07

Sub Total	\$115,250.07
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Freight	\$7,900.70
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Grand Total	\$123,150.77
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Prepared by: **Gina Wilson** | Vice-President / Senior Project Manager

☎ 800-432-0162 ext. 101 ✉ ginaw@gametime.com

All pricing in accordance with Omnia Partners / U.S. Communities Contract #2017001134.

All terms in the Omnia Partners / U.S. Communities Contract take precedence over terms shown below.

For more information on the Omnia Partners / U.S. Communities contract please visit [Omnia Partners Public Sector GameTime](#)

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The permit process cannot begin until all required information is received from the owner. Permitting timelines vary by jurisdiction and are **outside of our control**. Delays related to permitting, reviews, or approvals are not considered manufacturing or installation delays. Additional requirements arising during the permitting process, including but not limited to engineering revisions, soil testing, or jurisdictional comments, shall be treated as a **change in scope**.



QUOTE

107133-01-06 • 09/09/2026



GameTime requires a minimum deposit of 100% (\$123,150.77) upon placing an order.

Installation Terms: Installation, when included, is performed by an **independent, certified installer** and is based on **standard installation conditions**. Installation assumes suitable soil, normal excavation conditions, proper sub-base, and unrestricted site access. The following are **excluded unless expressly stated**: drainage design or correction; soil remediation or import/export; rock, roots, debris, or concealed conditions; dewatering; erosion control; sod replacement; landscaping; irrigation repair; and site restoration. If unsuitable soil, drainage issues, high water table, or concealed conditions are encountered, **additional costs may apply**. The owner is responsible for site readiness, utility marking, site access, and protection of the work area before, during, and after installation.

Billing Information

📄 (bill to): _____

🏠 (address): _____

👤 (contact): _____

📞 (phone): _____

✉️ (email): _____

Shipping Information

📄 (ship to): _____

🏠 (address): _____

👤 (contact): _____

📞 (phone): _____

✉️ (email): _____

Sales Tax Exemption Certificate Number # : _____ Please provide a verifiable certificate

Quote Validity : Pricing is firm for 60 days from the date of quotation unless otherwise stated.

Pricing Basis : Quotes are based on shipment of all items at one time to a single destination unless noted. Changes to scope, quantities, delivery conditions, or site requirements may result in price adjustments.

Exclusions : This quotation excludes off-loading and unloading of materials; lift-gate service; storage of materials prior to installation; site security; acceptance of deliveries; removal of existing equipment; site work; landscaping; drainage; utility relocation; fencing; signage; lighting; and any work not expressly described or included on this proposal.

Shipping Terms : All equipment ships F.O.B. factory unless stated. Title and risk of loss transfer in accordance with standard shipping terms.

Taxes : Sales, use, and similar taxes are not included unless expressly stated. Applicable taxes will be added at time of invoicing unless a valid tax-exempt certificate is provided prior to order entry.

Production & Shipment : Manufacturing, fabrication, and shipment will not begin until all required approvals and deposits are received.

Acceptance of quotation:

Accepted By (name): _____

Signature: _____

Title: _____

E-Mail: _____

P.O. No: _____

Date: _____

Phone: _____

Purchase Amount: **\$123,150.77**



9/9/26

Uprights: Brown
 Accent: Green
 Decks: Brown
 Netting: Black
 HDPE: Green
 Roto Plastic: Spring Green
 Fabric: Evergreen
 Uprights: Beige

Heritage Landing CDD Playground ~ 2-5 Area

St. Augustine, FL





Heritage Landing CDD Playground ~ 2-5 Area St. Augustine, FL





Heritage Landing CDD Playground ~ 2-5 Area St. Augustine, FL





9/9/26

Uprights: Brown
 Accent: Green
 Decks: Brown
 Netting: Black
 HDPE: Green
 Roto Plastic: Spring Green
 Fabric: Evergreen
 Uprights: Beige



Heritage Landing CDD Playground ~ 2-5 Area

St. Augustine, FL





Heritage Landing CDD Playground ~ 2-5 Area St. Augustine, FL



Heritage Landing CDD Playground ~ 2-5 Area St. Augustine, FL



Uprights: Brown
 Accent: Green
 Decks: Brown
 Netting: Black
 HDPE: Green
 Roto Plastic: Spring Green
 Fabric: Evergreen
 Uprights: Beige

9/9/26
 Intellectual Property of GameTime, a PlayCore Company. The file shown in rendering is an interpretation and may not reflect exact site conditions.



Heritage Landing CDD Playground ~ 2-5 Area

St. Augustine, FL





QUOTE

107133-02-03 • 09/09/2026



Heritage Landing CDD ~ 2-5 Area

Customer:

Heritage Landing CDD
370 Heritage Landing Pkwy
Saint Augustine, FL 32092
United States

Ship to Zip: 32092

Prepared for:

Laurens Erasmus
lerasmus@vestapropertyservices.com

Prepared by:

GameTime
c/o Dominica Recreation Products, Inc.
P.O. Box 520700
Longwood, FL 32752-0700
800-432-0162 * 407-331-0101
Fax: 407-331-4720
www.playdrp.com

Quantity	Part #	Description	Unit Price	Amount
<i>Site access for construction equipment and staging area must be provided by owner. All private underground utilities MUST be clearly marked prior to installation. Current site plan/survey must be provided for permitting.</i>				
1	INSTALL	5-Star Plus - Removal of Existing Playground Equipment <i>Includes disposal</i>	\$2,975.00	\$2,975.00
850	Digout	GT-Impax - Digout/Sitework of area (per sq. ft.) <i>Does not include removal of spoils</i>	\$1.90	\$1,615.00
850	Spoils	GT-Impax - Removal/Disposal from Site the Spoils from Digout (per sq. ft.)	\$1.75	\$1,487.50
1	RDU	GameTime - Custom PowerScope System ages 2-5 • (2) 80000 – 49" Sq Punched Steel Deck • (1) 80001 – 49"Tri Punched Steel Deck • (2) 80198 – Conifer Post Topper • (1) 80656 – Access Attachment 3' & 5' • (1) 81684 – Telescope Upright Attachment • (1) 81696 – Crunch Bar (Ps 2-5) • (1) 81766 – Leaf Seat • (1) 90193 – 2-6"/3' Single Curved Zip Slide • (5) 90267 – 9' Upright, Alum • (6) 90268 – 10' Upright, Alum • (2) 90271 – 13' Upright, Alum • (1) 90289 – 3' Straight Tube Slide, 30" Dia • (1) 90369 – River Rock Climber • (1) 90508 – 4' Double Zip Slide, Std Dk • (1) 90667 – Spiral Step Climber (3'-0" & 3'-6") • (2) 91150 – Entryway - Timbers • (1) 91157 – Archway W/ Socket - Timbers • (1) 91178 – 3' 0" Transfer Platform - Timbers • (1) 91181 – 4' 0" Plank Climber - Timbers • (1) 91200 – 1' 0" Transfer System - Timbers • (1) 91213 – Play Port Funnel Bridge - Timbers • (1) 108964 – Mini Toad Stool Climber With Guiderail	\$57,341.00	\$57,341.00

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1	Replace	DRP Promo - DRP Replacement Playground Promotion Discount offer valid until November 1, 2026 <i>See terms and conditions at www.playdrp.com/replace</i>	(\$28,670.50)	(\$28,670.50)
1	38247L	GameTime - Log Balance Beam w/2-5 or 5-12	\$4,047.00	\$4,047.00
1	178749	GameTime - Owner's Kit	\$98.07	\$98.07
1	Sealed	5-Star Plus - Signed/Sealed FBC 2023 8th Edition Building Code Drawings	\$1,350.00	\$1,350.00
1	INSTALL	5-Star Plus - Five Star Plus Playground Installation Services <i>Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, and 3-Year Labor Warranty!</i>	\$20,985.00	\$20,985.00
1	Permits	5-Star Plus - Building Permits <i>Estimated Costs of Permits plus Time. If actual permit fees are significantly higher or lower, final invoice will be adjusted accordingly. If additional time spent acquiring permits, due to lack of information from owner, final invoice to be adjusted. Survey & Siteplan are to be provided by the owner for the permit application. Correct legal address will be required.</i>	\$1,500.00	\$1,500.00

Sub Total	\$62,728.07
Discount	(\$121.41)
Freight	\$5,193.20
Grand Total	\$67,799.86

Prepared by: **Gina Wilson** | Vice-President / Senior Project Manager

☎ 800-432-0162 ext. 101 ✉ ginaw@gametime.com

All pricing in accordance with Omnia Partners / U.S. Communities Contract #2017001134.

All terms in the Omnia Partners / U.S. Communities Contract take precedence over terms shown below.

For more information on the Omnia Partners / U.S. Communities contract please visit [Omnia Partners Public Sector GameTime](#)

Signed/Sealed Drawings may be included when expressly stated on proposal.

Permits and permitting services may be included when expressly stated on the proposal. Unless specifically noted, permit fees, third-party reviews, inspections, bonds, and jurisdictional requirements are not included. The owner is responsible for providing **current and accurate site plans, surveys, and required property information** as needed by the permitting authority.

The permit process cannot begin until all required information is received from the owner. Permitting timelines vary by jurisdiction and are **outside of our control**. Delays related to permitting, reviews, or approvals are not considered manufacturing or installation delays. Additional requirements arising during the permitting process, including but not limited to engineering revisions, soil testing, or jurisdictional comments, shall be treated as a **change in scope**.

GameTime requires a **minimum deposit of 65% (\$44,069.91)** at time of order. An additional cash discount may be available when payment is made in full at the time of order.

QUOTE

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Installation Terms: Installation, when included, is performed by an **independent, certified installer** and is based on **standard installation conditions**. Installation assumes suitable soil, normal excavation conditions, proper sub-base, and unrestricted site access. The following are **excluded unless expressly stated**: drainage design or correction; soil remediation or import/export; rock, roots, debris, or concealed conditions; dewatering; erosion control; sod replacement; landscaping; irrigation repair; and site restoration. If unsuitable soil, drainage issues, high water table, or concealed conditions are encountered, **additional costs may apply**. The owner is responsible for site readiness, utility marking, site access, and protection of the work area before, during, and after installation.

Billing Information

📧 (bill to): _____

🏠 (address): _____

👤 (contact): _____

📞 (phone): _____

✉️ (email): _____

Shipping Information

📧 (ship to): _____

🏠 (address): _____

👤 (contact): _____

📞 (phone): _____

✉️ (email): _____

Sales Tax Exemption Certificate Number # : _____ Please provide a verifiable certificate

Quote Validity : Pricing is firm for 60 days from the date of quotation unless otherwise stated.

Pricing Basis : Quotes are based on shipment of all items at one time to a single destination unless noted. Changes to scope, quantities, delivery conditions, or site requirements may result in price adjustments.

Exclusions : This quotation excludes off-loading and unloading of materials; lift-gate service; storage of materials prior to installation; site security; acceptance of deliveries; removal of existing equipment; site work; landscaping; drainage; utility relocation; fencing; signage; lighting; and any work not expressly described or included on this proposal.

Shipping Terms : All equipment ships F.O.B. factory unless stated. Title and risk of loss transfer in accordance with standard shipping terms.

Taxes : Sales, use, and similar taxes are not included unless expressly stated. Applicable taxes will be added at time of invoicing unless a valid tax-exempt certificate is provided prior to order entry.

Production & Shipment : Manufacturing, fabrication, and shipment will not begin until all required approvals and deposits are received.

Acceptance of quotation:

Accepted By (name): _____

P.O. No: _____

Signature: _____

Date: _____

Title: _____

Phone: _____

E-Mail: _____

Purchase Amount: **\$67,799.86**

Tab 4



FITNESS EQUIPMENT PROPOSAL

PREPARED EXCLUSIVELY FOR

Heritage Landing CDD
Lourens Erasmus
September 29, 2026

PREPARED BY

Matrix Fitness
Mark Smilek
1600 Landmark Dr
Cottage Grove, WI 53527
mark.smilek@matrixfitness.com



QUOTE

QUOTE

MATRIX

Date: 09/29/2026
Quote #: QUO-19793-W7C9X2
Expires On: 10/29/2026

Primary Sales Contact

Mark Smilek
P: (330) 209-4869
mark.smilek@matrixfitness.com

Alternate Sales Contact

Becky Cowell
P: (608) 839-1199
becky.cowell@johnsonfit.com

Bill To:

Heritage Landing CDD
Lourens Erasmus
370 Heritage Landing Parkway
St. Augustine, FL 32092
US
904.940.6095
lerasmus@vestapropertyservices.com

Ship To:

Heritage Landing CDD
370 Heritage Landing Parkway
St. Augustine, FL 32092
US

Comments:

Shipping Notes:

- Strength Frame Color:*N/A - Pad Color:*None - Cardio Frame Color: *Graphite

Qty	Model Number	Description (Sell sheet hyperlinks in Blue)	List Price	Net Unit Price	Ext. Price
1	R-ES-Touch-02	Matrix Endur. Touch Recumbent Graphite	\$13,425.00	\$8,726.25	\$8,726.25
1	FACILITY 360 TOUCH	Ecofit Facility 360 License Touch	\$35.00	\$0.00	\$0.00

List Price Total	\$13,460.00	Equipment Sales Price	\$8,726.25
Customer Savings	\$4,733.75	FRT/ASM/DEL	\$386.93
		Freight Discount	(\$386.93)
		Matrix Partnership Discount	(\$2,125.00)
		Preferred Vendor Discount	(\$1,450.00)

Customer Subtotal (before tax) **\$5,151.25**

Tax (Estimated, subject to change) **\$334.08**

Total Amount Due (USD) (including tax) **\$5,485.33**

Sign Below to accept this order and acknowledge receipt and acceptance of the JHTNA Terms and Conditions of the sale, and the JHTNA Electrical (treadmill only) & cabling (entertainment only) requirements and the JHTNA Strategic Partner Warranty

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - ALL DELIVERY, TRAINING OR CONSULTING SERVICES TO BE BILLED AT PUBLISHED RATES - FREIGHT QUOTES ARE SUBJECT TO CHANGE BASED ON INFORMATION CONTAINED IN THE SITE SURVEY - ADDITIONAL CHARGES MAY APPLY

Payments must be made payable to:
Johnson Health Tech North America Inc

USPS only
Johnson Health Tech NA Inc
PO Box 88931
Milwaukee, WI 53288-8931
Courier Services – UPS, FedEx, etc
Johnson Health Tech North America Inc -
010931
4900 W Brown Deer Rd
Milwaukee, WI 53223

Quote #:

QUO 19793 W7C9X2

Quote Amount:

\$5,485.33

Payment Terms:

CIA ACH or Wire

Signature: _____

Print Name: _____

Facility Name: _____

Date of Acceptance: _____

Deposit Amount: _____

NOTWITHSTANDING ANY DIFFERENT OR ADDITIONAL TERMS THAT MAY BE CONTAINED IN PURCHASER'S PURCHASE ORDER, IF ANY, THIS ACCEPTANCE OF PURCHASER'S ORDER IS EXPRESSLY CONDITIONED UPON PURCHASER'S ASSENT TO THE TERMS AND CONDITIONS SET FORTH HEREIN AND TO THE ATTACHED TERMS AND CONDITIONS (COLLECTIVELY, THE "AGREEMENT"). IN THE EVENT THAT ANY OF THE TERMS OR CONDITIONS SET FORTH IN THE AGREEMENT CONFLICT OR ARE INCONSISTENT WITH ANY OF THE TERMS OR CONDITIONS CONTAINED IN PURCHASER'S PURCHASE ORDER, THEN PURCHASER EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE TERMS AND CONDITIONS SET FORTH IN THE AGREEMENT SHALL SUPERSEDE AND CONTROL THIS TRANSACTION

Endurance Recumbent Cycle

R:ES-TOUCH



CONSOLE	
DISPLAY	41 cm / 16" class capacitive touchscreen LCD
WORKOUTS	Go, manual, Sprint 8†, Landmarks†, Virtual Active, target heart rate, interval training, fat burn, rolling hills, constant watts†, glute training†, goal training, fitness tests, custom †Some of these programs may not be available on this frame.
LANGUAGES	English, German, French, Italian, Spanish, Dutch, Portuguese, Chinese-S, Chinese-T, Japanese, Korean, Swedish, Finnish, Russian, Arabic, Turkish, Polish, Welsh, Basque, Vietnamese, Somali, Danish, Thai, Malay, Catalan
IFIT ON-DEMAND WORKOUTS	Optional
FAN	Yes
ANALOG TV	NTSC, PAL, SECAM
DIGITAL TV	ATSC 1.0, QAM-B, ISDB-T, ISDB-Tb, DVB-C/S/S2/T/T2
IPTV	Content: MPEG2/H262, AVC/H264 Protocols: UDP, RTSP, HTTP, HTTPS
PRO:IDIOM COMPATIBILITY	Optional; IPTV and coax
WIFI	Yes
BLUETOOTH	Yes; smartphones, headphones, heart rate
ANT+	Yes; heart rate
RFID WIRELESS LOGIN	Yes
CONNECTS TO APPLE WATCH	Yes
MADE FOR IPHONE®, IPAD®, IPOD®	Yes
USB PORT	Yes
CONNECTS TO SAMSUNG GALAXY WATCH	Yes

WIRELESS CHARGING (QI)	Yes
CSAFE READY	Yes
AUTO WAKE-UP	Yes
	Note: Products with Touch Console must be connected to a power source.
FRAME	
RESISTANCE SYSTEM	Brushless generator
MINIMUM WATTS	2 W powered or 13 W self-powered
MINIMUM RPM	10 RPM powered or 25 RPM self-powered
PEDAL SPACING	17.5 cm / 6.9"
SEAT MATERIAL	Custom one-piece, molded seat back and bottom
SEAT ADJUSTMENT	Single-hand lever
HANDLEBAR DESIGN	Seat side; front ergo bend
CRANK DESIGN	Three piece with forged arms and integrated puller
TOP-DOWN LEVELERS	Yes
CONTACT & TELEMETRIC HR	Yes
REAR-LIFT HANDLE	Yes
MAXIMUM USER WEIGHT	182 kg / 400 lbs.
ETHERNET CONNECTIVITY	Yes
ASSEMBLED DIMENSIONS	154.3 x 67.4 x 144.2 cm / 60.7" x 26.5" x 56.8"
POWER REQUIREMENTS	Self-powered or 100–240 V — 50/60 Hz AC
RESISTANCE RANGE	2–750 W
ASSEMBLED WEIGHT	91 kg / 200.6 lbs.
SHIPPING WEIGHT	112 kg / 246.9 lbs.
RESISTANCE LEVELS	30

TERMS AND CONDITIONS OF SALE

1. Acceptance and Governing Provisions. This writing constitutes an offer by Johnson Health Tech North America, Inc., a Wisconsin corporation doing business as Matrix Fitness ("Matrix"), to sell the products and/or services described herein (collectively, the "Goods") to the purchaser to which it is addressed (the "Purchaser"), subject to the terms and conditions set forth on the face and reverse sides hereof and as set forth in the attached Matrix Quote and the attached Power Requirements for Matrix Equipment (collectively, the "Agreement"). Acceptance of this Agreement is limited to said terms and conditions; and Matrix hereby objects to any additional and/or different terms which may be contained in any of Purchaser's purchase order, acknowledgment or other forms, or in any other correspondence from Purchaser. In the event that any of the terms or conditions set forth in the Agreement conflict or are inconsistent with any of the terms or conditions contained in Purchaser's purchase order, acknowledgment, other forms, or in any other correspondence from Purchaser, then Purchaser expressly acknowledges and agrees that the terms and conditions set forth in the Agreement shall supersede and control this transaction. This offer expires thirty (30) days from its date or upon Matrix's prior written notification thereof to Purchaser, unless Goods are subsequently shipped by Matrix and accepted by Purchaser. All contracts are subject to acceptance by Matrix only at Cottage Grove, WI, and sales, however ordered, are understood to be fully made and consummated at Cottage Grove, WI.

2. Payment. The purchase price, including any and all related costs, is due in full and must be received by Matrix before shipment of the Goods, unless Purchaser has been approved by Matrix for open credit. To apply for open credit, Purchaser must complete a Credit Application via that following link: <https://portal.creditappexpress.com/applications/1687363120378x959482546797412400> for review and approval. Matrix will determine credit based on the completed Credit Application, and may also rely on reference checking, Dun & Bradstreet and Credit Safe Reports and review of complete Financials of Purchaser. Except as otherwise provided for herein, Purchaser shall pay the invoices in full, without deduction or set-off for any reason, in accordance with the payment terms set forth herein and in the invoices. Any amounts not received by Matrix within thirty (30) days of Purchaser's receipt of Matrix's invoice shall be past due. Interest shall be payable at the rate of eighteen (18%) percent per year (but not more than the highest rate permitted by applicable law) on all amounts past due. Unless otherwise prohibited by law, if at all, Purchaser agrees to pay Matrix's actual attorney's fees and all costs incurred by Matrix in connection with enforcing Matrix's rights under this Agreement, including without limitation any non-payment of amounts owed and collections costs, whether or not litigation is commenced. If in Matrix's sole judgment a Purchaser's financial condition at any time does not justify selling to Purchaser on open credit, Matrix may require full payment in advance before proceeding with the order. If Purchaser defaults in any payment when due, then the entire purchase price shall become immediately due and payable in full or Matrix may at its option, without prejudice to other lawful remedies, defer delivery or cancel the order.

3. Taxes and Other Charges. Any manufacturer's tax, occupation tax, use tax, sales tax, excise tax, duty, custom, inspection or testing fee, or any other tax, fee or charge of any nature whatsoever imposed by any governmental authority on Matrix and/or Purchaser, or measured by the transaction between Matrix and Purchaser shall be invoiced by Matrix and paid by Purchaser in addition to the Product prices quoted or invoiced. In the event Matrix is required to pay any such tax, fee or charge, Purchaser shall immediately reimburse Matrix therefore upon demand by Matrix.

4. Delivery, Claims and Force Majeure. Purchaser has the right to choose a carrier for delivery of Goods to Purchaser's facility. If Purchaser chooses a carrier, Purchaser has the obligation to and shall schedule pickup with Matrix for pickup from one of Matrix's facilities, Purchaser shall be solely responsible for all payments, cost and expenses related to scheduling, logistics and delivery. If Purchaser chooses to have Matrix coordinate delivery of the Goods, Matrix will do so pursuant to the terms of the Agreement. Delivery of Goods to a carrier at Matrix's facility or other loading point designated by Purchaser or Matrix (as the case may be) shall constitute delivery of title to Purchaser; and regardless of shipping terms or freight payment, all risk of loss or damage in transit shall be borne by Purchaser. Matrix reserves the right to make delivery in installments; all such installments shall be separately invoiced and paid for by Purchaser when due per invoice, without regard to subsequent deliveries. Delay in delivery of any installment shall not relieve Purchaser of its obligations to accept remaining deliveries.

Claims for shortages or other errors in delivery must be made in writing to Matrix within five (5) business days after Purchaser's receipt of shipment of the Goods. Purchaser's failure to give such written notice to Matrix shall constitute the unqualified acceptance of the Goods by Purchaser, and Purchaser shall be deemed to have waived all

such claims for shortages or other errors relative to the delivered Goods. Matrix is not responsible for any loss or damage to Goods during transit or delivery. Claims for loss or damage to Goods in transit shall be made by Purchaser to the carrier and not to Matrix.

Purchaser's request for delivery reschedules shall be subject to Matrix's prior written approval and thirty (30) days prior written notice.

All delivery dates of Matrix are approximate. Further, Matrix shall not be liable for any damage, loss, liability or expense as a result of any delay or failure to deliver due to any cause that is not reasonably foreseeable and that is outside Matrix's reasonable control, including, without limitation, any act of God, act of the Purchaser, federal or state declarations, pandemics, embargo or other governmental act, regulation or request, fire, accident, strike, slowdown, war, riot, delay in transportation, unusually severe weather conditions, theft, or inability to obtain necessary labor, materials or manufacturing facilities. In the event of any such delay, the date of delivery shall be extended for a period equal to the time lost because of the delay.

5. Cancellation or Modification. Purchaser may cancel its order, reduce quantities, revise specifications or extend scheduled delivery only upon terms accepted by Matrix in writing. If cancellation or modification of an order is approved by Matrix in writing, Purchaser shall compensate Matrix for all damages resulting therefrom, including, but not limited to, restocking fees and costs, out-of-pocket expenses and loss of profit and allocable overhead. In no event shall Purchaser cancel or modify an order after delivery of the Goods. Minimum order quantities and quantity discounts shall be applied to approved reduced quantities and current pricing shall be applied to revised specifications and rescheduled deliveries.

6. Changes. Matrix may at any time make such changes in design and construction of products as shall constitute an improvement in the judgment and sole discretion of Matrix. Matrix may furnish suitable substitutes for materials unobtainable or rendered economically or otherwise impractical because of priorities or regulations established by governmental authority, non-availability or shortages of materials from suppliers or price changes.

7. Warranties. MATRIX warrants the Goods manufactured by MATRIX and supplied to Purchaser hereunder to be free from material defects in materials and workmanship, under normal use and service, for a time period in accordance with MATRIX's published warranty for the product then in effect at the time Purchaser's order is placed. If within the applicable warranty period any such product shall be proved to MATRIX's satisfaction to be nonconforming due to a material manufacturer's defect in materials or workmanship, such product shall be repaired or replaced at MATRIX's option and cost.

Subject to any other obligations MATRIX may have under this Agreement, such repair or replacement shall be MATRIX's sole obligation and Purchaser's exclusive remedy and shall be conditioned upon MATRIX's receiving written notice of any alleged defect within ten (10) days after its discovery and, at MATRIX's option, return of such product(s) to MATRIX, FOB MATRIX's designated location. Notwithstanding any other provision herein, MATRIX shall have no obligation to provide warranty service, repairs, replacements, or any other support under this Agreement if the Purchaser's account is past due. Warranty claims and service requests will only be processed if all outstanding invoices have been paid in full. MATRIX reserves the right to withhold service until payment is received.

THIS WARRANTY IS EXCLUSIVE AND IN LIEU OF ALL OTHER REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, STATUTORY OR OTHERWISE; AND MATRIX EXPRESSLY DISCLAIMS AND EXCLUDES ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Any description of the products, whether in writing or made orally by MATRIX or MATRIX's agents, specifications, samples, models, bulletins, drawings, diagrams, engineering sheets or similar materials used in connection with Purchaser's order are for the sole purpose of identifying the products and shall not be construed as an express warranty. Any suggestions by MATRIX or MATRIX's agents regarding use, application or suitability of the products shall not be construed as an express warranty.

8. Returns. Products may be returned to Matrix only when Matrix's written permission shall be obtained by Purchaser in advance and upon Matrix's issuance of an RMA number. Returned products must be fully insured by Purchaser up to the purchase price and securely packaged to reach Matrix without damage, and any cost incurred by Matrix to put products into marketable condition will be charged to Purchaser.

9. Assumption of Risk for Use. Purchaser and each user of the Goods sold by Matrix pursuant to this Agreement shall be solely responsible for the proper use of such Goods. Purchaser acknowledges and agrees that use of such

Goods may result in personal injury or death. The purchase of such Goods by Purchaser shall constitute Purchaser's acknowledgement and acceptance of any and all responsibility and liability that may result from use of the Goods. Purchaser's assumption of risk and liability shall not include liability that results solely from Matrix's gross negligence, willful misconduct or breach of this agreement, including any material defect in the manufacturing of the Goods by Matrix.

10. Limitation of Liability and Other Damages. Except as otherwise provided herein, Matrix's liability hereunder and with respect to the Goods sold shall be limited to the warranty referred to in section 7 hereof, and, with respect to other performance of this Agreement, unless otherwise set forth herein, shall in no event exceed the total of the amounts paid to Matrix by Purchaser.

MATRIX SHALL IN NO EVENT BE LIABLE TO PURCHASER FOR ANY INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL OR PUNITIVE DAMAGES OF ANY KIND, EVEN IF MATRIX HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, ARISING OUT OF OR RELATED IN ANY WAY TO THIS AGREEMENT OR THE PERFORMANCE OR BREACH OF THIS AGREEMENT, NOR SHALL MATRIX BE SUBJECT TO ANY OTHER OBLIGATIONS OR LIABILITIES, WHETHER ARISING OUT OF BREACH OF CONTRACT OR WARRANTY, NEGLIGENCE OR OTHER TORT OR ANY THEORY OF STRICT LIABILITY, WITH RESPECT TO PRODUCTS SOLD OR SERVICES RENDERED BY MATRIX, OR ANY UNDERTAKINGS, ACTS, OR OMISSIONS HEREUNDER OR RELATING THERETO.

Without limiting the generality of the foregoing, Matrix specifically disclaims any liability for property or personal injury damages, including without limitation, death or disability, penalties, special or punitive damages, damages for lost profits or revenues, loss of use of products or any associated equipment, cost of capital, cost of substitute products, facilities or services, downtime, shutdown or slowdown costs, or for any other types of economic loss, and for claims of Purchaser's customers or any third party for any such property or personal injury damages; provided, however, that if such property or personal injury damages are solely the result of Matrix's gross negligence, willful misconduct or breach of this Agreement, including a material defect in the manufacture of the Goods, then Matrix shall defend, hold harmless and indemnify Purchaser from and against such liability resulting from Matrix's gross negligence, willful misconduct or breach of this Agreement. However, Matrix's liability shall not extend to any damages, including property or personal injury damages, that are shown to result from, in whole or in part, any alteration of the Goods by Purchaser or any other unauthorized third party, improper placement of the Goods by Purchaser or any other unauthorized third party, improper maintenance of the Goods by Purchaser or any other unauthorized third party or improper use of the Goods.

11. Indemnification. Purchaser shall indemnify Matrix against any and all losses, liabilities, damages and expenses (including, without limitation, attorneys' fees and other costs of defending any action) which Matrix may incur as a result of any claim by Purchaser or others arising out of or in any way connected with the Goods sold hereunder, including without limitation Purchaser's or any other third party's use of the Goods, any alteration of the Goods, any improper placement of the Goods or any improper maintenance of the Goods.

12. Security Agreement. This Agreement shall constitute a Security Agreement between Purchaser, as Debtor, and Matrix, as Secured Party, pursuant to Article 9 of the Uniform Commercial Code ("UCC"). Purchaser hereby grants to Matrix a security interest, including without limitation, a first priority, purchase-money security interest, in and to all of the Goods manufactured, sold or provided by or on behalf of Matrix to Purchaser pursuant to this Agreement, including without limitation, all fitness equipment, exercise equipment, replacement parts, accessories, and supplies (collectively, the "Equipment"), wherever located and whenever acquired, and further including without limitation, all proceeds thereof, including without limitation, all insurance proceeds and other proceeds thereof (collectively, the "Proceeds"), as security for Purchaser's obligation to pay for the Equipment and Purchaser's other obligations under this Agreement. Purchaser further authorizes Matrix to file any UCC financing statements and amendments thereto or other instruments and to do all things deemed by Matrix in its sole discretion necessary to attach and perfect Matrix's security interest in the Equipment and the Proceeds thereof under this Agreement.

Upon the occurrence of an event of default by Purchaser, including without limitation, a payment default under this Agreement, then Matrix may, without notice or demand, exercise in any jurisdiction in which enforcement is sought, all of its rights and remedies under this Agreement, all rights and remedies of a secured party under the UCC, and all other rights and remedies available to Matrix under applicable law, with all such rights and remedies cumulative and enforceable alternatively, successively or concurrently, including without limitation: (a) declaring all amounts due Matrix by Purchaser to be immediately due and payable in full and the same shall thereon become immediately due and payable in full without demand, presentment, protest, or further notice of any kind, all of which are hereby

expressly waived by Purchaser; and (b) taking possession of the Equipment, and for that purpose, entering upon any premises on which the Equipment or any part thereof may be situated and removing the same therefrom without any liability for suit, action, or other proceeding, Purchaser hereby waiving any and all rights to prior notice and to judicial hearing with respect to repossession of collateral, and/or requiring Purchaser, at Purchaser's expense, to assemble and deliver the Equipment to Matrix or to such place or places as Matrix may designate.

13. Landlord's Liens. If Purchaser leases any real property upon which the Goods sold hereunder are to be located and applicable law provides for landlord's liens to secure rent obligations, then Purchaser shall notify, and obtain a written lien waiver from, each respective landlord for such locations and provide a copy of each written lien waiver to Matrix and confirm that the Goods sold hereunder are not subject to any such lien of such landlord(s).

14. Technical Information. Any sketches, models or samples submitted by Matrix shall remain the property of Matrix, and shall be treated as confidential information. No use or disclosure of such sketches, models and samples, or any design or production techniques revealed thereby, shall be made without the express prior written consent of Matrix.

15. Patents, Trademarks and Copyrights. Matrix will, at its own expense, defend any suits that may be instituted by anyone against Purchaser for alleged infringement of any United States patent, trademark or copyright relating to any products manufactured and furnished by Matrix hereunder, if such alleged infringement consists of the use of such Goods, or parts thereof, in Purchaser's business for any of the purposes for which the same were sold by Matrix, and provided Purchaser shall have made all payments then due hereunder and shall give Matrix immediate notice in writing (to the following email: legal@johnsonfit.com) of any such suit and transmit to Matrix immediately upon receipt all processes and papers served upon Purchaser and permit Matrix through its counsel, either in the name of Purchaser or in the name of Matrix, to defend the same and give all needed information, assistance and authority to enable Matrix to do so. If such Goods are in such suit held in and of themselves to infringe any valid United States patent, trademark or copyright, then: (a) Matrix will pay any final award of damages in such suit attributable to such infringement; and (b) if in such suit use of such Goods by Purchaser is permanently enjoined by reason of such infringement, Matrix shall, at its own expense and at its sole option, either (i) procure for Purchaser the right to continue using the Goods, (ii) modify the Goods to render them non-infringing, (iii) replace the Goods with non-infringing goods, or (iv) refund the purchase price and the transportation costs paid by Purchaser for the Goods.

Notwithstanding the foregoing, Matrix shall not be responsible for any compromise or settlement made without Matrix's written consent, or for infringements of combination or process patents covering the use of the Goods in combination with other goods or materials not furnished by Matrix. The foregoing states the entire liability of Matrix for infringement, and in no event shall Matrix be liable for consequential damages attributable to an infringement.

As to any Goods furnished by Matrix to Purchaser manufactured in accordance with drawings, designs or specifications proposed or furnished by Purchaser or any claim of contributory infringement resulting from the use or resale by Purchaser of Goods sold hereunder, Matrix shall not be liable, and Purchaser shall indemnify and defend Matrix against any damages, liability or expenses arising out of any claim made against Matrix for any and all patent, trademark or copyright infringements.

16. Spacing Behind Treadmills. Per industry safety standards (ASTM F2115 and EN 957-6), Matrix hereby notifies Purchaser of the need to locate treadmills ensuring that there is a two (2) meter long clear zone in the floor space behind each treadmill. The clear zone shall be at least the width of the treadmill and a minimum of 2 meters (6' 7") past the back end of the treadmill. There shall be no walls, no windows, no steps, and no other equipment placed within this clear zone. This clear zone is intended to ensure that if any user of a treadmill were ever to fall off the back of the treadmill, there will be an open and clear space behind the user so that injury may be minimized or avoided. Purchaser's failure to comply with this standard could result in injury to a treadmill user and potential liability to Purchaser. Although Matrix is hereby expressly giving Purchaser notice of this requirement, only the Purchaser can ensure that Purchaser complies with this requirement and it is Purchaser's sole responsibility to do so. By purchasing exercise equipment from Matrix, Purchaser accepts its responsibility to comply with this treadmill spacing requirement and all standards applicable to treadmill spacing and agrees to release Matrix and its affiliated companies, including Johnson Health Tech Co., Ltd, and all of their officers, shareholders, employees, insurers and representatives (collectively, "the Matrix Parties") from, and indemnify the Matrix Parties from and against, any and all suits, claims, actions, legal proceedings, demands, losses, damages, costs and expenses, including attorneys' fees, resulting from claims for bodily injury or property damage arising out of or in any way relating to inadequate

treadmill spacing, inadequate clear zones utilized behind treadmills or the failure by Purchaser to comply with industry safety standards concerning treadmill spacing.

17. Strength Training Anchoring Requirements. Purchaser acknowledges that Matrix has informed Purchaser of Matrix's requirement that the specific strength equipment, including Connexus strength units, Xult Series Rigs and other strength equipment where applicable (the "Anchored Strength Equipment") be anchored to the floor, the wall, or both the floor and the wall of Purchaser's facility in order to prevent any tipping, rocking or shifting of the Anchored Strength Equipment during the use or reasonably foreseeable misuse of the Anchored Strength Equipment. Anchoring to both floor and wall is required for Xult Series Rigs products. Purchaser also acknowledges that the Anchored Strength Equipment was designed for the use of straps, belts, chains, ropes and/or other devices for pulling or pushing on the Anchored Strength Equipment, and the use of those devices will compromise the stability of the Anchored Strength Equipment unless the Anchored Strength Equipment are properly anchored. Therefore, Purchaser acknowledges the need to anchor the Anchored Strength Equipment as described in the owner's manual for the Anchored Strength Equipment.

As a condition to Order fulfillment, Purchaser shall hire, at Purchaser's sole cost, a licensed contractor knowledgeable of Purchaser's facility and site conditions to anchor the Anchored Strength Equipment as described in the Anchored Strength Equipment owner's manual prior to use of the Anchored Strength Equipment.

Purchaser agrees to indemnify, defend and hold harmless Matrix and its officers, directors, shareholders, employees, representatives and insurers from any claims damages or losses of any type including claims for personal injury or death and property damage, arising out of or relating in any way to the following: (a) the work performed by the licensed contractor hired by Purchaser; (b) the failure to anchor the Anchored Strength Equipment or the insufficient or improper anchoring of the Anchored Strength Equipment; and (c) Purchaser's failure to comply with these Terms.

18. Purchaser's Property. Any property of the Purchaser placed in Matrix's custody for performance of this Agreement is not covered by insurance, and no risk is assumed by Matrix in the event of loss or damage to such property by fire, water, burglary, theft, civil disorder or any accident beyond the reasonable control of Matrix.

19. Governing Law and Choice of Forum. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Wisconsin, without application of principles of conflicts of laws. With respect to any dispute, controversy or claim arising out of or relating to this Agreement, Matrix and Purchaser agree and consent to personal jurisdiction in Wisconsin and agree that the Circuit Court of Dane County, Wisconsin and the United States District Court for the Western District of Wisconsin shall be the exclusive forums for the resolution of any such disputes, controversies or claims. Purchaser shall not assign this Agreement without Matrix's express prior written consent. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective personal representatives, successors and permitted assigns.

20. Remedies Cumulative. Any of Matrix's remedies referred to herein shall be cumulative and in addition to such other rights and remedies as may be available under law or equity.

21. Confidentiality. Purchaser will keep all of the terms and conditions of this Agreement confidential and Purchaser will neither disclose the existence of this Agreement nor the terms of this Agreement to any third party except to those employees of Purchaser who need to know such terms for the purpose of effecting the transaction.

22. Entire Agreement. This Agreement, including Matrix's Quote and Power Requirement for Matrix Equipment which are incorporated herein by reference, constitutes the entire, full and complete agreement between Matrix and Purchaser with respect to the subject matter hereof. This Agreement may not be modified except by a writing evidencing such modification which is signed by both Matrix and Purchaser. The provisions of this Agreement shall be deemed severable and the invalidity or unenforceability of any one or more of the provisions hereof shall not affect the validity and enforceability of the remaining provisions.

DELIVERY SITE SURVEY

MATRIX

CONTACT INFORMATION

FACILITY NAME		ON-SITE CONTACT	
ADDRESS			
FACILITY PHONE		CELL PHONE	
EMAIL		OTHER	

INSTALLATION SITE INFORMATION

Please answer the following questions with accurate information to ensure proper delivery and installation of Matrix Fitness equipment. Inaccurate information may result in delays and additional charges.

Is this a business or residential site?	☐ BUSINESS	☐ RESIDENTIAL
Is this new construction or existing facility?	☐ NEW	☐ EXISTING
What are the hours the site will be open for delivery?	AM to PM	
Can your street accommodate and park a semitrailer (Length of up 75', Height 13'6")?	☐ YES	☐ NO
How close can semitrailer get to the delivery entrance?	FEET	
Is there a loading dock?	☐ YES	☐ NO
Is it ground delivery?	☐ YES	☐ NO
If so, how many stairs to the equipment room?	STAIRS	
What is the width of the smallest stairway?	INCHES	
Is there a freight elevator available for delivery purposes?	☐ YES	☐ NO
If yes, what are the dimensions?	L W H (INCHES)	
What is the size of the entry door(s) in inches?	W H (INCHES)	
If double doors, can the center post be removed?	☐ YES	☐ NO
What size are the doors to the equipment room(s)?	W H (INCHES)	
What is the distance from the entry doors to the equipment room?	FEET	
What type of facility flooring will the equipment be placed on?		
Are there dedicated (non-looped ground) electrical outlets installed?	☐ YES	☐ NO
Are there cable jacks installed (only necessary for cardio pieces with TV's)?	☐ YES	☐ NO

Is there anything unusual about your facility or location that could impede this installation?

**By signing below, you are stating that the above information is correct.
You will be responsible for any additional charges that result from inaccurate or incomplete information.**

AUTHORIZED SIGNATURE		DATE	
PRINT NAME		TITLE	

SITE READINESS & SHIPPING ACKNOWLEDGMENT

SLS-01-100 | Rev 1.2

Thank you for working with Matrix Fitness on your upcoming equipment installation. Our teams are preparing your order and need to confirm your location is ready. Please enter the location ready date below once you confirm the following requirements are met.

Items that are required include, but are not limited to:

- Power to each required piece
- All construction including finish-work, painting, mirrors and flooring is complete
- All roadways, pathways and hallways are finished and free and clear of construction debris
- TV/Entertainment cabling to each required piece
- Internet services as needed for connected equipment
- Flooring

All cabling necessary to run from the wall and/or floor outlet to the Matrix product must be provided by the facility. The cabling and subsequent TV/entertainment service must be installed prior to installation of the equipment. If cabling and/or subsequent service is not installed prior to installation, a Matrix-Certified technician can perform necessary services after installation at the standard rate. For more specific information regarding power and cabling, please refer to the Power and Technology Requirements Form that can be obtained from your sales representative.

Execution of this form is confirmation and acceptance that the site where the equipment will be placed is ready to accept delivery and installation. Delays caused by incomplete site readiness after shipment of product from our facility will be assessed the following charges:

- Restocking fee – up to 25% of the net sale price
- Return freight- \$250.00 per unit minimum
- Return visit fee – as quoted by Matrix

Contact your Matrix representative with any questions.

Facility Name: _____

Location Ready Date _____

Quote / PO Number _____

Name / Title (Printed) _____

Signature _____

Today's Date _____



THANK YOU

MATRIX

MATRIX FITNESS
1600 LANDMARK DRIVE
COTTAGE GROVE, WI 53527
MATRIXFITNESS.COM

CONFIDENTIAL



FITNESS EQUIPMENT PROPOSAL

PREPARED EXCLUSIVELY FOR

Heritage Landing CDD
Lourens Erasmus
September 29, 2026

PREPARED BY

Matrix Fitness
Mark Smilek
1600 Landmark Dr
Cottage Grove, WI 53527
mark.smilek@matrixfitness.com



QUOTE

QUOTE

MATRIX

Date: 09/29/2026
 Quote #: QUO-19797-V7K3X6
 Expires On: 10/29/2026

Primary Sales Contact
 Mark Smilek
 P: (330) 209-4869
 mark.smilek@matrixfitness.com

Alternate Sales Contact
 Becky Cowell
 P: (608) 839-1199
 becky.cowell@johnsonfit.com

Bill To:
 Heritage Landing CDD
 Lourens Erasmus
 370 Heritage Landing Parkway
 St. Augustine, FL 32092
 US
 904.940.6095
 lerasmus@vestapropertyservices.com

Ship To:
 Heritage Landing CDD
 370 Heritage Landing Parkway
 St. Augustine, FL 32092
 US

Comments:

Shipping Notes:

- Strength Frame Color:*N/A - Pad Color:*None - Cardio Frame Color: *Graphite

Qty	Model Number	Description (Sell sheet hyperlinks in Blue)	List Price	Net Unit Price	Ext. Price
1	R-ES-PLED	Matrix Endur Prem LED Recumbent Graphite	\$7,175.00	\$5,022.50	\$5,022.50

List Price Total	\$7,175.00	Equipment Sales Price	\$5,022.50
Customer Savings	\$2,152.50	FRT/ASM/DEL	\$375.00

Freight Discount	(\$375.00)
Matrix Partnership Discount	(\$1,065.00)
Preferred Vendor Discount	(\$750.00)

Customer Subtotal (before tax) **\$3,207.50**

Tax (Estimated, subject to change) **\$208.49**

Total Amount Due (USD) (including tax) **\$3,415.99**

Sign Below to accept this order and acknowledge receipt and acceptance of the JHTNA Terms and Conditions of the sale, and the JHTNA Electrical (treadmill only) & cabling (entertainment only) requirements and the JHTNA Strategic Partner Warranty

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - ALL DELIVERY, TRAINING OR CONSULTING SERVICES TO BE BILLED AT PUBLISHED RATES - FREIGHT QUOTES ARE SUBJECT TO CHANGE BASED ON INFORMATION CONTAINED IN THE SITE SURVEY - ADDITIONAL CHARGES MAY APPLY

Payments must be made payable to:
Johnson Health Tech North America Inc

USPS only
Johnson Health Tech NA Inc
PO Box 88931
Milwaukee, WI 53288-8931
Courier Services – UPS, FedEx, etc
Johnson Health Tech North America Inc -
010931
4900 W Brown Deer Rd
Milwaukee, WI 53223

Quote #:

QUO 19797 V7K3X6

Quote Amount:

\$3,415.99

Payment Terms:

CIA ACH or Wire

Signature: _____
Print Name: _____
Facility Name: _____
Date of Acceptance: _____
Deposit Amount: _____

NOTWITHSTANDING ANY DIFFERENT OR ADDITIONAL TERMS THAT MAY BE CONTAINED IN PURCHASER'S PURCHASE ORDER, IF ANY, THIS ACCEPTANCE OF PURCHASER'S ORDER IS EXPRESSLY CONDITIONED UPON PURCHASER'S ASSENT TO THE TERMS AND CONDITIONS SET FORTH HEREIN AND TO THE ATTACHED TERMS AND CONDITIONS (COLLECTIVELY, THE "AGREEMENT"). IN THE EVENT THAT ANY OF THE TERMS OR CONDITIONS SET FORTH IN THE AGREEMENT CONFLICT OR ARE INCONSISTENT WITH ANY OF THE TERMS OR CONDITIONS CONTAINED IN PURCHASER'S PURCHASE ORDER, THEN PURCHASER EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE TERMS AND CONDITIONS SET FORTH IN THE AGREEMENT SHALL SUPERSEDE AND CONTROL THIS TRANSACTION



Endurance Recumbent Cycle

PREMIUM LED CONSOLE

R-ES-PLED

Our Endurance Recumbent Cycle distributes weight and offers excellent support for a low-impact cardio workout. Custom-molded, adjustable touchpoints and an ergonomically sculpted seat and back pad enhance comfort for users of all sizes and ability levels, while smart design features streamline service for technicians and simplify placement for facilities.



Give members the intuitive navigation of an LED with a more engaging look. An 8,000-pixel display fills the screen with color and sharp graphics, providing clear, easy-to-read feedback in large numbers and letters.

CONSOLE	
DISPLAY	8,000-pixel multi-color LED
WORKOUTS	Go, manual, Sprint 8†, Landmarks†, target heart rate, interval training, fat burn, rolling hills, constant watts†, glute training†, 5k/10k, fitness tests †Some of these programs may not be available on this frame.
LANGUAGES	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish
IFIT ON-DEMAND WORKOUTS	No
FAN	Yes
ANALOG TV	Optional; attachable add-on TV
DIGITAL TV	Optional; attachable add-on TV
IPTV	No
PRO:IDIOM COMPATIBILITY	Optional; attachable add-on Pro:Idiom TV (≠ IPTV)
WIFI	Yes
BLUETOOTH	Yes; heart rate
ANT+	No
RFID WIRELESS LOGIN	Optional
CONNECTS TO APPLE WATCH	Optional
MADE FOR IPHONE®, IPAD®, IPOD®	No
USB PORT	Yes; device charging, software updates
CONNECTS TO SAMSUNG GALAXY WATCH	No
WIRELESS CHARGING (QI)	No

CSAFE READY	Yes
AUTO WAKE-UP	No
FRAME	
RESISTANCE SYSTEM	Brushless generator
MINIMUM WATTS	2 W powered or 13 W self-powered
MINIMUM RPM	10 RPM powered or 25 RPM self-powered
PEDAL SPACING	17.5 cm / 6.9"
SEAT MATERIAL	Custom one-piece, molded seat back and bottom
SEAT ADJUSTMENT	Single-hand lever
HANDLEBAR DESIGN	Seat side; front ergo bend
CRANK DESIGN	Three piece with forged arms and integrated puller
TOP-DOWN LEVELERS	Yes
CONTACT & TELEMETRIC HR	Yes
REAR-LIFT HANDLE	Yes
MAXIMUM USER WEIGHT	182 kg / 400 lbs.
ETHERNET CONNECTIVITY	Yes
ASSEMBLED DIMENSIONS	154.3 x 67.4 x 144.2 cm / 60.7" x 26.5" x 56.8"
POWER REQUIREMENTS	Self-powered or 100–240 V — 50/60 Hz AC
RESISTANCE RANGE	2–750 W
ASSEMBLED WEIGHT	91 kg / 200.6 lbs.
SHIPPING WEIGHT	112 kg / 246.9 lbs.
RESISTANCE LEVELS	30

TERMS AND CONDITIONS OF SALE

1. Acceptance and Governing Provisions. This writing constitutes an offer by Johnson Health Tech North America, Inc., a Wisconsin corporation doing business as Matrix Fitness ("Matrix"), to sell the products and/or services described herein (collectively, the "Goods") to the purchaser to which it is addressed (the "Purchaser"), subject to the terms and conditions set forth on the face and reverse sides hereof and as set forth in the attached Matrix Quote and the attached Power Requirements for Matrix Equipment (collectively, the "Agreement"). Acceptance of this Agreement is limited to said terms and conditions; and Matrix hereby objects to any additional and/or different terms which may be contained in any of Purchaser's purchase order, acknowledgment or other forms, or in any other correspondence from Purchaser. In the event that any of the terms or conditions set forth in the Agreement conflict or are inconsistent with any of the terms or conditions contained in Purchaser's purchase order, acknowledgment, other forms, or in any other correspondence from Purchaser, then Purchaser expressly acknowledges and agrees that the terms and conditions set forth in the Agreement shall supersede and control this transaction. This offer expires thirty (30) days from its date or upon Matrix's prior written notification thereof to Purchaser, unless Goods are subsequently shipped by Matrix and accepted by Purchaser. All contracts are subject to acceptance by Matrix only at Cottage Grove, WI, and sales, however ordered, are understood to be fully made and consummated at Cottage Grove, WI.

2. Payment. The purchase price, including any and all related costs, is due in full and must be received by Matrix before shipment of the Goods, unless Purchaser has been approved by Matrix for open credit. To apply for open credit, Purchaser must complete a Credit Application via that following link: <https://portal.creditappexpress.com/applications/1687363120378x959482546797412400> for review and approval. Matrix will determine credit based on the completed Credit Application, and may also rely on reference checking, Dun & Bradstreet and Credit Safe Reports and review of complete Financials of Purchaser. Except as otherwise provided for herein, Purchaser shall pay the invoices in full, without deduction or set-off for any reason, in accordance with the payment terms set forth herein and in the invoices. Any amounts not received by Matrix within thirty (30) days of Purchaser's receipt of Matrix's invoice shall be past due. Interest shall be payable at the rate of eighteen (18%) percent per year (but not more than the highest rate permitted by applicable law) on all amounts past due. Unless otherwise prohibited by law, if at all, Purchaser agrees to pay Matrix's actual attorney's fees and all costs incurred by Matrix in connection with enforcing Matrix's rights under this Agreement, including without limitation any non-payment of amounts owed and collections costs, whether or not litigation is commenced. If in Matrix's sole judgment a Purchaser's financial condition at any time does not justify selling to Purchaser on open credit, Matrix may require full payment in advance before proceeding with the order. If Purchaser defaults in any payment when due, then the entire purchase price shall become immediately due and payable in full or Matrix may at its option, without prejudice to other lawful remedies, defer delivery or cancel the order.

3. Taxes and Other Charges. Any manufacturer's tax, occupation tax, use tax, sales tax, excise tax, duty, custom, inspection or testing fee, or any other tax, fee or charge of any nature whatsoever imposed by any governmental authority on Matrix and/or Purchaser, or measured by the transaction between Matrix and Purchaser shall be invoiced by Matrix and paid by Purchaser in addition to the Product prices quoted or invoiced. In the event Matrix is required to pay any such tax, fee or charge, Purchaser shall immediately reimburse Matrix therefore upon demand by Matrix.

4. Delivery, Claims and Force Majeure. Purchaser has the right to choose a carrier for delivery of Goods to Purchaser's facility. If Purchaser chooses a carrier, Purchaser has the obligation to and shall schedule pickup with Matrix for pickup from one of Matrix's facilities, Purchaser shall be solely responsible for all payments, cost and expenses related to scheduling, logistics and delivery. If Purchaser chooses to have Matrix coordinate delivery of the Goods, Matrix will do so pursuant to the terms of the Agreement. Delivery of Goods to a carrier at Matrix's facility or other loading point designated by Purchaser or Matrix (as the case may be) shall constitute delivery of title to Purchaser; and regardless of shipping terms or freight payment, all risk of loss or damage in transit shall be borne by Purchaser. Matrix reserves the right to make delivery in installments; all such installments shall be separately invoiced and paid for by Purchaser when due per invoice, without regard to subsequent deliveries. Delay in delivery of any installment shall not relieve Purchaser of its obligations to accept remaining deliveries.

Claims for shortages or other errors in delivery must be made in writing to Matrix within five (5) business days after Purchaser's receipt of shipment of the Goods. Purchaser's failure to give such written notice to Matrix shall constitute the unqualified acceptance of the Goods by Purchaser, and Purchaser shall be deemed to have waived all

such claims for shortages or other errors relative to the delivered Goods. Matrix is not responsible for any loss or damage to Goods during transit or delivery. Claims for loss or damage to Goods in transit shall be made by Purchaser to the carrier and not to Matrix.

Purchaser's request for delivery reschedules shall be subject to Matrix's prior written approval and thirty (30) days prior written notice.

All delivery dates of Matrix are approximate. Further, Matrix shall not be liable for any damage, loss, liability or expense as a result of any delay or failure to deliver due to any cause that is not reasonably foreseeable and that is outside Matrix's reasonable control, including, without limitation, any act of God, act of the Purchaser, federal or state declarations, pandemics, embargo or other governmental act, regulation or request, fire, accident, strike, slowdown, war, riot, delay in transportation, unusually severe weather conditions, theft, or inability to obtain necessary labor, materials or manufacturing facilities. In the event of any such delay, the date of delivery shall be extended for a period equal to the time lost because of the delay.

5. Cancellation or Modification. Purchaser may cancel its order, reduce quantities, revise specifications or extend scheduled delivery only upon terms accepted by Matrix in writing. If cancellation or modification of an order is approved by Matrix in writing, Purchaser shall compensate Matrix for all damages resulting therefrom, including, but not limited to, restocking fees and costs, out-of-pocket expenses and loss of profit and allocable overhead. In no event shall Purchaser cancel or modify an order after delivery of the Goods. Minimum order quantities and quantity discounts shall be applied to approved reduced quantities and current pricing shall be applied to revised specifications and rescheduled deliveries.

6. Changes. Matrix may at any time make such changes in design and construction of products as shall constitute an improvement in the judgment and sole discretion of Matrix. Matrix may furnish suitable substitutes for materials unobtainable or rendered economically or otherwise impractical because of priorities or regulations established by governmental authority, non-availability or shortages of materials from suppliers or price changes.

7. Warranties. MATRIX warrants the Goods manufactured by MATRIX and supplied to Purchaser hereunder to be free from material defects in materials and workmanship, under normal use and service, for a time period in accordance with MATRIX's published warranty for the product then in effect at the time Purchaser's order is placed. If within the applicable warranty period any such product shall be proved to MATRIX's satisfaction to be nonconforming due to a material manufacturer's defect in materials or workmanship, such product shall be repaired or replaced at MATRIX's option and cost.

Subject to any other obligations MATRIX may have under this Agreement, such repair or replacement shall be MATRIX's sole obligation and Purchaser's exclusive remedy and shall be conditioned upon MATRIX's receiving written notice of any alleged defect within ten (10) days after its discovery and, at MATRIX's option, return of such product(s) to MATRIX, FOB MATRIX's designated location. Notwithstanding any other provision herein, MATRIX shall have no obligation to provide warranty service, repairs, replacements, or any other support under this Agreement if the Purchaser's account is past due. Warranty claims and service requests will only be processed if all outstanding invoices have been paid in full. MATRIX reserves the right to withhold service until payment is received.

THIS WARRANTY IS EXCLUSIVE AND IN LIEU OF ALL OTHER REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, STATUTORY OR OTHERWISE; AND MATRIX EXPRESSLY DISCLAIMS AND EXCLUDES ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Any description of the products, whether in writing or made orally by MATRIX or MATRIX's agents, specifications, samples, models, bulletins, drawings, diagrams, engineering sheets or similar materials used in connection with Purchaser's order are for the sole purpose of identifying the products and shall not be construed as an express warranty. Any suggestions by MATRIX or MATRIX's agents regarding use, application or suitability of the products shall not be construed as an express warranty.

8. Returns. Products may be returned to Matrix only when Matrix's written permission shall be obtained by Purchaser in advance and upon Matrix's issuance of an RMA number. Returned products must be fully insured by Purchaser up to the purchase price and securely packaged to reach Matrix without damage, and any cost incurred by Matrix to put products into marketable condition will be charged to Purchaser.

9. Assumption of Risk for Use. Purchaser and each user of the Goods sold by Matrix pursuant to this Agreement shall be solely responsible for the proper use of such Goods. Purchaser acknowledges and agrees that use of such

Goods may result in personal injury or death. The purchase of such Goods by Purchaser shall constitute Purchaser's acknowledgement and acceptance of any and all responsibility and liability that may result from use of the Goods. Purchaser's assumption of risk and liability shall not include liability that results solely from Matrix's gross negligence, willful misconduct or breach of this agreement, including any material defect in the manufacturing of the Goods by Matrix.

10. Limitation of Liability and Other Damages. Except as otherwise provided herein, Matrix's liability hereunder and with respect to the Goods sold shall be limited to the warranty referred to in section 7 hereof, and, with respect to other performance of this Agreement, unless otherwise set forth herein, shall in no event exceed the total of the amounts paid to Matrix by Purchaser.

MATRIX SHALL IN NO EVENT BE LIABLE TO PURCHASER FOR ANY INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL OR PUNITIVE DAMAGES OF ANY KIND, EVEN IF MATRIX HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, ARISING OUT OF OR RELATED IN ANY WAY TO THIS AGREEMENT OR THE PERFORMANCE OR BREACH OF THIS AGREEMENT, NOR SHALL MATRIX BE SUBJECT TO ANY OTHER OBLIGATIONS OR LIABILITIES, WHETHER ARISING OUT OF BREACH OF CONTRACT OR WARRANTY, NEGLIGENCE OR OTHER TORT OR ANY THEORY OF STRICT LIABILITY, WITH RESPECT TO PRODUCTS SOLD OR SERVICES RENDERED BY MATRIX, OR ANY UNDERTAKINGS, ACTS, OR OMISSIONS HEREUNDER OR RELATING THERETO.

Without limiting the generality of the foregoing, Matrix specifically disclaims any liability for property or personal injury damages, including without limitation, death or disability, penalties, special or punitive damages, damages for lost profits or revenues, loss of use of products or any associated equipment, cost of capital, cost of substitute products, facilities or services, downtime, shutdown or slowdown costs, or for any other types of economic loss, and for claims of Purchaser's customers or any third party for any such property or personal injury damages; provided, however, that if such property or personal injury damages are solely the result of Matrix's gross negligence, willful misconduct or breach of this Agreement, including a material defect in the manufacture of the Goods, then Matrix shall defend, hold harmless and indemnify Purchaser from and against such liability resulting from Matrix's gross negligence, willful misconduct or breach of this Agreement. However, Matrix's liability shall not extend to any damages, including property or personal injury damages, that are shown to result from, in whole or in part, any alteration of the Goods by Purchaser or any other unauthorized third party, improper placement of the Goods by Purchaser or any other unauthorized third party, improper maintenance of the Goods by Purchaser or any other unauthorized third party or improper use of the Goods.

11. Indemnification. Purchaser shall indemnify Matrix against any and all losses, liabilities, damages and expenses (including, without limitation, attorneys' fees and other costs of defending any action) which Matrix may incur as a result of any claim by Purchaser or others arising out of or in any way connected with the Goods sold hereunder, including without limitation Purchaser's or any other third party's use of the Goods, any alteration of the Goods, any improper placement of the Goods or any improper maintenance of the Goods.

12. Security Agreement. This Agreement shall constitute a Security Agreement between Purchaser, as Debtor, and Matrix, as Secured Party, pursuant to Article 9 of the Uniform Commercial Code ("UCC"). Purchaser hereby grants to Matrix a security interest, including without limitation, a first priority, purchase-money security interest, in and to all of the Goods manufactured, sold or provided by or on behalf of Matrix to Purchaser pursuant to this Agreement, including without limitation, all fitness equipment, exercise equipment, replacement parts, accessories, and supplies (collectively, the "Equipment"), wherever located and whenever acquired, and further including without limitation, all proceeds thereof, including without limitation, all insurance proceeds and other proceeds thereof (collectively, the "Proceeds"), as security for Purchaser's obligation to pay for the Equipment and Purchaser's other obligations under this Agreement. Purchaser further authorizes Matrix to file any UCC financing statements and amendments thereto or other instruments and to do all things deemed by Matrix in its sole discretion necessary to attach and perfect Matrix's security interest in the Equipment and the Proceeds thereof under this Agreement.

Upon the occurrence of an event of default by Purchaser, including without limitation, a payment default under this Agreement, then Matrix may, without notice or demand, exercise in any jurisdiction in which enforcement is sought, all of its rights and remedies under this Agreement, all rights and remedies of a secured party under the UCC, and all other rights and remedies available to Matrix under applicable law, with all such rights and remedies cumulative and enforceable alternatively, successively or concurrently, including without limitation: (a) declaring all amounts due Matrix by Purchaser to be immediately due and payable in full and the same shall thereon become immediately due and payable in full without demand, presentment, protest, or further notice of any kind, all of which are hereby

expressly waived by Purchaser; and (b) taking possession of the Equipment, and for that purpose, entering upon any premises on which the Equipment or any part thereof may be situated and removing the same therefrom without any liability for suit, action, or other proceeding, Purchaser hereby waiving any and all rights to prior notice and to judicial hearing with respect to repossession of collateral, and/or requiring Purchaser, at Purchaser's expense, to assemble and deliver the Equipment to Matrix or to such place or places as Matrix may designate.

13. Landlord's Liens. If Purchaser leases any real property upon which the Goods sold hereunder are to be located and applicable law provides for landlord's liens to secure rent obligations, then Purchaser shall notify, and obtain a written lien waiver from, each respective landlord for such locations and provide a copy of each written lien waiver to Matrix and confirm that the Goods sold hereunder are not subject to any such lien of such landlord(s).

14. Technical Information. Any sketches, models or samples submitted by Matrix shall remain the property of Matrix, and shall be treated as confidential information. No use or disclosure of such sketches, models and samples, or any design or production techniques revealed thereby, shall be made without the express prior written consent of Matrix.

15. Patents, Trademarks and Copyrights. Matrix will, at its own expense, defend any suits that may be instituted by anyone against Purchaser for alleged infringement of any United States patent, trademark or copyright relating to any products manufactured and furnished by Matrix hereunder, if such alleged infringement consists of the use of such Goods, or parts thereof, in Purchaser's business for any of the purposes for which the same were sold by Matrix, and provided Purchaser shall have made all payments then due hereunder and shall give Matrix immediate notice in writing (to the following email: legal@johnsonfit.com) of any such suit and transmit to Matrix immediately upon receipt all processes and papers served upon Purchaser and permit Matrix through its counsel, either in the name of Purchaser or in the name of Matrix, to defend the same and give all needed information, assistance and authority to enable Matrix to do so. If such Goods are in such suit held in and of themselves to infringe any valid United States patent, trademark or copyright, then: (a) Matrix will pay any final award of damages in such suit attributable to such infringement; and (b) if in such suit use of such Goods by Purchaser is permanently enjoined by reason of such infringement, Matrix shall, at its own expense and at its sole option, either (i) procure for Purchaser the right to continue using the Goods, (ii) modify the Goods to render them non-infringing, (iii) replace the Goods with non-infringing goods, or (iv) refund the purchase price and the transportation costs paid by Purchaser for the Goods.

Notwithstanding the foregoing, Matrix shall not be responsible for any compromise or settlement made without Matrix's written consent, or for infringements of combination or process patents covering the use of the Goods in combination with other goods or materials not furnished by Matrix. The foregoing states the entire liability of Matrix for infringement, and in no event shall Matrix be liable for consequential damages attributable to an infringement.

As to any Goods furnished by Matrix to Purchaser manufactured in accordance with drawings, designs or specifications proposed or furnished by Purchaser or any claim of contributory infringement resulting from the use or resale by Purchaser of Goods sold hereunder, Matrix shall not be liable, and Purchaser shall indemnify and defend Matrix against any damages, liability or expenses arising out of any claim made against Matrix for any and all patent, trademark or copyright infringements.

16. Spacing Behind Treadmills. Per industry safety standards (ASTM F2115 and EN 957-6), Matrix hereby notifies Purchaser of the need to locate treadmills ensuring that there is a two (2) meter long clear zone in the floor space behind each treadmill. The clear zone shall be at least the width of the treadmill and a minimum of 2 meters (6' 7") past the back end of the treadmill. There shall be no walls, no windows, no steps, and no other equipment placed within this clear zone. This clear zone is intended to ensure that if any user of a treadmill were ever to fall off the back of the treadmill, there will be an open and clear space behind the user so that injury may be minimized or avoided. Purchaser's failure to comply with this standard could result in injury to a treadmill user and potential liability to Purchaser. Although Matrix is hereby expressly giving Purchaser notice of this requirement, only the Purchaser can ensure that Purchaser complies with this requirement and it is Purchaser's sole responsibility to do so. By purchasing exercise equipment from Matrix, Purchaser accepts its responsibility to comply with this treadmill spacing requirement and all standards applicable to treadmill spacing and agrees to release Matrix and its affiliated companies, including Johnson Health Tech Co., Ltd, and all of their officers, shareholders, employees, insurers and representatives (collectively, "the Matrix Parties") from, and indemnify the Matrix Parties from and against, any and all suits, claims, actions, legal proceedings, demands, losses, damages, costs and expenses, including attorneys' fees, resulting from claims for bodily injury or property damage arising out of or in any way relating to inadequate

treadmill spacing, inadequate clear zones utilized behind treadmills or the failure by Purchaser to comply with industry safety standards concerning treadmill spacing.

17. Strength Training Anchoring Requirements. Purchaser acknowledges that Matrix has informed Purchaser of Matrix's requirement that the specific strength equipment, including Connexus strength units, Xult Series Rigs and other strength equipment where applicable (the "Anchored Strength Equipment") be anchored to the floor, the wall, or both the floor and the wall of Purchaser's facility in order to prevent any tipping, rocking or shifting of the Anchored Strength Equipment during the use or reasonably foreseeable misuse of the Anchored Strength Equipment. Anchoring to both floor and wall is required for Xult Series Rigs products. Purchaser also acknowledges that the Anchored Strength Equipment was designed for the use of straps, belts, chains, ropes and/or other devices for pulling or pushing on the Anchored Strength Equipment, and the use of those devices will compromise the stability of the Anchored Strength Equipment unless the Anchored Strength Equipment are properly anchored. Therefore, Purchaser acknowledges the need to anchor the Anchored Strength Equipment as described in the owner's manual for the Anchored Strength Equipment.

As a condition to Order fulfillment, Purchaser shall hire, at Purchaser's sole cost, a licensed contractor knowledgeable of Purchaser's facility and site conditions to anchor the Anchored Strength Equipment as described in the Anchored Strength Equipment owner's manual prior to use of the Anchored Strength Equipment.

Purchaser agrees to indemnify, defend and hold harmless Matrix and its officers, directors, shareholders, employees, representatives and insurers from any claims damages or losses of any type including claims for personal injury or death and property damage, arising out of or relating in any way to the following: (a) the work performed by the licensed contractor hired by Purchaser; (b) the failure to anchor the Anchored Strength Equipment or the insufficient or improper anchoring of the Anchored Strength Equipment; and (c) Purchaser's failure to comply with these Terms.

18. Purchaser's Property. Any property of the Purchaser placed in Matrix's custody for performance of this Agreement is not covered by insurance, and no risk is assumed by Matrix in the event of loss or damage to such property by fire, water, burglary, theft, civil disorder or any accident beyond the reasonable control of Matrix.

19. Governing Law and Choice of Forum. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Wisconsin, without application of principles of conflicts of laws. With respect to any dispute, controversy or claim arising out of or relating to this Agreement, Matrix and Purchaser agree and consent to personal jurisdiction in Wisconsin and agree that the Circuit Court of Dane County, Wisconsin and the United States District Court for the Western District of Wisconsin shall be the exclusive forums for the resolution of any such disputes, controversies or claims. Purchaser shall not assign this Agreement without Matrix's express prior written consent. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective personal representatives, successors and permitted assigns.

20. Remedies Cumulative. Any of Matrix's remedies referred to herein shall be cumulative and in addition to such other rights and remedies as may be available under law or equity.

21. Confidentiality. Purchaser will keep all of the terms and conditions of this Agreement confidential and Purchaser will neither disclose the existence of this Agreement nor the terms of this Agreement to any third party except to those employees of Purchaser who need to know such terms for the purpose of effecting the transaction.

22. Entire Agreement. This Agreement, including Matrix's Quote and Power Requirement for Matrix Equipment which are incorporated herein by reference, constitutes the entire, full and complete agreement between Matrix and Purchaser with respect to the subject matter hereof. This Agreement may not be modified except by a writing evidencing such modification which is signed by both Matrix and Purchaser. The provisions of this Agreement shall be deemed severable and the invalidity or unenforceability of any one or more of the provisions hereof shall not affect the validity and enforceability of the remaining provisions.

DELIVERY SITE SURVEY

MATRIX

CONTACT INFORMATION

FACILITY NAME		ON-SITE CONTACT	
ADDRESS			
FACILITY PHONE		CELL PHONE	
EMAIL		OTHER	

INSTALLATION SITE INFORMATION

Please answer the following questions with accurate information to ensure proper delivery and installation of Matrix Fitness equipment. Inaccurate information may result in delays and additional charges.

Is this a business or residential site?	☐ BUSINESS	☐ RESIDENTIAL
Is this new construction or existing facility?	☐ NEW	☐ EXISTING
What are the hours the site will be open for delivery?	AM to PM	
Can your street accommodate and park a semitrailer (Length of up 75', Height 13'6")?	☐ YES	☐ NO
How close can semitrailer get to the delivery entrance?	FEET	
Is there a loading dock?	☐ YES	☐ NO
Is it ground delivery?	☐ YES	☐ NO
If so, how many stairs to the equipment room?	STAIRS	
What is the width of the smallest stairway?	INCHES	
Is there a freight elevator available for delivery purposes?	☐ YES	☐ NO
If yes, what are the dimensions?	L W H (INCHES)	
What is the size of the entry door(s) in inches?	W H (INCHES)	
If double doors, can the center post be removed?	☐ YES	☐ NO
What size are the doors to the equipment room(s)?	W H (INCHES)	
What is the distance from the entry doors to the equipment room?	FEET	
What type of facility flooring will the equipment be placed on?		
Are there dedicated (non-looped ground) electrical outlets installed?	☐ YES	☐ NO
Are there cable jacks installed (only necessary for cardio pieces with TV's)?	☐ YES	☐ NO

Is there anything unusual about your facility or location that could impede this installation?

**By signing below, you are stating that the above information is correct.
You will be responsible for any additional charges that result from inaccurate or incomplete information.**

AUTHORIZED SIGNATURE		DATE	
PRINT NAME		TITLE	

SITE READINESS & SHIPPING ACKNOWLEDGMENT

SLS-01-100 | Rev 1.2

Thank you for working with Matrix Fitness on your upcoming equipment installation. Our teams are preparing your order and need to confirm your location is ready. Please enter the location ready date below once you confirm the following requirements are met.

Items that are required include, but are not limited to:

- Power to each required piece
- All construction including finish-work, painting, mirrors and flooring is complete
- All roadways, pathways and hallways are finished and free and clear of construction debris
- TV/Entertainment cabling to each required piece
- Internet services as needed for connected equipment
- Flooring

All cabling necessary to run from the wall and/or floor outlet to the Matrix product must be provided by the facility. The cabling and subsequent TV/entertainment service must be installed prior to installation of the equipment. If cabling and/or subsequent service is not installed prior to installation, a Matrix-Certified technician can perform necessary services after installation at the standard rate. For more specific information regarding power and cabling, please refer to the Power and Technology Requirements Form that can be obtained from your sales representative.

Execution of this form is confirmation and acceptance that the site where the equipment will be placed is ready to accept delivery and installation. Delays caused by incomplete site readiness after shipment of product from our facility will be assessed the following charges:

- Restocking fee – up to 25% of the net sale price
- Return freight- \$250.00 per unit minimum
- Return visit fee – as quoted by Matrix

Contact your Matrix representative with any questions.

Facility Name: _____

Location Ready Date _____

Quote / PO Number _____

Name / Title (Printed) _____

Signature _____

Today's Date _____



THANK YOU

MATRIX

MATRIX FITNESS
1600 LANDMARK DRIVE
COTTAGE GROVE, WI 53527
MATRIXFITNESS.COM

CONFIDENTIAL



FITNESS EQUIPMENT PROPOSAL

PREPARED EXCLUSIVELY FOR

Heritage Landing CDD
Lourens Erasmus
September 24, 2026

PREPARED BY

Matrix Fitness
Mark Smilek
1600 Landmark Dr
Cottage Grove, WI 53527
mark.smilek@matrixfitness.com



QUOTE

QUOTE

MATRIX

Date: 09/24/2026
 Quote #: QUO-19486-L9L2G2
 Expires On: 10/24/2026

Primary Sales Contact
 Mark Smilek
 P: (330) 209-4869
 mark.smilek@matrixfitness.com

Alternate Sales Contact
 Becky Cowell
 P: (608) 839-1199
 becky.cowell@johnsonfit.com

Bill To:
 Heritage Landing CDD
 Lourens Erasmus
 370 Heritage Landing Parkway
 St. Augustine, FL 32092
 US
 904.940.6095
 lerasmus@vestapropertyservices.com

Ship To:
 Heritage Landing CDD
 370 Heritage Landing Parkway
 St. Augustine, FL 32092
 US

Comments:

Shipping Notes:

- Strength Frame Color:*N/A - Pad Color:*None - Cardio Frame Color: *Graphite

Qty	Model Number	Description (Sell sheet hyperlinks in Blue)	List Price	Net Unit Price	Ext. Price
1	R-ES-LED	Matrix Endurance LED Recumbent Graphite	\$5,685.00	\$3,979.50	\$3,979.50

List Price Total	\$5,685.00	Equipment Sales Price	\$3,979.50
Customer Savings	\$1,705.50	FRT/ASM/DEL	\$375.00

Freight Discount	(\$375.00)
Matrix Partnership Discount	(\$950.00)
Preferred Vendor Discount	(\$650.00)

Customer Subtotal (before tax) **\$2,379.50**

Tax (Estimated, subject to change) **\$154.67**

Total Amount Due (USD) (including tax) **\$2,534.17**

Sign Below to accept this order and acknowledge receipt and acceptance of the JHTNA Terms and Conditions of the sale, and the JHTNA Electrical (treadmill only) & cabling (entertainment only) requirements and the JHTNA Strategic Partner Warranty

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - ALL DELIVERY, TRAINING OR CONSULTING SERVICES TO BE BILLED AT PUBLISHED RATES - FREIGHT QUOTES ARE SUBJECT TO CHANGE BASED ON INFORMATION CONTAINED IN THE SITE SURVEY - ADDITIONAL CHARGES MAY APPLY

Payments must be made payable to:
Johnson Health Tech North America Inc

USPS only
Johnson Health Tech NA Inc
PO Box 88931
Milwaukee, WI 53288-8931
Courier Services – UPS, FedEx, etc
Johnson Health Tech North America Inc -
010931
4900 W Brown Deer Rd
Milwaukee, WI 53223

Quote #:

QUO 19486 L9L2G2

Quote Amount:

\$2,534.17

Payment Terms:

CIA ACH or Wire

Signature: _____
Print Name: _____
Facility Name: _____
Date of Acceptance: _____
Deposit Amount: _____

NOTWITHSTANDING ANY DIFFERENT OR ADDITIONAL TERMS THAT MAY BE CONTAINED IN PURCHASER'S PURCHASE ORDER, IF ANY, THIS ACCEPTANCE OF PURCHASER'S ORDER IS EXPRESSLY CONDITIONED UPON PURCHASER'S ASSENT TO THE TERMS AND CONDITIONS SET FORTH HEREIN AND TO THE ATTACHED TERMS AND CONDITIONS (COLLECTIVELY, THE "AGREEMENT"). IN THE EVENT THAT ANY OF THE TERMS OR CONDITIONS SET FORTH IN THE AGREEMENT CONFLICT OR ARE INCONSISTENT WITH ANY OF THE TERMS OR CONDITIONS CONTAINED IN PURCHASER'S PURCHASE ORDER, THEN PURCHASER EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE TERMS AND CONDITIONS SET FORTH IN THE AGREEMENT SHALL SUPERSEDE AND CONTROL THIS TRANSACTION



Endurance Recumbent Cycle

LED CONSOLE

R-ES-LED

Our Endurance Recumbent Cycle distributes weight and offers excellent support for a low-impact cardio workout. Custom-molded, adjustable touchpoints and an ergonomically sculpted seat and back pad enhance comfort for users of all sizes and ability levels, while smart design features streamline service for technicians and simplify placement for facilities.



Virtually anyone can step up to our LED Console and enjoy the easy navigation of the interface. Complete, easy-to-read workout feedback helps members gauge performance at a glance.

CONSOLE	
DISPLAY	Large number LED with message center
WORKOUTS	Go, manual, interval training, fat burn, rolling hills, target heart rate, glute training†, fitness tests †Some of these programs may not be available on this frame.
IFIT ON-DEMAND WORKOUTS	No
LANGUAGES	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish
FAN	No
ANALOG TV	Optional; attachable add-on TV
DIGITAL TV	Optional; attachable add-on TV
IPTV	No
PRO:IDIOM COMPATIBILITY	Optional; attachable add-on Pro:Idiom TV (≠ IPTV)
WIFI	Optional; included with Facility 360 and Community 360
BLUETOOTH	No
ANT+	No
RFID WIRELESS LOGIN	Optional
CONNECTS TO APPLE WATCH	No
MADE FOR IPHONE®, IPAD®, IPOD®	No
CONNECTS TO SAMSUNG GALAXY WATCH	No
USB PORT	Yes; device charging, software updates

WIRELESS CHARGING (QI)	No
CSAFE READY	Yes
AUTO WAKE-UP	No
FRAME	
RESISTANCE SYSTEM	Brushless generator
MINIMUM WATTS	2 W powered or 13 W self-powered
MINIMUM RPM	10 RPM powered or 25 RPM self-powered
PEDAL SPACING	17.5 cm / 6.9"
SEAT MATERIAL	Custom one-piece, molded seat back and bottom
SEAT ADJUSTMENT	Single-hand lever
HANDLEBAR DESIGN	Seat side; front ergo bend
CRANK DESIGN	Three piece with forged arms and integrated puller
TOP-DOWN LEVELERS	Yes
CONTACT & TELEMETRIC HR	Yes
REAR-LIFT HANDLE	Yes
MAXIMUM USER WEIGHT	182 kg / 400 lbs.
ETHERNET CONNECTIVITY	Yes
ASSEMBLED DIMENSIONS	154.3 x 67.4 x 144.2 cm / 60.7" x 26.5" x 56.8"
POWER REQUIREMENTS	Self-powered or 100–240 V — 50/60 Hz AC
RESISTANCE RANGE	2–750 W
ASSEMBLED WEIGHT	91 kg / 200.6 lbs.
SHIPPING WEIGHT	112 kg / 246.9 lbs.
RESISTANCE LEVELS	30

TERMS AND CONDITIONS OF SALE

1. Acceptance and Governing Provisions. This writing constitutes an offer by Johnson Health Tech North America, Inc., a Wisconsin corporation doing business as Matrix Fitness ("Matrix"), to sell the products and/or services described herein (collectively, the "Goods") to the purchaser to which it is addressed (the "Purchaser"), subject to the terms and conditions set forth on the face and reverse sides hereof and as set forth in the attached Matrix Quote and the attached Power Requirements for Matrix Equipment (collectively, the "Agreement"). Acceptance of this Agreement is limited to said terms and conditions; and Matrix hereby objects to any additional and/or different terms which may be contained in any of Purchaser's purchase order, acknowledgment or other forms, or in any other correspondence from Purchaser. In the event that any of the terms or conditions set forth in the Agreement conflict or are inconsistent with any of the terms or conditions contained in Purchaser's purchase order, acknowledgment, other forms, or in any other correspondence from Purchaser, then Purchaser expressly acknowledges and agrees that the terms and conditions set forth in the Agreement shall supersede and control this transaction. This offer expires thirty (30) days from its date or upon Matrix's prior written notification thereof to Purchaser, unless Goods are subsequently shipped by Matrix and accepted by Purchaser. All contracts are subject to acceptance by Matrix only at Cottage Grove, WI, and sales, however ordered, are understood to be fully made and consummated at Cottage Grove, WI.

2. Payment. The purchase price, including any and all related costs, is due in full and must be received by Matrix before shipment of the Goods, unless Purchaser has been approved by Matrix for open credit. To apply for open credit, Purchaser must complete a Credit Application via that following link: <https://portal.creditappexpress.com/applications/1687363120378x959482546797412400> for review and approval. Matrix will determine credit based on the completed Credit Application, and may also rely on reference checking, Dun & Bradstreet and Credit Safe Reports and review of complete Financials of Purchaser. Except as otherwise provided for herein, Purchaser shall pay the invoices in full, without deduction or set-off for any reason, in accordance with the payment terms set forth herein and in the invoices. Any amounts not received by Matrix within thirty (30) days of Purchaser's receipt of Matrix's invoice shall be past due. Interest shall be payable at the rate of eighteen (18%) percent per year (but not more than the highest rate permitted by applicable law) on all amounts past due. Unless otherwise prohibited by law, if at all, Purchaser agrees to pay Matrix's actual attorney's fees and all costs incurred by Matrix in connection with enforcing Matrix's rights under this Agreement, including without limitation any non-payment of amounts owed and collections costs, whether or not litigation is commenced. If in Matrix's sole judgment a Purchaser's financial condition at any time does not justify selling to Purchaser on open credit, Matrix may require full payment in advance before proceeding with the order. If Purchaser defaults in any payment when due, then the entire purchase price shall become immediately due and payable in full or Matrix may at its option, without prejudice to other lawful remedies, defer delivery or cancel the order.

3. Taxes and Other Charges. Any manufacturer's tax, occupation tax, use tax, sales tax, excise tax, duty, custom, inspection or testing fee, or any other tax, fee or charge of any nature whatsoever imposed by any governmental authority on Matrix and/or Purchaser, or measured by the transaction between Matrix and Purchaser shall be invoiced by Matrix and paid by Purchaser in addition to the Product prices quoted or invoiced. In the event Matrix is required to pay any such tax, fee or charge, Purchaser shall immediately reimburse Matrix therefore upon demand by Matrix.

4. Delivery, Claims and Force Majeure. Purchaser has the right to choose a carrier for delivery of Goods to Purchaser's facility. If Purchaser chooses a carrier, Purchaser has the obligation to and shall schedule pickup with Matrix for pickup from one of Matrix's facilities, Purchaser shall be solely responsible for all payments, cost and expenses related to scheduling, logistics and delivery. If Purchaser chooses to have Matrix coordinate delivery of the Goods, Matrix will do so pursuant to the terms of the Agreement. Delivery of Goods to a carrier at Matrix's facility or other loading point designated by Purchaser or Matrix (as the case may be) shall constitute delivery of title to Purchaser; and regardless of shipping terms or freight payment, all risk of loss or damage in transit shall be borne by Purchaser. Matrix reserves the right to make delivery in installments; all such installments shall be separately invoiced and paid for by Purchaser when due per invoice, without regard to subsequent deliveries. Delay in delivery of any installment shall not relieve Purchaser of its obligations to accept remaining deliveries.

Claims for shortages or other errors in delivery must be made in writing to Matrix within five (5) business days after Purchaser's receipt of shipment of the Goods. Purchaser's failure to give such written notice to Matrix shall constitute the unqualified acceptance of the Goods by Purchaser, and Purchaser shall be deemed to have waived all

such claims for shortages or other errors relative to the delivered Goods. Matrix is not responsible for any loss or damage to Goods during transit or delivery. Claims for loss or damage to Goods in transit shall be made by Purchaser to the carrier and not to Matrix.

Purchaser's request for delivery reschedules shall be subject to Matrix's prior written approval and thirty (30) days prior written notice.

All delivery dates of Matrix are approximate. Further, Matrix shall not be liable for any damage, loss, liability or expense as a result of any delay or failure to deliver due to any cause that is not reasonably foreseeable and that is outside Matrix's reasonable control, including, without limitation, any act of God, act of the Purchaser, federal or state declarations, pandemics, embargo or other governmental act, regulation or request, fire, accident, strike, slowdown, war, riot, delay in transportation, unusually severe weather conditions, theft, or inability to obtain necessary labor, materials or manufacturing facilities. In the event of any such delay, the date of delivery shall be extended for a period equal to the time lost because of the delay.

5. Cancellation or Modification. Purchaser may cancel its order, reduce quantities, revise specifications or extend scheduled delivery only upon terms accepted by Matrix in writing. If cancellation or modification of an order is approved by Matrix in writing, Purchaser shall compensate Matrix for all damages resulting therefrom, including, but not limited to, restocking fees and costs, out-of-pocket expenses and loss of profit and allocable overhead. In no event shall Purchaser cancel or modify an order after delivery of the Goods. Minimum order quantities and quantity discounts shall be applied to approved reduced quantities and current pricing shall be applied to revised specifications and rescheduled deliveries.

6. Changes. Matrix may at any time make such changes in design and construction of products as shall constitute an improvement in the judgment and sole discretion of Matrix. Matrix may furnish suitable substitutes for materials unobtainable or rendered economically or otherwise impractical because of priorities or regulations established by governmental authority, non-availability or shortages of materials from suppliers or price changes.

7. Warranties. MATRIX warrants the Goods manufactured by MATRIX and supplied to Purchaser hereunder to be free from material defects in materials and workmanship, under normal use and service, for a time period in accordance with MATRIX's published warranty for the product then in effect at the time Purchaser's order is placed. If within the applicable warranty period any such product shall be proved to MATRIX's satisfaction to be nonconforming due to a material manufacturer's defect in materials or workmanship, such product shall be repaired or replaced at MATRIX's option and cost.

Subject to any other obligations MATRIX may have under this Agreement, such repair or replacement shall be MATRIX's sole obligation and Purchaser's exclusive remedy and shall be conditioned upon MATRIX's receiving written notice of any alleged defect within ten (10) days after its discovery and, at MATRIX's option, return of such product(s) to MATRIX, FOB MATRIX's designated location. Notwithstanding any other provision herein, MATRIX shall have no obligation to provide warranty service, repairs, replacements, or any other support under this Agreement if the Purchaser's account is past due. Warranty claims and service requests will only be processed if all outstanding invoices have been paid in full. MATRIX reserves the right to withhold service until payment is received.

THIS WARRANTY IS EXCLUSIVE AND IN LIEU OF ALL OTHER REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, STATUTORY OR OTHERWISE; AND MATRIX EXPRESSLY DISCLAIMS AND EXCLUDES ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Any description of the products, whether in writing or made orally by MATRIX or MATRIX's agents, specifications, samples, models, bulletins, drawings, diagrams, engineering sheets or similar materials used in connection with Purchaser's order are for the sole purpose of identifying the products and shall not be construed as an express warranty. Any suggestions by MATRIX or MATRIX's agents regarding use, application or suitability of the products shall not be construed as an express warranty.

8. Returns. Products may be returned to Matrix only when Matrix's written permission shall be obtained by Purchaser in advance and upon Matrix's issuance of an RMA number. Returned products must be fully insured by Purchaser up to the purchase price and securely packaged to reach Matrix without damage, and any cost incurred by Matrix to put products into marketable condition will be charged to Purchaser.

9. Assumption of Risk for Use. Purchaser and each user of the Goods sold by Matrix pursuant to this Agreement shall be solely responsible for the proper use of such Goods. Purchaser acknowledges and agrees that use of such

Goods may result in personal injury or death. The purchase of such Goods by Purchaser shall constitute Purchaser's acknowledgement and acceptance of any and all responsibility and liability that may result from use of the Goods. Purchaser's assumption of risk and liability shall not include liability that results solely from Matrix's gross negligence, willful misconduct or breach of this agreement, including any material defect in the manufacturing of the Goods by Matrix.

10. Limitation of Liability and Other Damages. Except as otherwise provided herein, Matrix's liability hereunder and with respect to the Goods sold shall be limited to the warranty referred to in section 7 hereof, and, with respect to other performance of this Agreement, unless otherwise set forth herein, shall in no event exceed the total of the amounts paid to Matrix by Purchaser.

MATRIX SHALL IN NO EVENT BE LIABLE TO PURCHASER FOR ANY INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL OR PUNITIVE DAMAGES OF ANY KIND, EVEN IF MATRIX HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, ARISING OUT OF OR RELATED IN ANY WAY TO THIS AGREEMENT OR THE PERFORMANCE OR BREACH OF THIS AGREEMENT, NOR SHALL MATRIX BE SUBJECT TO ANY OTHER OBLIGATIONS OR LIABILITIES, WHETHER ARISING OUT OF BREACH OF CONTRACT OR WARRANTY, NEGLIGENCE OR OTHER TORT OR ANY THEORY OF STRICT LIABILITY, WITH RESPECT TO PRODUCTS SOLD OR SERVICES RENDERED BY MATRIX, OR ANY UNDERTAKINGS, ACTS, OR OMISSIONS HEREUNDER OR RELATING THERETO.

Without limiting the generality of the foregoing, Matrix specifically disclaims any liability for property or personal injury damages, including without limitation, death or disability, penalties, special or punitive damages, damages for lost profits or revenues, loss of use of products or any associated equipment, cost of capital, cost of substitute products, facilities or services, downtime, shutdown or slowdown costs, or for any other types of economic loss, and for claims of Purchaser's customers or any third party for any such property or personal injury damages; provided, however, that if such property or personal injury damages are solely the result of Matrix's gross negligence, willful misconduct or breach of this Agreement, including a material defect in the manufacture of the Goods, then Matrix shall defend, hold harmless and indemnify Purchaser from and against such liability resulting from Matrix's gross negligence, willful misconduct or breach of this Agreement. However, Matrix's liability shall not extend to any damages, including property or personal injury damages, that are shown to result from, in whole or in part, any alteration of the Goods by Purchaser or any other unauthorized third party, improper placement of the Goods by Purchaser or any other unauthorized third party, improper maintenance of the Goods by Purchaser or any other unauthorized third party or improper use of the Goods.

11. Indemnification. Purchaser shall indemnify Matrix against any and all losses, liabilities, damages and expenses (including, without limitation, attorneys' fees and other costs of defending any action) which Matrix may incur as a result of any claim by Purchaser or others arising out of or in any way connected with the Goods sold hereunder, including without limitation Purchaser's or any other third party's use of the Goods, any alteration of the Goods, any improper placement of the Goods or any improper maintenance of the Goods.

12. Security Agreement. This Agreement shall constitute a Security Agreement between Purchaser, as Debtor, and Matrix, as Secured Party, pursuant to Article 9 of the Uniform Commercial Code ("UCC"). Purchaser hereby grants to Matrix a security interest, including without limitation, a first priority, purchase-money security interest, in and to all of the Goods manufactured, sold or provided by or on behalf of Matrix to Purchaser pursuant to this Agreement, including without limitation, all fitness equipment, exercise equipment, replacement parts, accessories, and supplies (collectively, the "Equipment"), wherever located and whenever acquired, and further including without limitation, all proceeds thereof, including without limitation, all insurance proceeds and other proceeds thereof (collectively, the "Proceeds"), as security for Purchaser's obligation to pay for the Equipment and Purchaser's other obligations under this Agreement. Purchaser further authorizes Matrix to file any UCC financing statements and amendments thereto or other instruments and to do all things deemed by Matrix in its sole discretion necessary to attach and perfect Matrix's security interest in the Equipment and the Proceeds thereof under this Agreement.

Upon the occurrence of an event of default by Purchaser, including without limitation, a payment default under this Agreement, then Matrix may, without notice or demand, exercise in any jurisdiction in which enforcement is sought, all of its rights and remedies under this Agreement, all rights and remedies of a secured party under the UCC, and all other rights and remedies available to Matrix under applicable law, with all such rights and remedies cumulative and enforceable alternatively, successively or concurrently, including without limitation: (a) declaring all amounts due Matrix by Purchaser to be immediately due and payable in full and the same shall thereon become immediately due and payable in full without demand, presentment, protest, or further notice of any kind, all of which are hereby

expressly waived by Purchaser; and (b) taking possession of the Equipment, and for that purpose, entering upon any premises on which the Equipment or any part thereof may be situated and removing the same therefrom without any liability for suit, action, or other proceeding, Purchaser hereby waiving any and all rights to prior notice and to judicial hearing with respect to repossession of collateral, and/or requiring Purchaser, at Purchaser's expense, to assemble and deliver the Equipment to Matrix or to such place or places as Matrix may designate.

13. Landlord's Liens. If Purchaser leases any real property upon which the Goods sold hereunder are to be located and applicable law provides for landlord's liens to secure rent obligations, then Purchaser shall notify, and obtain a written lien waiver from, each respective landlord for such locations and provide a copy of each written lien waiver to Matrix and confirm that the Goods sold hereunder are not subject to any such lien of such landlord(s).

14. Technical Information. Any sketches, models or samples submitted by Matrix shall remain the property of Matrix, and shall be treated as confidential information. No use or disclosure of such sketches, models and samples, or any design or production techniques revealed thereby, shall be made without the express prior written consent of Matrix.

15. Patents, Trademarks and Copyrights. Matrix will, at its own expense, defend any suits that may be instituted by anyone against Purchaser for alleged infringement of any United States patent, trademark or copyright relating to any products manufactured and furnished by Matrix hereunder, if such alleged infringement consists of the use of such Goods, or parts thereof, in Purchaser's business for any of the purposes for which the same were sold by Matrix, and provided Purchaser shall have made all payments then due hereunder and shall give Matrix immediate notice in writing (to the following email: legal@johnsonfit.com) of any such suit and transmit to Matrix immediately upon receipt all processes and papers served upon Purchaser and permit Matrix through its counsel, either in the name of Purchaser or in the name of Matrix, to defend the same and give all needed information, assistance and authority to enable Matrix to do so. If such Goods are in such suit held in and of themselves to infringe any valid United States patent, trademark or copyright, then: (a) Matrix will pay any final award of damages in such suit attributable to such infringement; and (b) if in such suit use of such Goods by Purchaser is permanently enjoined by reason of such infringement, Matrix shall, at its own expense and at its sole option, either (i) procure for Purchaser the right to continue using the Goods, (ii) modify the Goods to render them non-infringing, (iii) replace the Goods with non-infringing goods, or (iv) refund the purchase price and the transportation costs paid by Purchaser for the Goods.

Notwithstanding the foregoing, Matrix shall not be responsible for any compromise or settlement made without Matrix's written consent, or for infringements of combination or process patents covering the use of the Goods in combination with other goods or materials not furnished by Matrix. The foregoing states the entire liability of Matrix for infringement, and in no event shall Matrix be liable for consequential damages attributable to an infringement.

As to any Goods furnished by Matrix to Purchaser manufactured in accordance with drawings, designs or specifications proposed or furnished by Purchaser or any claim of contributory infringement resulting from the use or resale by Purchaser of Goods sold hereunder, Matrix shall not be liable, and Purchaser shall indemnify and defend Matrix against any damages, liability or expenses arising out of any claim made against Matrix for any and all patent, trademark or copyright infringements.

16. Spacing Behind Treadmills. Per industry safety standards (ASTM F2115 and EN 957-6), Matrix hereby notifies Purchaser of the need to locate treadmills ensuring that there is a two (2) meter long clear zone in the floor space behind each treadmill. The clear zone shall be at least the width of the treadmill and a minimum of 2 meters (6' 7") past the back end of the treadmill. There shall be no walls, no windows, no steps, and no other equipment placed within this clear zone. This clear zone is intended to ensure that if any user of a treadmill were ever to fall off the back of the treadmill, there will be an open and clear space behind the user so that injury may be minimized or avoided. Purchaser's failure to comply with this standard could result in injury to a treadmill user and potential liability to Purchaser. Although Matrix is hereby expressly giving Purchaser notice of this requirement, only the Purchaser can ensure that Purchaser complies with this requirement and it is Purchaser's sole responsibility to do so. By purchasing exercise equipment from Matrix, Purchaser accepts its responsibility to comply with this treadmill spacing requirement and all standards applicable to treadmill spacing and agrees to release Matrix and its affiliated companies, including Johnson Health Tech Co., Ltd, and all of their officers, shareholders, employees, insurers and representatives (collectively, "the Matrix Parties") from, and indemnify the Matrix Parties from and against, any and all suits, claims, actions, legal proceedings, demands, losses, damages, costs and expenses, including attorneys' fees, resulting from claims for bodily injury or property damage arising out of or in any way relating to inadequate

treadmill spacing, inadequate clear zones utilized behind treadmills or the failure by Purchaser to comply with industry safety standards concerning treadmill spacing.

17. Strength Training Anchoring Requirements. Purchaser acknowledges that Matrix has informed Purchaser of Matrix's requirement that the specific strength equipment, including Connexus strength units, Xult Series Rigs and other strength equipment where applicable (the "Anchored Strength Equipment") be anchored to the floor, the wall, or both the floor and the wall of Purchaser's facility in order to prevent any tipping, rocking or shifting of the Anchored Strength Equipment during the use or reasonably foreseeable misuse of the Anchored Strength Equipment. Anchoring to both floor and wall is required for Xult Series Rigs products. Purchaser also acknowledges that the Anchored Strength Equipment was designed for the use of straps, belts, chains, ropes and/or other devices for pulling or pushing on the Anchored Strength Equipment, and the use of those devices will compromise the stability of the Anchored Strength Equipment unless the Anchored Strength Equipment are properly anchored. Therefore, Purchaser acknowledges the need to anchor the Anchored Strength Equipment as described in the owner's manual for the Anchored Strength Equipment.

As a condition to Order fulfillment, Purchaser shall hire, at Purchaser's sole cost, a licensed contractor knowledgeable of Purchaser's facility and site conditions to anchor the Anchored Strength Equipment as described in the Anchored Strength Equipment owner's manual prior to use of the Anchored Strength Equipment.

Purchaser agrees to indemnify, defend and hold harmless Matrix and its officers, directors, shareholders, employees, representatives and insurers from any claims damages or losses of any type including claims for personal injury or death and property damage, arising out of or relating in any way to the following: (a) the work performed by the licensed contractor hired by Purchaser; (b) the failure to anchor the Anchored Strength Equipment or the insufficient or improper anchoring of the Anchored Strength Equipment; and (c) Purchaser's failure to comply with these Terms.

18. Purchaser's Property. Any property of the Purchaser placed in Matrix's custody for performance of this Agreement is not covered by insurance, and no risk is assumed by Matrix in the event of loss or damage to such property by fire, water, burglary, theft, civil disorder or any accident beyond the reasonable control of Matrix.

19. Governing Law and Choice of Forum. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Wisconsin, without application of principles of conflicts of laws. With respect to any dispute, controversy or claim arising out of or relating to this Agreement, Matrix and Purchaser agree and consent to personal jurisdiction in Wisconsin and agree that the Circuit Court of Dane County, Wisconsin and the United States District Court for the Western District of Wisconsin shall be the exclusive forums for the resolution of any such disputes, controversies or claims. Purchaser shall not assign this Agreement without Matrix's express prior written consent. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective personal representatives, successors and permitted assigns.

20. Remedies Cumulative. Any of Matrix's remedies referred to herein shall be cumulative and in addition to such other rights and remedies as may be available under law or equity.

21. Confidentiality. Purchaser will keep all of the terms and conditions of this Agreement confidential and Purchaser will neither disclose the existence of this Agreement nor the terms of this Agreement to any third party except to those employees of Purchaser who need to know such terms for the purpose of effecting the transaction.

22. Entire Agreement. This Agreement, including Matrix's Quote and Power Requirement for Matrix Equipment which are incorporated herein by reference, constitutes the entire, full and complete agreement between Matrix and Purchaser with respect to the subject matter hereof. This Agreement may not be modified except by a writing evidencing such modification which is signed by both Matrix and Purchaser. The provisions of this Agreement shall be deemed severable and the invalidity or unenforceability of any one or more of the provisions hereof shall not affect the validity and enforceability of the remaining provisions.

DELIVERY SITE SURVEY

MATRIX

CONTACT INFORMATION

FACILITY NAME		ON-SITE CONTACT	
ADDRESS			
FACILITY PHONE		CELL PHONE	
EMAIL		OTHER	

INSTALLATION SITE INFORMATION

Please answer the following questions with accurate information to ensure proper delivery and installation of Matrix Fitness equipment. Inaccurate information may result in delays and additional charges.

Is this a business or residential site?	☐ BUSINESS	☐ RESIDENTIAL
Is this new construction or existing facility?	☐ NEW	☐ EXISTING
What are the hours the site will be open for delivery?	AM to PM	
Can your street accommodate and park a semitrailer (Length of up 75', Height 13'6")?	☐ YES	☐ NO
How close can semitrailer get to the delivery entrance?	FEET	
Is there a loading dock?	☐ YES	☐ NO
Is it ground delivery?	☐ YES	☐ NO
If so, how many stairs to the equipment room?	STAIRS	
What is the width of the smallest stairway?	INCHES	
Is there a freight elevator available for delivery purposes?	☐ YES	☐ NO
If yes, what are the dimensions?	L W H (INCHES)	
What is the size of the entry door(s) in inches?	W H (INCHES)	
If double doors, can the center post be removed?	☐ YES	☐ NO
What size are the doors to the equipment room(s)?	W H (INCHES)	
What is the distance from the entry doors to the equipment room?	FEET	
What type of facility flooring will the equipment be placed on?		
Are there dedicated (non-looped ground) electrical outlets installed?	☐ YES	☐ NO
Are there cable jacks installed (only necessary for cardio pieces with TV's)?	☐ YES	☐ NO

Is there anything unusual about your facility or location that could impede this installation?

**By signing below, you are stating that the above information is correct.
You will be responsible for any additional charges that result from inaccurate or incomplete information.**

AUTHORIZED SIGNATURE		DATE	
PRINT NAME		TITLE	

SITE READINESS & SHIPPING ACKNOWLEDGMENT

SLS-01-100 | Rev 1.2

Thank you for working with Matrix Fitness on your upcoming equipment installation. Our teams are preparing your order and need to confirm your location is ready. Please enter the location ready date below once you confirm the following requirements are met.

Items that are required include, but are not limited to:

- Power to each required piece
- All construction including finish-work, painting, mirrors and flooring is complete
- All roadways, pathways and hallways are finished and free and clear of construction debris
- TV/Entertainment cabling to each required piece
- Internet services as needed for connected equipment
- Flooring

All cabling necessary to run from the wall and/or floor outlet to the Matrix product must be provided by the facility. The cabling and subsequent TV/entertainment service must be installed prior to installation of the equipment. If cabling and/or subsequent service is not installed prior to installation, a Matrix-Certified technician can perform necessary services after installation at the standard rate. For more specific information regarding power and cabling, please refer to the Power and Technology Requirements Form that can be obtained from your sales representative.

Execution of this form is confirmation and acceptance that the site where the equipment will be placed is ready to accept delivery and installation. Delays caused by incomplete site readiness after shipment of product from our facility will be assessed the following charges:

- Restocking fee – up to 25% of the net sale price
- Return freight- \$250.00 per unit minimum
- Return visit fee – as quoted by Matrix

Contact your Matrix representative with any questions.

Facility Name: _____

Location Ready Date _____

Quote / PO Number _____

Name / Title (Printed) _____

Signature _____

Today's Date _____



THANK YOU

MATRIX

MATRIX FITNESS
1600 LANDMARK DRIVE
COTTAGE GROVE, WI 53527
MATRIXFITNESS.COM

CONFIDENTIAL



FITNESS EQUIPMENT PROPOSAL

PREPARED EXCLUSIVELY FOR

Heritage Landing CDD
Lourens Erasmus
September 24, 2026

PREPARED BY

Matrix Fitness
Mark Smilek
1600 Landmark Dr
Cottage Grove, WI 53527
mark.smilek@matrixfitness.com



QUOTE

QUOTE

MATRIX

Date: 09/24/2026
Quote #: QUO-19484-L8Z5F6
Expires On: 10/24/2026

Primary Sales Contact
Mark Smilek
P: (330) 209-4869
mark.smilek@matrixfitness.com

Alternate Sales Contact
Becky Cowell
P: (608) 839-1199
becky.cowell@johnsonfit.com

Bill To:
Heritage Landing CDD
Lourens Erasmus
370 Heritage Landing Parkway
St. Augustine, FL 32092
US
904.940.6095
lerasmus@vestapropertyservices.com

Ship To:
Heritage Landing CDD
370 Heritage Landing Parkway
St. Augustine, FL 32092
US

Comments:

Shipping Notes:

- Strength Frame Color:*N/A - Pad Color:*None - Cardio Frame Color: *Graphite

Qty	Model Number	Description (Sell sheet hyperlinks in Blue)	List Price	Net Unit Price	Ext. Price
1	R-LS-LED	Lifestyle LED Recumbent	\$4,425.00	\$3,097.50	\$3,097.50

List Price Total	\$4,425.00	Equipment Sales Price	\$3,097.50
Customer Savings	\$1,327.50	FRT/ASM/DEL	\$375.00

Freight Discount	(\$375.00)
Matrix Partnership Discount	(\$575.00)
Preferred Vendor Discount	(\$250.00)

Customer Subtotal (before tax) **\$2,272.50**

Tax (Estimated, subject to change) **\$147.71**

Total Amount Due (USD) (including tax) **\$2,420.21**

Sign Below to accept this order and acknowledge receipt and acceptance of the JHTNA Terms and Conditions of the sale, and the JHTNA Electrical (treadmill only) & cabling (entertainment only) requirements and the JHTNA Strategic Partner Warranty

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - ALL DELIVERY, TRAINING OR CONSULTING SERVICES TO BE BILLED AT PUBLISHED RATES - FREIGHT QUOTES ARE SUBJECT TO CHANGE BASED ON INFORMATION CONTAINED IN THE SITE SURVEY - ADDITIONAL CHARGES MAY APPLY

Payments must be made payable to:
Johnson Health Tech North America Inc

USPS only
Johnson Health Tech NA Inc
PO Box 88931
Milwaukee, WI 53288-8931
Courier Services – UPS, FedEx, etc
Johnson Health Tech North America Inc -
010931
4900 W Brown Deer Rd
Milwaukee, WI 53223

Quote #:

QUO 19484 L8Z5F6

Quote Amount:

\$2,420.21

Payment Terms:

CIA ACH or Wire

Signature: _____
Print Name: _____
Facility Name: _____
Date of Acceptance: _____
Deposit Amount: _____

NOTWITHSTANDING ANY DIFFERENT OR ADDITIONAL TERMS THAT MAY BE CONTAINED IN PURCHASER'S PURCHASE ORDER, IF ANY, THIS ACCEPTANCE OF PURCHASER'S ORDER IS EXPRESSLY CONDITIONED UPON PURCHASER'S ASSENT TO THE TERMS AND CONDITIONS SET FORTH HEREIN AND TO THE ATTACHED TERMS AND CONDITIONS (COLLECTIVELY, THE "AGREEMENT"). IN THE EVENT THAT ANY OF THE TERMS OR CONDITIONS SET FORTH IN THE AGREEMENT CONFLICT OR ARE INCONSISTENT WITH ANY OF THE TERMS OR CONDITIONS CONTAINED IN PURCHASER'S PURCHASE ORDER, THEN PURCHASER EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE TERMS AND CONDITIONS SET FORTH IN THE AGREEMENT SHALL SUPERSEDE AND CONTROL THIS TRANSACTION

Lifestyle Recumbent Cycle

LED CONSOLE

R/L-S-LED

Ideal for light-use facilities where space is at a premium, our compact Lifestyle Recumbent Cycle distributes weight comfortably and maximizes support for anyone who wants a low-impact cardio workout. Includes Ergo Form seat and back pad, step-through design, self-balancing pedals and three-piece crank with forged arms. Self-powered options offer easy placement in your facility.



Virtually anyone can step up to our LED Console and enjoy the easy navigation of the interface. Complete, easy-to-read workout feedback helps members gauge performance at a glance.

CONSOLE	
DISPLAY	Large number LED with message center
WORKOUTS	Go, manual, interval training, fat burn, rolling hills, target heart rate, glute training†, fitness tests †Some of these programs may not be available on this frame.
IFIT ON-DEMAND WORKOUTS	No
LANGUAGES	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish
FAN	No
ANALOG TV	Optional; attachable add-on TV
DIGITAL TV	Optional; attachable add-on TV
IPTV	No
PRO:IDIOM COMPATIBILITY	Optional; attachable add-on Pro:Idiom TV (≠ IPTV)
WIFI	Optional; included with Facility 360 and Community 360
BLUETOOTH	No
ANT+	No
RFID WIRELESS LOGIN	Optional
CONNECTS TO APPLE WATCH	No
MADE FOR IPHONE®, IPAD®, IPOD®	No
CONNECTS TO SAMSUNG GALAXY WATCH	No
USB PORT	Yes; device charging, software updates

WIRELESS CHARGING (QI)	No
CSAFE READY	Yes
AUTO WAKE-UP	No
FRAME	
RESISTANCE SYSTEM	Brushless generator
MINIMUM WATTS	2 W powered or 13 W self-powered
MINIMUM RPM	10 RPM powered or 25 RPM self-powered
PEDAL SPACING	20.2 cm / 8"
SEAT MATERIAL	Custom one-piece, molded seat back and bottom
SEAT ADJUSTMENT	Single-hand lever
CRANK DESIGN	Three piece with forged arms and integrated puller
TOP-DOWN LEVELERS	No
CONTACT & TELEMETRIC HR	Yes
REAR-LIFT HANDLE	No
MAXIMUM USER WEIGHT	182 kg / 400 lbs.
ETHERNET CONNECTIVITY	Yes
ASSEMBLED DIMENSIONS	158.3 x 67.3 x 132.7 cm / 62.3" x 26.5" x 52.2"
POWER REQUIREMENTS	Self-powered or 100–240 V — 50/60 Hz AC
RESISTANCE RANGE	2–750 W
ASSEMBLED WEIGHT	89 kg / 196.2 lbs.
SHIPPING WEIGHT	108 kg / 238.1 lbs.
RESISTANCE LEVELS	30

TERMS AND CONDITIONS OF SALE

1. Acceptance and Governing Provisions. This writing constitutes an offer by Johnson Health Tech North America, Inc., a Wisconsin corporation doing business as Matrix Fitness ("Matrix"), to sell the products and/or services described herein (collectively, the "Goods") to the purchaser to which it is addressed (the "Purchaser"), subject to the terms and conditions set forth on the face and reverse sides hereof and as set forth in the attached Matrix Quote and the attached Power Requirements for Matrix Equipment (collectively, the "Agreement"). Acceptance of this Agreement is limited to said terms and conditions; and Matrix hereby objects to any additional and/or different terms which may be contained in any of Purchaser's purchase order, acknowledgment or other forms, or in any other correspondence from Purchaser. In the event that any of the terms or conditions set forth in the Agreement conflict or are inconsistent with any of the terms or conditions contained in Purchaser's purchase order, acknowledgment, other forms, or in any other correspondence from Purchaser, then Purchaser expressly acknowledges and agrees that the terms and conditions set forth in the Agreement shall supersede and control this transaction. This offer expires thirty (30) days from its date or upon Matrix's prior written notification thereof to Purchaser, unless Goods are subsequently shipped by Matrix and accepted by Purchaser. All contracts are subject to acceptance by Matrix only at Cottage Grove, WI, and sales, however ordered, are understood to be fully made and consummated at Cottage Grove, WI.

2. Payment. The purchase price, including any and all related costs, is due in full and must be received by Matrix before shipment of the Goods, unless Purchaser has been approved by Matrix for open credit. To apply for open credit, Purchaser must complete a Credit Application via that following link: <https://portal.creditappexpress.com/applications/1687363120378x959482546797412400> for review and approval. Matrix will determine credit based on the completed Credit Application, and may also rely on reference checking, Dun & Bradstreet and Credit Safe Reports and review of complete Financials of Purchaser. Except as otherwise provided for herein, Purchaser shall pay the invoices in full, without deduction or set-off for any reason, in accordance with the payment terms set forth herein and in the invoices. Any amounts not received by Matrix within thirty (30) days of Purchaser's receipt of Matrix's invoice shall be past due. Interest shall be payable at the rate of eighteen (18%) percent per year (but not more than the highest rate permitted by applicable law) on all amounts past due. Unless otherwise prohibited by law, if at all, Purchaser agrees to pay Matrix's actual attorney's fees and all costs incurred by Matrix in connection with enforcing Matrix's rights under this Agreement, including without limitation any non-payment of amounts owed and collections costs, whether or not litigation is commenced. If in Matrix's sole judgment a Purchaser's financial condition at any time does not justify selling to Purchaser on open credit, Matrix may require full payment in advance before proceeding with the order. If Purchaser defaults in any payment when due, then the entire purchase price shall become immediately due and payable in full or Matrix may at its option, without prejudice to other lawful remedies, defer delivery or cancel the order.

3. Taxes and Other Charges. Any manufacturer's tax, occupation tax, use tax, sales tax, excise tax, duty, custom, inspection or testing fee, or any other tax, fee or charge of any nature whatsoever imposed by any governmental authority on Matrix and/or Purchaser, or measured by the transaction between Matrix and Purchaser shall be invoiced by Matrix and paid by Purchaser in addition to the Product prices quoted or invoiced. In the event Matrix is required to pay any such tax, fee or charge, Purchaser shall immediately reimburse Matrix therefore upon demand by Matrix.

4. Delivery, Claims and Force Majeure. Purchaser has the right to choose a carrier for delivery of Goods to Purchaser's facility. If Purchaser chooses a carrier, Purchaser has the obligation to and shall schedule pickup with Matrix for pickup from one of Matrix's facilities, Purchaser shall be solely responsible for all payments, cost and expenses related to scheduling, logistics and delivery. If Purchaser chooses to have Matrix coordinate delivery of the Goods, Matrix will do so pursuant to the terms of the Agreement. Delivery of Goods to a carrier at Matrix's facility or other loading point designated by Purchaser or Matrix (as the case may be) shall constitute delivery of title to Purchaser; and regardless of shipping terms or freight payment, all risk of loss or damage in transit shall be borne by Purchaser. Matrix reserves the right to make delivery in installments; all such installments shall be separately invoiced and paid for by Purchaser when due per invoice, without regard to subsequent deliveries. Delay in delivery of any installment shall not relieve Purchaser of its obligations to accept remaining deliveries.

Claims for shortages or other errors in delivery must be made in writing to Matrix within five (5) business days after Purchaser's receipt of shipment of the Goods. Purchaser's failure to give such written notice to Matrix shall constitute the unqualified acceptance of the Goods by Purchaser, and Purchaser shall be deemed to have waived all

such claims for shortages or other errors relative to the delivered Goods. Matrix is not responsible for any loss or damage to Goods during transit or delivery. Claims for loss or damage to Goods in transit shall be made by Purchaser to the carrier and not to Matrix.

Purchaser's request for delivery reschedules shall be subject to Matrix's prior written approval and thirty (30) days prior written notice.

All delivery dates of Matrix are approximate. Further, Matrix shall not be liable for any damage, loss, liability or expense as a result of any delay or failure to deliver due to any cause that is not reasonably foreseeable and that is outside Matrix's reasonable control, including, without limitation, any act of God, act of the Purchaser, federal or state declarations, pandemics, embargo or other governmental act, regulation or request, fire, accident, strike, slowdown, war, riot, delay in transportation, unusually severe weather conditions, theft, or inability to obtain necessary labor, materials or manufacturing facilities. In the event of any such delay, the date of delivery shall be extended for a period equal to the time lost because of the delay.

5. Cancellation or Modification. Purchaser may cancel its order, reduce quantities, revise specifications or extend scheduled delivery only upon terms accepted by Matrix in writing. If cancellation or modification of an order is approved by Matrix in writing, Purchaser shall compensate Matrix for all damages resulting therefrom, including, but not limited to, restocking fees and costs, out-of-pocket expenses and loss of profit and allocable overhead. In no event shall Purchaser cancel or modify an order after delivery of the Goods. Minimum order quantities and quantity discounts shall be applied to approved reduced quantities and current pricing shall be applied to revised specifications and rescheduled deliveries.

6. Changes. Matrix may at any time make such changes in design and construction of products as shall constitute an improvement in the judgment and sole discretion of Matrix. Matrix may furnish suitable substitutes for materials unobtainable or rendered economically or otherwise impractical because of priorities or regulations established by governmental authority, non-availability or shortages of materials from suppliers or price changes.

7. Warranties. MATRIX warrants the Goods manufactured by MATRIX and supplied to Purchaser hereunder to be free from material defects in materials and workmanship, under normal use and service, for a time period in accordance with MATRIX's published warranty for the product then in effect at the time Purchaser's order is placed. If within the applicable warranty period any such product shall be proved to MATRIX's satisfaction to be nonconforming due to a material manufacturer's defect in materials or workmanship, such product shall be repaired or replaced at MATRIX's option and cost.

Subject to any other obligations MATRIX may have under this Agreement, such repair or replacement shall be MATRIX's sole obligation and Purchaser's exclusive remedy and shall be conditioned upon MATRIX's receiving written notice of any alleged defect within ten (10) days after its discovery and, at MATRIX's option, return of such product(s) to MATRIX, FOB MATRIX's designated location. Notwithstanding any other provision herein, MATRIX shall have no obligation to provide warranty service, repairs, replacements, or any other support under this Agreement if the Purchaser's account is past due. Warranty claims and service requests will only be processed if all outstanding invoices have been paid in full. MATRIX reserves the right to withhold service until payment is received.

THIS WARRANTY IS EXCLUSIVE AND IN LIEU OF ALL OTHER REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, STATUTORY OR OTHERWISE; AND MATRIX EXPRESSLY DISCLAIMS AND EXCLUDES ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Any description of the products, whether in writing or made orally by MATRIX or MATRIX's agents, specifications, samples, models, bulletins, drawings, diagrams, engineering sheets or similar materials used in connection with Purchaser's order are for the sole purpose of identifying the products and shall not be construed as an express warranty. Any suggestions by MATRIX or MATRIX's agents regarding use, application or suitability of the products shall not be construed as an express warranty.

8. Returns. Products may be returned to Matrix only when Matrix's written permission shall be obtained by Purchaser in advance and upon Matrix's issuance of an RMA number. Returned products must be fully insured by Purchaser up to the purchase price and securely packaged to reach Matrix without damage, and any cost incurred by Matrix to put products into marketable condition will be charged to Purchaser.

9. Assumption of Risk for Use. Purchaser and each user of the Goods sold by Matrix pursuant to this Agreement shall be solely responsible for the proper use of such Goods. Purchaser acknowledges and agrees that use of such

Goods may result in personal injury or death. The purchase of such Goods by Purchaser shall constitute Purchaser's acknowledgement and acceptance of any and all responsibility and liability that may result from use of the Goods. Purchaser's assumption of risk and liability shall not include liability that results solely from Matrix's gross negligence, willful misconduct or breach of this agreement, including any material defect in the manufacturing of the Goods by Matrix.

10. Limitation of Liability and Other Damages. Except as otherwise provided herein, Matrix's liability hereunder and with respect to the Goods sold shall be limited to the warranty referred to in section 7 hereof, and, with respect to other performance of this Agreement, unless otherwise set forth herein, shall in no event exceed the total of the amounts paid to Matrix by Purchaser.

MATRIX SHALL IN NO EVENT BE LIABLE TO PURCHASER FOR ANY INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL OR PUNITIVE DAMAGES OF ANY KIND, EVEN IF MATRIX HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, ARISING OUT OF OR RELATED IN ANY WAY TO THIS AGREEMENT OR THE PERFORMANCE OR BREACH OF THIS AGREEMENT, NOR SHALL MATRIX BE SUBJECT TO ANY OTHER OBLIGATIONS OR LIABILITIES, WHETHER ARISING OUT OF BREACH OF CONTRACT OR WARRANTY, NEGLIGENCE OR OTHER TORT OR ANY THEORY OF STRICT LIABILITY, WITH RESPECT TO PRODUCTS SOLD OR SERVICES RENDERED BY MATRIX, OR ANY UNDERTAKINGS, ACTS, OR OMISSIONS HEREUNDER OR RELATING THERETO.

Without limiting the generality of the foregoing, Matrix specifically disclaims any liability for property or personal injury damages, including without limitation, death or disability, penalties, special or punitive damages, damages for lost profits or revenues, loss of use of products or any associated equipment, cost of capital, cost of substitute products, facilities or services, downtime, shutdown or slowdown costs, or for any other types of economic loss, and for claims of Purchaser's customers or any third party for any such property or personal injury damages; provided, however, that if such property or personal injury damages are solely the result of Matrix's gross negligence, willful misconduct or breach of this Agreement, including a material defect in the manufacture of the Goods, then Matrix shall defend, hold harmless and indemnify Purchaser from and against such liability resulting from Matrix's gross negligence, willful misconduct or breach of this Agreement. However, Matrix's liability shall not extend to any damages, including property or personal injury damages, that are shown to result from, in whole or in part, any alteration of the Goods by Purchaser or any other unauthorized third party, improper placement of the Goods by Purchaser or any other unauthorized third party, improper maintenance of the Goods by Purchaser or any other unauthorized third party or improper use of the Goods.

11. Indemnification. Purchaser shall indemnify Matrix against any and all losses, liabilities, damages and expenses (including, without limitation, attorneys' fees and other costs of defending any action) which Matrix may incur as a result of any claim by Purchaser or others arising out of or in any way connected with the Goods sold hereunder, including without limitation Purchaser's or any other third party's use of the Goods, any alteration of the Goods, any improper placement of the Goods or any improper maintenance of the Goods.

12. Security Agreement. This Agreement shall constitute a Security Agreement between Purchaser, as Debtor, and Matrix, as Secured Party, pursuant to Article 9 of the Uniform Commercial Code ("UCC"). Purchaser hereby grants to Matrix a security interest, including without limitation, a first priority, purchase-money security interest, in and to all of the Goods manufactured, sold or provided by or on behalf of Matrix to Purchaser pursuant to this Agreement, including without limitation, all fitness equipment, exercise equipment, replacement parts, accessories, and supplies (collectively, the "Equipment"), wherever located and whenever acquired, and further including without limitation, all proceeds thereof, including without limitation, all insurance proceeds and other proceeds thereof (collectively, the "Proceeds"), as security for Purchaser's obligation to pay for the Equipment and Purchaser's other obligations under this Agreement. Purchaser further authorizes Matrix to file any UCC financing statements and amendments thereto or other instruments and to do all things deemed by Matrix in its sole discretion necessary to attach and perfect Matrix's security interest in the Equipment and the Proceeds thereof under this Agreement.

Upon the occurrence of an event of default by Purchaser, including without limitation, a payment default under this Agreement, then Matrix may, without notice or demand, exercise in any jurisdiction in which enforcement is sought, all of its rights and remedies under this Agreement, all rights and remedies of a secured party under the UCC, and all other rights and remedies available to Matrix under applicable law, with all such rights and remedies cumulative and enforceable alternatively, successively or concurrently, including without limitation: (a) declaring all amounts due Matrix by Purchaser to be immediately due and payable in full and the same shall thereon become immediately due and payable in full without demand, presentment, protest, or further notice of any kind, all of which are hereby

expressly waived by Purchaser; and (b) taking possession of the Equipment, and for that purpose, entering upon any premises on which the Equipment or any part thereof may be situated and removing the same therefrom without any liability for suit, action, or other proceeding, Purchaser hereby waiving any and all rights to prior notice and to judicial hearing with respect to repossession of collateral, and/or requiring Purchaser, at Purchaser's expense, to assemble and deliver the Equipment to Matrix or to such place or places as Matrix may designate.

13. Landlord's Liens. If Purchaser leases any real property upon which the Goods sold hereunder are to be located and applicable law provides for landlord's liens to secure rent obligations, then Purchaser shall notify, and obtain a written lien waiver from, each respective landlord for such locations and provide a copy of each written lien waiver to Matrix and confirm that the Goods sold hereunder are not subject to any such lien of such landlord(s).

14. Technical Information. Any sketches, models or samples submitted by Matrix shall remain the property of Matrix, and shall be treated as confidential information. No use or disclosure of such sketches, models and samples, or any design or production techniques revealed thereby, shall be made without the express prior written consent of Matrix.

15. Patents, Trademarks and Copyrights. Matrix will, at its own expense, defend any suits that may be instituted by anyone against Purchaser for alleged infringement of any United States patent, trademark or copyright relating to any products manufactured and furnished by Matrix hereunder, if such alleged infringement consists of the use of such Goods, or parts thereof, in Purchaser's business for any of the purposes for which the same were sold by Matrix, and provided Purchaser shall have made all payments then due hereunder and shall give Matrix immediate notice in writing (to the following email: legal@johnsonfit.com) of any such suit and transmit to Matrix immediately upon receipt all processes and papers served upon Purchaser and permit Matrix through its counsel, either in the name of Purchaser or in the name of Matrix, to defend the same and give all needed information, assistance and authority to enable Matrix to do so. If such Goods are in such suit held in and of themselves to infringe any valid United States patent, trademark or copyright, then: (a) Matrix will pay any final award of damages in such suit attributable to such infringement; and (b) if in such suit use of such Goods by Purchaser is permanently enjoined by reason of such infringement, Matrix shall, at its own expense and at its sole option, either (i) procure for Purchaser the right to continue using the Goods, (ii) modify the Goods to render them non-infringing, (iii) replace the Goods with non-infringing goods, or (iv) refund the purchase price and the transportation costs paid by Purchaser for the Goods.

Notwithstanding the foregoing, Matrix shall not be responsible for any compromise or settlement made without Matrix's written consent, or for infringements of combination or process patents covering the use of the Goods in combination with other goods or materials not furnished by Matrix. The foregoing states the entire liability of Matrix for infringement, and in no event shall Matrix be liable for consequential damages attributable to an infringement.

As to any Goods furnished by Matrix to Purchaser manufactured in accordance with drawings, designs or specifications proposed or furnished by Purchaser or any claim of contributory infringement resulting from the use or resale by Purchaser of Goods sold hereunder, Matrix shall not be liable, and Purchaser shall indemnify and defend Matrix against any damages, liability or expenses arising out of any claim made against Matrix for any and all patent, trademark or copyright infringements.

16. Spacing Behind Treadmills. Per industry safety standards (ASTM F2115 and EN 957-6), Matrix hereby notifies Purchaser of the need to locate treadmills ensuring that there is a two (2) meter long clear zone in the floor space behind each treadmill. The clear zone shall be at least the width of the treadmill and a minimum of 2 meters (6' 7") past the back end of the treadmill. There shall be no walls, no windows, no steps, and no other equipment placed within this clear zone. This clear zone is intended to ensure that if any user of a treadmill were ever to fall off the back of the treadmill, there will be an open and clear space behind the user so that injury may be minimized or avoided. Purchaser's failure to comply with this standard could result in injury to a treadmill user and potential liability to Purchaser. Although Matrix is hereby expressly giving Purchaser notice of this requirement, only the Purchaser can ensure that Purchaser complies with this requirement and it is Purchaser's sole responsibility to do so. By purchasing exercise equipment from Matrix, Purchaser accepts its responsibility to comply with this treadmill spacing requirement and all standards applicable to treadmill spacing and agrees to release Matrix and its affiliated companies, including Johnson Health Tech Co., Ltd, and all of their officers, shareholders, employees, insurers and representatives (collectively, "the Matrix Parties") from, and indemnify the Matrix Parties from and against, any and all suits, claims, actions, legal proceedings, demands, losses, damages, costs and expenses, including attorneys' fees, resulting from claims for bodily injury or property damage arising out of or in any way relating to inadequate

treadmill spacing, inadequate clear zones utilized behind treadmills or the failure by Purchaser to comply with industry safety standards concerning treadmill spacing.

17. Strength Training Anchoring Requirements. Purchaser acknowledges that Matrix has informed Purchaser of Matrix's requirement that the specific strength equipment, including Connexus strength units, Xult Series Rigs and other strength equipment where applicable (the "Anchored Strength Equipment") be anchored to the floor, the wall, or both the floor and the wall of Purchaser's facility in order to prevent any tipping, rocking or shifting of the Anchored Strength Equipment during the use or reasonably foreseeable misuse of the Anchored Strength Equipment. Anchoring to both floor and wall is required for Xult Series Rigs products. Purchaser also acknowledges that the Anchored Strength Equipment was designed for the use of straps, belts, chains, ropes and/or other devices for pulling or pushing on the Anchored Strength Equipment, and the use of those devices will compromise the stability of the Anchored Strength Equipment unless the Anchored Strength Equipment are properly anchored. Therefore, Purchaser acknowledges the need to anchor the Anchored Strength Equipment as described in the owner's manual for the Anchored Strength Equipment.

As a condition to Order fulfillment, Purchaser shall hire, at Purchaser's sole cost, a licensed contractor knowledgeable of Purchaser's facility and site conditions to anchor the Anchored Strength Equipment as described in the Anchored Strength Equipment owner's manual prior to use of the Anchored Strength Equipment.

Purchaser agrees to indemnify, defend and hold harmless Matrix and its officers, directors, shareholders, employees, representatives and insurers from any claims damages or losses of any type including claims for personal injury or death and property damage, arising out of or relating in any way to the following: (a) the work performed by the licensed contractor hired by Purchaser; (b) the failure to anchor the Anchored Strength Equipment or the insufficient or improper anchoring of the Anchored Strength Equipment; and (c) Purchaser's failure to comply with these Terms.

18. Purchaser's Property. Any property of the Purchaser placed in Matrix's custody for performance of this Agreement is not covered by insurance, and no risk is assumed by Matrix in the event of loss or damage to such property by fire, water, burglary, theft, civil disorder or any accident beyond the reasonable control of Matrix.

19. Governing Law and Choice of Forum. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Wisconsin, without application of principles of conflicts of laws. With respect to any dispute, controversy or claim arising out of or relating to this Agreement, Matrix and Purchaser agree and consent to personal jurisdiction in Wisconsin and agree that the Circuit Court of Dane County, Wisconsin and the United States District Court for the Western District of Wisconsin shall be the exclusive forums for the resolution of any such disputes, controversies or claims. Purchaser shall not assign this Agreement without Matrix's express prior written consent. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective personal representatives, successors and permitted assigns.

20. Remedies Cumulative. Any of Matrix's remedies referred to herein shall be cumulative and in addition to such other rights and remedies as may be available under law or equity.

21. Confidentiality. Purchaser will keep all of the terms and conditions of this Agreement confidential and Purchaser will neither disclose the existence of this Agreement nor the terms of this Agreement to any third party except to those employees of Purchaser who need to know such terms for the purpose of effecting the transaction.

22. Entire Agreement. This Agreement, including Matrix's Quote and Power Requirement for Matrix Equipment which are incorporated herein by reference, constitutes the entire, full and complete agreement between Matrix and Purchaser with respect to the subject matter hereof. This Agreement may not be modified except by a writing evidencing such modification which is signed by both Matrix and Purchaser. The provisions of this Agreement shall be deemed severable and the invalidity or unenforceability of any one or more of the provisions hereof shall not affect the validity and enforceability of the remaining provisions.



Used Broker Contact: _____

Extraction/Transportation of used equipment by: ☐ Broker ☐ Matrix Installer

On-Site Contact Tel: _____

[illegible]

Signature of Extraction Team Member: _____ Date: _____

DELIVERY SITE SURVEY

MATRIX

CONTACT INFORMATION

FACILITY NAME		ON-SITE CONTACT	
ADDRESS			
FACILITY PHONE		CELL PHONE	
EMAIL		OTHER	

INSTALLATION SITE INFORMATION

Please answer the following questions with accurate information to ensure proper delivery and installation of Matrix Fitness equipment. Inaccurate information may result in delays and additional charges.

Is this a business or residential site?	☐ BUSINESS	☐ RESIDENTIAL
Is this new construction or existing facility?	☐ NEW	☐ EXISTING
What are the hours the site will be open for delivery?	AM to PM	
Can your street accommodate and park a semitrailer (Length of up 75', Height 13'6")?	☐ YES	☐ NO
How close can semitrailer get to the delivery entrance?	FEET	
Is there a loading dock?	☐ YES	☐ NO
Is it ground delivery?	☐ YES	☐ NO
If so, how many stairs to the equipment room?	STAIRS	
What is the width of the smallest stairway?	INCHES	
Is there a freight elevator available for delivery purposes?	☐ YES	☐ NO
If yes, what are the dimensions?	L W H (INCHES)	
What is the size of the entry door(s) in inches?	W H (INCHES)	
If double doors, can the center post be removed?	☐ YES	☐ NO
What size are the doors to the equipment room(s)?	W H (INCHES)	
What is the distance from the entry doors to the equipment room?	FEET	
What type of facility flooring will the equipment be placed on?		
Are there dedicated (non-looped ground) electrical outlets installed?	☐ YES	☐ NO
Are there cable jacks installed (only necessary for cardio pieces with TV's)?	☐ YES	☐ NO

Is there anything unusual about your facility or location that could impede this installation?

**By signing below, you are stating that the above information is correct.
You will be responsible for any additional charges that result from inaccurate or incomplete information.**

AUTHORIZED SIGNATURE		DATE	
PRINT NAME		TITLE	

SITE READINESS & SHIPPING ACKNOWLEDGMENT

SLS-01-100 | Rev 1.2

Thank you for working with Matrix Fitness on your upcoming equipment installation. Our teams are preparing your order and need to confirm your location is ready. Please enter the location ready date below once you confirm the following requirements are met.

Items that are required include, but are not limited to:

- Power to each required piece
- All construction including finish-work, painting, mirrors and flooring is complete
- All roadways, pathways and hallways are finished and free and clear of construction debris
- TV/Entertainment cabling to each required piece
- Internet services as needed for connected equipment
- Flooring

All cabling necessary to run from the wall and/or floor outlet to the Matrix product must be provided by the facility. The cabling and subsequent TV/entertainment service must be installed prior to installation of the equipment. If cabling and/or subsequent service is not installed prior to installation, a Matrix-Certified technician can perform necessary services after installation at the standard rate. For more specific information regarding power and cabling, please refer to the Power and Technology Requirements Form that can be obtained from your sales representative.

Execution of this form is confirmation and acceptance that the site where the equipment will be placed is ready to accept delivery and installation. Delays caused by incomplete site readiness after shipment of product from our facility will be assessed the following charges:

- Restocking fee – up to 25% of the net sale price
- Return freight- \$250.00 per unit minimum
- Return visit fee – as quoted by Matrix

Contact your Matrix representative with any questions.

Facility Name: _____

Location Ready Date _____

Quote / PO Number _____

Name / Title (Printed) _____

Signature _____

Today's Date _____



THANK YOU

MATRIX

MATRIX FITNESS
1600 LANDMARK DRIVE
COTTAGE GROVE, WI 53527
MATRIXFITNESS.COM

CONFIDENTIAL



PROPOSAL

10239 Windhorst Rd, Tampa, FL 33619

Office: 813-599-2357

Cell: 813-599-2357

Email: bill@commfitnessproducts.com

Fax: 239-938-1462

PROPOSAL # BBHOQ2099

Date: Sep 9, 2026

Expiration Date: 10/9/2026

BILL

TO: Heritage Landing CDD
370 Heritage Landing Parkway
St Augustine, FL 32092

SHIP

TO: Heritage Landing CDD
370 Heritage Landing Parkway
St Augustine, FL 32092

ATN Todd Myhill
Phone 904-940-6095
Email tmyhill@vestapropertyservices.com

ATN Todd Myhill
Phone 904-940-6095
Email tmyhill@vestapropertyservices.com

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
Bill DeMarco	Will Advise	Best Way	Origin	50% Deposit, 50% COD	

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	R-LS-LED	Matrix Lifestyle LED Recumbent Bike	\$2,750.00	\$2,750.00
1	Delivery/Install	Inside Delivery, Assembly & Installation - 1st Floor, No Stairs, Elevator or Long Carry Distance (additional fees apply for stairs or elevator)	\$285.00	\$285.00
1	REMOVE	Existing Equipment Removal and Disposal Service - (1) Matrix Recumbent Bike	\$95.00	\$95.00

Frame Color	Standard	Subtotal	\$3,130.00
Upholstery Color	Black	State Tax	\$0.00
Notes	In Stock for immediate delivery	Freight	\$251.00
		Grand Total	\$3,381.00

Lead Times

Due to global supply chain disruption, lead times may be extended. For current lead times, contact your CFP representative.

For Delivery Staff

Date:		Amount Collected:		Check No.:	
Received By: (Print Name and Sign)					

Terms and Conditions

Acceptance of Proposal

The stated prices, specifications, and conditions are satisfactory and are hereby accepted by the undersigned. This proposal becomes a binding contract when signed. Commercial Fitness Products is authorized to provide the materials as specified. Payment will be made as outlined above, if not finance charges may apply. Special Orders require a 50% Non-Refundable Deposit. Restocking charge fee is 25% on all cancelled orders. Changes in Confirmed Orders may be subject to fees and delay in delivery. There is a 3% processing fee on all credit card transactions. Credit Card payments must be preapproved at the sole discretion of CFP.

Scheduled Installations

CFP will make every effort to deliver & install on Purchaser's required date.

Should Purchaser be unable to accept delivery after confirmed Ship Date or scheduled Installation Date, due to - readiness of the site, availability of payment, electrical connections, flooring installation, or other such issues, Redelivery & Storage Charges will apply. Fees will be assessed from volume of equipment, site location, and length of storage.

Partial installations require the installed product to be paid per the terms of the purchase. Additional Delivery Fees may apply.

CFP does not provide mounting or anchoring to walls, floors and ceilings for any product.

Confidentiality

Purchaser will keep all of the pricing terms and conditions of this Agreement confidential and Purchaser will neither disclose the existence of this Agreement nor the terms of this Agreement to any third Party except to those employees of Purchaser who need to know such terms for the purpose of effecting the transaction.

Additional Terms of Sale

Prices are guaranteed for 30 Days only. Product and Freight pricing based upon purchase of the total package.

Until products are paid for in full ownership of products remains as CFP. Customer grants to, and Commercial Fitness Products, Inc. shall retain, a security interest in and lien on all Products sold to Customer.

Per industry safety standards CFP hereby notifies Purchaser of the need to locate treadmills with a 2-meter-long clear zone behind each treadmill.

Purchaser shall indemnify CFP against any and all losses, liabilities, damages and expenses which may incur as a result of any claim arising out of or in connection with the goods sold hereunder that have not been caused solely by CFP's negligence.

Technology

Purchaser is responsible for providing power & technology requirements, as stated below. Failure to have any or all requirements fulfilled prior to scheduled equipment installation will result in additional Service Fees & Travel Charge.

Power Requirements - treadmills require a dedicated 20amp circuit with non-looped ground & neutral wires with a NEMA 5-20R receptacle. Bikes, Ellipticals ClimbMills & Steppers can be "daisy-chained" with up to four (4) units on a single receptacle.

TV Signal - unencrypted digital via RG6 COAX Cable. Each TV requires an RG6 patch cable with F-Type compression fitting. OPTV requirements vary - please check with A/V Technician & Cable/SAT provider.

Network - Hardline connection preferred, and required for some incidents - please check with A/V Technician & Internet provider. WiFi, 5Mbps per console MAX download usage -No Splash Page or Secondary Authentication requirements.

Wellbeats - 110V electric power to both Interactive Touchscreen & TV; 1.5" conduit connecting TV to Touchscreen, with pull string, Hardline internet connection (not WiFi) to WB Touchscreen. For TV Mounting - backing board for TV Bracket.

Warranties

Matrix CV Warranty: Frame & Drive Motor - 7 Yrs, Parts & Labor - 3 Yrs. Bikes & Ellipticals: Frame Construction (excludes finish) - 10 Yrs, Brake & Drive System - 3 Yrs, Flywheel Assembly - 3 Years. Service provided by factory-trained & authorized Matrix Service Providers

Matrix Strength (Ultra, Versa, Aura, Magnum, Varsity, Connexus) Warranty: Frame - 10 Yrs, Parts - 5 Yrs., Labor - 3Yrs., Upholstery/Cables/Springs/ Grips - 1Yr.

Matrix Strength (G1 Strength): Warranty: Frame - 10 Yrs, Parts - 1 Yrs., Labor - 1Yrs., Upholstery/Cables/Springs/ Grips - 90 Days

Circle Fitness Cardio of 3 yrs parts and 1 yr labor.

InFlight Fitness: Lifetime warranty on the frame and welds. One year warranty on cables, pulleys and moving parts.

BodyCraft Treadmills & Ellipticals: 10 year- Frame, 5 year- Parts. 1 Year - Labor

BodyCraft Upright & Recumbent Bikes: 10 year- Frame . 5 year- Parts , 2 Year - Labor

BodyCraft SPX Spin Bike: 10 Year Frame, 3 Year Parts, 1 Year Wear Items, 90 Days Labor

Pre-Owned Equipment Warranty: 30 Days Parts & Labor

Please initial that you acknowledge and accept the 'Terms and Conditions' of this proposal.

Make payments to the order of:

Commercial Fitness Products, Inc.

Fed-Ex, UPS, USPS etc.

Commercial Fitness Products, Inc.

5034 N Hiatus Rd

Sunrise, FL 33351

**Wire Transfer Bank Information Available
Upon Request.**

Proposal # :

BBHOQ2099

Proposal Amount:

\$3,381.00

Payment Terms:

50% Deposit, 50% COD

Deposit Amount:

\$1,690.50

Balance:

\$1,690.50

Signature _____

Print Name: _____

Facility Name: _____

Date of Acceptance: _____



PROPOSAL

10239 Windhorst Rd, Tampa, FL 33619

Office: 813-599-2357

Cell: 813-599-2357

Email: bill@commfitnessproducts.com

Fax: 239-938-1462

PROPOSAL # BBHOQ2118

Date: Sep 9, 2026

Expiration Date: 10/9/2026

BILL

TO: Heritage Landing CDD
370 Heritage Landing Parkway
St Augustine, FL 32092

SHIP

TO: Heritage Landing CDD
370 Heritage Landing Parkway
St Augustine, FL 32092

ATN Todd Myhill
Phone 904-940-6095
Email tmyhill@vestapropertyservices.com

ATN Todd Myhill
Phone 904-940-6095
Email tmyhill@vestapropertyservices.com

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
Bill DeMarco	Will Advise	Best Way	Origin	50% Deposit, 50% COD	

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Z020201	Power Stream Multi-Adjustable Bench	\$625.00	\$625.00
1	Delivery/Install	Inside Delivery, Assembly & Installation - 1st Floor, No Stairs, Elevator or Long Carry Distance (additional fees apply for stairs or elevator) Delivery Price only if delivered with other Equipment Order or Service Call.	\$90.00	\$90.00

Frame Color	Standard Black	Subtotal	\$715.00
Upholstery Color	Standard Black	State Tax	\$0.00
Notes	Here is the quote you requested.	Freight	\$127.52
		Grand Total	\$842.52

Lead Times

Due to global supply chain disruption, lead times may be extended. For current lead times, contact your CFP representative.

For Delivery Staff

Date:		Amount Collected:		Check No.:	
Received By: (Print Name and Sign)					

Terms and Conditions

Acceptance of Proposal

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Pre-Owned Equipment Warranty: 30 Days Parts & Labor

Please initial that you acknowledge and accept the 'Terms and Conditions' of this proposal.

Make payments to the order of:

Commercial Fitness Products, Inc.

Fed-Ex, UPS, USPS etc.

Commercial Fitness Products, Inc.

5034 N Hiatus Rd

Sunrise, FL 33351

**Wire Transfer Bank Information Available
Upon Request.**

Proposal # : BBHQ2118

Proposal Amount: \$842.52

Payment Terms: 50% Deposit, 50% COD

Deposit Amount: \$421.26

Balance: \$421.26

Signature _____

Print Name: _____

Facility Name: _____

Date of Acceptance: _____

Tab 5



Heritage Landing CDD Meeting

September 10, 2026, 1:00 p.m.

Date of Report: September 29, 2026

Todd Myhill, Amenity Manager

- **Concluded Event: Neon Pool Party—No Board Action Required**

- We had 525 residents at the Neon Pool Party, with 617 total visits to the gated facility on September 19. We had a DJ with laser lights, up lights, and fog machines; we had a 360-degree photo booth with 85 videos recorded; a foam cannon and three bubble machines; a dunk tank that had 61 minors sign up to be dunked, and quite a few moms that went to any length to oblige their kids.



- **Suspensions of Minors—Board Action Required for One Minor**

- I have suspended 8 minors in the last two weeks; 5 for using e-bikes or e-scooters on property and 3 for unacceptable behavior during the Neon Pool Party, with one incident leading to the unintentional injury of another minor. One suspension will require the Board's deliberation to establish an appropriate length of suspension.

- **Replacement of Recumbent Bike and Weight Bench—Board Action Required**

- The Matrix recumbent bike has a faulty monitor that can no longer be replaced. Proposals for the replacement of the recumbent bike are attached to this report.
- A weight bench also needs to be replaced and the single bid we have received so far is also attached. We expect a second bid to arrive before the meeting.

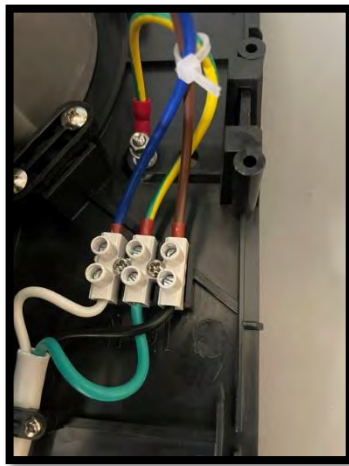
- **Facility Items —No Board Action Required**

- The Haunted House will fall on October 30 and 31 this year, so there will be some challenges with parking and the presence of non-residents at the amenity center. We'll focus on ways to respond to that challenge.
- I'll present the final totals for annual fiscal attendance at the amenity center at the CDD meeting, as the fiscal year has not yet closed out.



Heritage Landing CDD Meeting
October 8, 2026
Field Operations Manager Report
Date of report: 9-25-2026

Hand dryer replacement:



We have a broken hand dryer in the women's restroom at the tennis facility. To address the issue, we removed the working hand dryer from the main women's restroom and installed a new unit that matches the recently installed hand dryer in the main men's restroom.

We will now use the working unit that was removed from the main women's restroom to replace the broken hand dryer in the tennis women's restroom. This will ensure that all restroom locations have functioning hand dryers while maintaining a consistent appearance in the main restroom facilities.

Main irrigation line breaks:



We have had 3 main line breaks this month alone. BrightView is making repairs ASAP.

Baseball backstop teardown:



We were able to safely remove the top half of the dugout. I encourage the Board to take a look at the remaining fence structure, as it is in poor condition and will likely require additional attention.

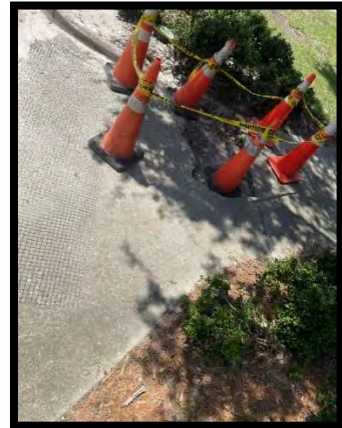
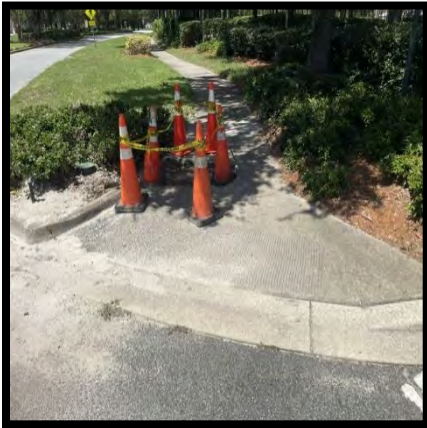
1. At this point, I believe the Board has three options:
2. **1. Leave it as is**
We can leave the remaining fence in place and do our best to secure the sections that are curling and separating.
3. **2. Replace the existing chain-link fencing**
Remove the old chain-link fence and install new fencing while utilizing the existing posts, assuming they remain structurally sound.
4. **3. Remove the fence entirely**
Remove both the chain-link fence and all supporting posts. The posts appear to be heavy-gauge metal and are likely anchored with a substantial amount of concrete. If the Board chooses this option, we may need to use a skid steer or similar equipment to complete the removal safely and efficiently.
5. I recommend the Board review the current condition of the remaining structure and determine which option best aligns with the long-term vision for the area.

Maintenance:



The large soccer goals broke and we repaired them, also installed new nets. The Heritage room entrance door has been painted.

Sidewalk repair:



There was an irrigation mainline break beneath the sidewalk at the exit of the basketball court parking lot. To access and repair the damaged pipe, a section of the sidewalk had to be removed. We obtained several proposals to repair the sidewalk; however, the costs were very high, as they included cutting out and completely replacing the affected section. We also contacted the county to determine whether they could assist with the repair, but they declined. To avoid significant expense, Jeff and I completed the repair ourselves. The project was successfully completed, and the finished product looks very good. The repaired area is safe, functional, and blends well with the surrounding sidewalk.



Customer: Heritage Landing CDD

370 Heritage Landing Pkwy
St Augustine, Florida 32092

Contact: Vlada Trohin

Phone: 9044366270

Work Order: 37215689

Lake/Pond/Wetland/Terrestrial Treatment Service

Technician: Mike Liddell

Date of Service: 9/11/26

SITE NAME: "POND 1"

Comments:

grasses are decaying around pond

Water Level	Aesthetic Appearance	Water Appearance	Erosion / Sedimentation
Full Pool	Good	Clear	Present: No recent changes

Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Torpedo Grass	Spotty

Method of Application

Gator/ATV

Product Used	EPA #
N/A	N/A

SITE IMAGES: "POND 1"



Galaxy Tab A9
September 11, 2026

SITE NAME: "POND 2"

Comments:

spot treated vegetation around pond, most of the torpedo grass is decaying.

Water Level	Aesthetic Appearance	Water Appearance	Erosion / Sedimentation
Full Pool	Good	Clear	Present: No recent changes

Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Torpedo Grass	Spotty

Method of Application
Gator/ATV

Product Used	EPA #
N/A	N/A

SITE IMAGES: "POND 2"



SITE NAME: "POND 3"

Comments:

grasses and most of the spatterdock is decaying.

Water Level	Aesthetic Appearance	Water Appearance	Erosion / Sedimentation
Full Pool	Good	Clear	Present: No recent changes

Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Spatterdock Torpedo Grass	Spotty

Method of Application	
Gator/ATV	
Product Used	EPA #
N/A	N/A

SITE IMAGES: "POND 3"



SITE NAME: "POND 4"

Comments:

no algae or invasive vegetation noticed.

Water Level	Aesthetic Appearance	Water Appearance	Erosion / Sedimentation
Full Pool	Good	Clear	Present: No recent changes

Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Shoreline/Terrestrial Weeds	Trace

Method of Application	
Gator/ATV	
Product Used	EPA #
N/A	N/A

SITE IMAGES: "POND 4"



SITE NAME: "POND 5"

Comments:
pond in overall good condition, only minor algae noticed

Water Level	Aesthetic Appearance	Water Appearance	Erosion / Sedimentation
Full Pool	Good	Clear	Present: No recent changes

Method of Application	
Gator/ATV	

Product Used	EPA #
N/A	N/A

SITE IMAGES: "POND 5"



SITE NAME: "POND 6"

Comments:
perimeter grass is decaying

Water Level	Aesthetic Appearance	Water Appearance	Erosion / Sedimentation
Full Pool	Good	Clear	Present: No recent changes
Aquatic Vegetation Identified		Extent of Aquatic Vegetation	
Torpedo Grass		Trace	
Method of Application			
Gator/ATV			
Product Used		EPA #	
N/A		N/A	

SITE IMAGES: "POND 6"



SITE NAME: "POND 7"

Comments:

minor algae around pond edge, will treat by boat on next visit.

Water Level	Aesthetic Appearance	Water Appearance	Erosion / Sedimentation
Full Pool	Good	Clear	Present: No recent changes
Aquatic Vegetation Identified		Extent of Aquatic Vegetation	
Algae		Spotty	
Method of Application			
Gator/ATV			
Product Used		EPA #	
N/A		N/A	

SITE IMAGES: "POND 7"



SITE NAME: "POND 8"

Comments:
treated perimeter vegetation around pond.

Water Level	Aesthetic Appearance	Water Appearance	Erosion / Sedimentation
Full Pool	Good	Clear	Present: No recent changes

Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Torpedo Grass	Moderate

Method of Application	
Gator/ATV	

Product Used	EPA #
AquaNeat Glyphosate	228-365

SITE IMAGES: "POND 8"



SITE NAME: "POND 9"

Comments:
minor torpedo grass noticed, will treat as needed.

Water Level	Aesthetic Appearance	Water Appearance	Erosion / Sedimentation
Full Pool	Good	Clear	Present: No recent changes
Aquatic Vegetation Identified		Extent of Aquatic Vegetation	
Torpedo Grass		Spotty	
Method of Application			
Gator/ATV			
Product Used		EPA #	
N/A		N/A	

SITE IMAGES: "POND 9"



SITE NAME: "POND 10"

Comments:
boat treatment needed, will treat next visit.

Water Level	Aesthetic Appearance	Water Appearance	Erosion / Sedimentation
Full Pool	Good	Clear	Present: No recent changes
Aquatic Vegetation Identified		Extent of Aquatic Vegetation	
Torpedo Grass		Moderate	
Method of Application			
Gator/ATV			
Product Used		EPA #	
N/A		N/A	

SITE IMAGES: "POND 10"



SITE NAME: "POND 11"

Comments:

torpedo grass is decaying from previous treatment

Water Level	Aesthetic Appearance	Water Appearance	Erosion / Sedimentation
Full Pool	Good	Clear	Present: No recent changes
Aquatic Vegetation Identified		Extent of Aquatic Vegetation	
Torpedo Grass		Spotty	
Method of Application			
Gator/ATV			
Product Used		EPA #	
N/A		N/A	

SITE IMAGES: "POND 11"



SITE NAME: "POND 12"

Comments:

minor algae noticed around pond, applied pond dye to help slow down the growth of algae.

Water Level	Aesthetic Appearance	Water Appearance	Erosion / Sedimentation
Full Pool	Good	Clear	Present: No recent changes
Aquatic Vegetation Identified		Extent of Aquatic Vegetation	
Torpedo Grass Algae		Spotty	
Method of Application			
Gator/ATV			
Product Used		EPA #	
EasyPro Concentrated Blue Dye		N/A	

SITE IMAGES: "POND 12"



SITE NAME: "POND 13"

Comments:

applied pond dye to pond

Water Level	Aesthetic Appearance	Water Appearance	Erosion / Sedimentation
Full Pool	Good	Clear	Present: No recent changes
Aquatic Vegetation Identified		Extent of Aquatic Vegetation	
Algae		Spotty	
Method of Application			
Gator/ATV			
Product Used		EPA #	
EasyPro Concentrated Blue Dye		N/A	

SITE IMAGES: "POND 13"



Thank you for your business!



Customer: Heritage Landing CDD

370 Heritage Landing Pkwy
St Augustine, Florida 32092
Contact: Todd Myhill
Phone: 9049999999

Work Order: 35876971

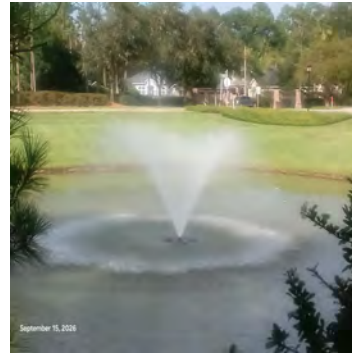
Aeration Field Service
Technician: Tom Hair
Date of Service: 9/15/26

COMPLETION FORM

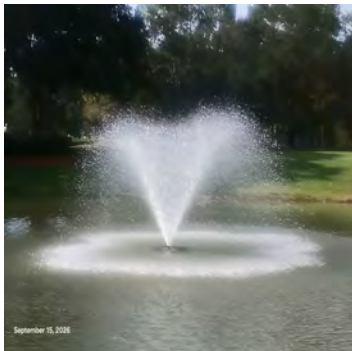
Comments: Performed quarterly fountain maintenance on all 4 fountains. I cleaned the intake screens, nozzles, floats, and lights. The voltage, amperage, timers, and mooring lines were checked. Listed below is a pond by pond description of additional work if any and pictures.



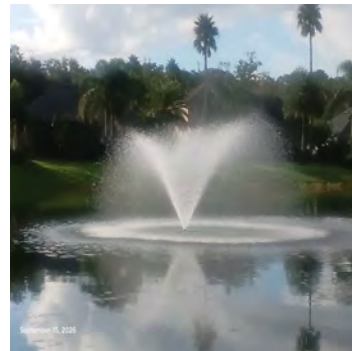
Pond 2 Fountain



Pond 4 Fountain 1



Pond 4 Fountain 2



Pond 8 Fountain

Thank you for your business!

Tab 6

HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026 GOALS & OBJECTIVES REPORT

Financial Goals and Objectives:

☒ Successful ☐ Unsuccessful

Financial, Budget and Investment Transparency

Measurement: Monthly Financial Statements Completed, Annual Audit Submitted, Annual Budget Proposed and Adopted, Arbitrage Reports Accepted; All Reports Available Upon Request and/or Accessible on District's Website.

Board Meeting Goals and Objectives:

☒ Successful ☐ Unsuccessful

Public Meetings, Audience Comments, Teamwork, Safe & Respectful Work Environment

Measurement: Public Meetings Held Monthly, Public Meetings Noticed in Accordance with Florida Statutes (Newspaper Publication and Website). Adequate Opportunities for Audience Comments, Staff and Board Members Working Jointly and Respectfully in a Clean, Safe, Meeting Space.

Administrative Goals and Objectives:

☒ Successful ☐ Unsuccessful

Website Maintenance, Adhere to Established Rules of Procedure, Records Retention

Measurement: District Website in Compliance with Florida Statutes, Procurement and Bid Noticing Requirements Met per Adopted Rules of Procedures, Records Retained and Records Request Completed.

Operational Goals and Objectives:

☒ Successful ☐ Unsuccessful

Effective Communication, Maintain/Protect Assets, Reserve Study Review

Measurement: CDD Updates Provided by Multiple Platforms; Amenity and District Websites, Community E-Blast, Meetings, and Mailed Notices. Timely Review of Maintenance Concerns, Proposals and Execution of Agreements to Operate and Maintain Assets, Review of Reserve Study and Budget Priorities at Workshops/Meetings.