

EXHIBIT A

Amenities, Services, and Fee Schedule

(Effective as of July 31, 2025)

Residential Services that are included in HOA Assessments

- 24-hour bellman/porter service
- 24-hour concierge service
- 24-hour security
- 24-hour switchboard services (*screening calls, messages, private voicemail and wake-up calls*)
- Access control and entry card system
- Access to hotel services and amenities
- All common area utilities (*electricity, gas, water/sewer, cable/phone*)
- Dedicated residential staff
- Luggage and package hold
- Owner events and social gatherings
- Owner storage
- Package delivery
- Pest control services common area
- Preservation of resort common area
- Priority Spa at The Sun Rose and dining reservations
- Private resident lounge, tasting room, fitness center and rooftop pool
- Property Management
- Refuse disposal
- Signing privileges and direct billing for all hotel services
- Valet parking
- Exterior window washing
- Wireless internet in common areas