

MILLENNIUM TOWER RESIDENCES, A CONDOMINIUM

TO ALL RESIDENTS

The following Supplemental Rules and Regulations have been approved by the Board of Directors of the Millennium Tower Residences, Condominium Association ("Association"), pertain to all areas of the Four Seasons Hotel & Tower Miami, and are effective immediately.

With the purpose of ensuring the quality, service-rich environment and lifestyle of the Four Seasons Hotel & Tower, the Shared Components Lot Owner and the Hotel Lot Owner will from time to time issue Rules and Regulations that include mandatory check in for Unit Owners, Residents and their guests or tenants; coordination of any charging privileges and other matters reasonably necessary to allow Unit Owners, their guests and/or tenants and hotel guests to be well integrated into a unified structure and that all operations may be conducted in an efficient manner.

ENFORCEMENT OF RULES AND REGULATIONS

The Residential Management shall have the authority to enforce these rules on behalf of the Association. All complaints should be addressed in writing to the Condominium Board of Directors.

IMPORTANT NOTICE

At first notice of non-compliance with any of the Rules and Regulations, management will provide a written warning denoting the violation(s) to the appropriate party. This will contain a method to remedy the violation(s) and indicate Three (3) days to correct such violation(s). After such time if no action has been taken, a fine of \$100.00 per violation will be imposed and an additional \$100.00 fine per violation for each day it continues, provided however each fine does not exceed \$1,000.00

Rules & Regulations

INDEX

- A. USE OF HOTEL UNIT AREAS AND AMENITIES
- B. POOL TERRACE & SWIMMING POOLS
- C. EQUINOX
- D. PETS
- E. GUESTS
- F. REAL ESTATE PROFESSIONALS
- G. PROVISION OR PERSONAL SERVICES BY OUTSIDE PROVIDERS
- H. UNIT OWNERS INSURANCE RESPONSIBILITIES
- I. MOVE-IN / OUT PROCEDURES
- J. CONSTRUCTION/ALTERATION OF UNITS PROCEDURES
- K. DELIVERY PROCEDURES
- L. RESIDENCES PERMITTED USE
- M. QUIET HOURS
- N. WASTE DISPOSAL
- O. PARKING

Rules & Regulations

A. USE OF HOTEL UNIT AREAS AND AMENITIES

HOTEL RELATED SERVICE

The Hotel Lot Owner shall have the right (but not the obligation) to provide hotel and/or transient rental services, including, but not limited to, solicitation and/or provision of housekeeping, personal services (i.e., massage, personal training, dry cleaning, etc.) and/or food and beverage service, to the Condominium and the Unit Owners.

1. In the event an owner is occupying a unit, only said owner together with his/her family member(s) who are occupying their unit and their guests may use the recreational facilities and amenities of the hotel unit subject to limitations set forth below. Guest(s) may not use the recreational facilities and amenities located in the Hotel unit unless the unit owner, tenant or family member(s) who are occupying the unit, accompany them.
2. If a unit is owned by a corporation, partnership or other non-personal entity, or by multiple persons who do not regularly occupy the unit together when the unit is being occupied, said owner must provide written notice to the Residential Services office designating the authorized occupant of the unit. The authorized occupant shall be the only party entitled to use the recreational facilities and amenities located in the Hotel unit together with their guest (s), subject to the limitations set forth herein. Guest (s) may not use the recreational facilities and amenities located in the Hotel Unit unless accompanied by the authorized occupant(s).
3. No more than six (6) persons per unit (whether owners, or guests) may utilize the recreational facilities and amenities located in the Hotel unit at any one time. However, occasional usage by more than six (6) persons per unit may be allowed subject to the prior written approval of the Four Seasons Hotel General Manager (GM) or the Four Seasons Hotel Manager (HM).
4. If an owner is delinquent for more than ninety days in paying any maintenance payments or other monetary obligation owed to the Association, the Association shall suspend the right of the owner, and the owner's occupants, licensee's and invitees to use hotel related services, shared facilities, common facilities and any other Association property until the monetary obligation is paid.

B. POOL TERRACE & SWIMMING POOLS

Description

The two-acre pool terrace contains four separate swimming pools:

- On the north side, the Hotel Residences and Tower Residences Pool. (The Residences Pool)
- On the south side is the Hotel swimming pool, which is the largest and includes a large Jacuzzi at its west end. (Hotel Pool)
- The children's pool is at the southeast corner and it is for the exclusive use of children from 4 to 12 years old. (Children's Pool)
- The Palm Grove, on the east end of the terrace is a shallow body of water that guests and residents will use as a quiet alternative to the more active and larger swimming pools. No children are allowed.

Rules & Regulations

- No lifeguard on duty, use of the swimming pools is at user's own risk.
- Open 6:30 a.m. to sunset.
- The Residences Pool is for the exclusive use of owners of residential units and access will be restricted accordingly.
- The Hotel pool is for the exclusive use of registered Hotel guests, residential unit owners and executive members of the Equinox

- The Hotel is the exclusive provider of any and all Food & Beverage products through the *Bahia* Bar. Additionally, no glass bottles, glass containers, ceramic or china dishware, and other breakable items shall be brought into the Terrace and pools area.
No music or sound equipment devices shall be brought to the Terrace and pools area.
- No chaise lounges may be reserved in advance. Service is on a first come, first served basis. Articles left unattended (i.e. books, towels, etc.) in a chaise longue for more than two hours will be removed and kept at the Towel Station in order to make the chaise longue available to another guest.
- Between 11:00 a.m. and 2:00 p.m., attendants will hold your lounge chairs for up to 2 (two) hours while you enjoy lunch.
- Toys, balls, flotation devices, bicycles, strollers, playpens, carriages and similar items are not permitted in or near the swimming pool.
- Maximum Hotel pool bathing load is 88 people. Maximum Residences pool bathing load is 28 people. Maximum Children's pool bathing load is 13 people.
- All chaise lounges need to be covered with a towel.
- Florida law requires that all persons shower before entering the pool.
- Proper attire is required at all times.
- The pool area is not to be used for dangerous play involving running, diving or pushing, ball games or Frisbee, roller skating, skate boarding or any activities which may disturb others. Toys, balls, flotation devices, bicycles, strollers, playpens, carriages and similar items are not permitted.
- Cigarettes and similar items must be deposited in the designated receptacles. Objects or debris of any nature shall not be thrown into the pool, or on the decks. No smoking is allowed inside the pool. In consideration to other guests, cigar smoking is not allowed in the pool areas.
- Pets are not permitted in the pool area.
- No pool equipment may be removed from the pool area.
- All children under 12 must be accompanied by an adult.
- Children who are not toilet trained must wear special diapers with rubber pants over them.
- Elderly persons, pregnant women, infants and those with health conditions requiring care should consult with a physician before entering the whirlpool.
- Hot tub immersion while under the influence of alcohol, narcotics, drugs or medication may lead to serious consequences and is not recommended.
- Do not use whirlpool alone.
- Long immersion in the whirlpool may result in nausea, dizziness or fainting.

C. EQUINOX

Only the Unit Owners are entitled to the use of the Equinox's facilities, provided, however, that they will not be permitted to use the facilities if they are delinquent by ninety days or more in paying any maintenance payments or other monetary obligation owed to the Association. Invitees, tenants and guests of Unit Owners must purchase memberships if they wish to use the facilities.

D. PETS

- All Unit Owners who maintain pets in their units must present current pet vaccination records to the Residential Services office, on an annual basis.
- All Unit Owners who maintain pets in their units must present to the Residential Services office, a certificate of insurance demonstrating that they have coverage for injuries caused by their pets in an amount not less than \$500,000 and naming the Association as an additional assured under their insurance policy.
- A Unit Owner may maintain two (2) orderly domesticated pets (which shall be limited to dogs, cats or caged birds) in the Owner's Unit.
- Pets shall not be permitted outside of their owner's unit unless attended by an adult and on a leash not more than (6) six feet long.

- No pets are permitted in the Pool Terrace, Hotel Spa or Office area
- Residents when accompanied by their pets should not congregate in the Residential Lobby. Access to pets in this area should be limited to passage access only.
- All pet owners are responsible for cleaning up after their pets and are responsible for any damage caused by their pets.
- No services will be provided to a unit when a dog is present, unless the pet's owner is present.
- Pets shall not be left unattended on balconies.
- Pets shall not be a nuisance or interfere with the quiet enjoyment of the Four Seasons Hotel & Tower Miami by owners and guests.
- All pets must enter and exit the Residences by way of the residential service elevator (RS1). However, on Monday through Friday, between the hours of 8 A.M. and 5 P.M., pets may enter and exit the Residences by way of the residential guest elevators. In such event, however, all pets must enter and exit the Condominium Property through the second floor/mezzanine garage door.
- Upon the request of any resident, an Owner shall immediately exit a residential guest elevator when accompanied by a pet.
- All owners shall be responsible for the cost of exterminator services necessitated by infestations caused by their pets.
- Violation of the provisions of this paragraph shall entitle the Association to all rights and remedies available under the By-Laws and Florida law, including, but not limited to, the right to fine Unit Owners (as provided in the By-Laws and any applicable rules and regulations) and/or to require any pet to be permanently removed from the Condominium Property.

E. GUESTS

No owner or lessee shall invite, in their absence, any persons to use the shared facilities. Owners surrender their rights to use the shared facilities when they lease their units. Without limiting the generality of the foregoing, the Association shall require any guest or invitee of duration of 30 days or longer to satisfy all screening/approval requirements imposed by the Association for tenants and buyers, namely a professional background check.

F. REAL ESTATE PROFESSIONALS

For the security and convenience of all residents, Real Estate professionals conducting business on property must:

- Complete and deliver a Realtor Access form to the Residential Services office.
- Identify themselves at all times, providing the Residential Services office and the Security Department with a copy of a current and valid Florida Department of Business & Professional Regulation issued Real Estate license.
- Register with the Security Department and with the Residential Services office. A visitor's badge will be issued for each visit.
- Provide the Residential Services office with a copy of the Exclusive Right of Sale contract or the exclusive rental contract signed by the Unit Owner(s).
- Only listing realtors will be allowed to show units.
- A minimum of 48 hours notice must be given to the Residential Services office in order for a realtor to show the unit.

G. PROVISION OF PERSONAL SERVICES BY OUTSIDE PROVIDERS (or NON-FOUR SEASONS HOTEL MIAMI EMPLOYEES)

For the benefit and protection of all Unit Owners, their invitees, guests and tenants, the Residential Concierge will have available a list of bona-fide service providers that are recommended. Outside providers of personal services that are not part of this list must:

- Submit a request in writing and obtain the approval of the FS Residential Services office for each visit to the building.
- Access must be through the Receiving entrance only and only service elevators shall be used.
- Register employees with the Security department. No outside personnel will be allowed on premises without a Security Department issued badge.
- Advance notice of at least 48 hours prior to the actual date of delivery of services.
- Sign a release form holding Four Seasons Hotels & Resorts, Four Seasons Hotel Miami and Millennium Tower Condominium Hotel harmless of any damage or losses caused by their presence in the Four Seasons Hotel & Tower Miami.
- All service providers must provide proof of legal employment status, a current Miami Dade County license to provide services, proof of insurance naming Four Seasons Hotels & Resorts, Four Seasons Hotel Miami and Millennium Tower Condominium Hotel as insured.
- Hours of operation will be 9 a.m. to 5 p.m. on weekdays and 11a.m. to 4 p.m. on Saturdays. Sundays will be off-limits for outside providers.
- No Food and/or Beverage outside providers may offer their services to the units, with the exception of certain fast food delivery providers, i.e. Pizza & Chinese food delivery. Deliveries will be escorted to the units by Pages and a fee of \$10.00 will be charged per delivery.
- Providers of outside housekeeping services must be dressed in white uniform and use rubber sole shoes.
- Providers of outside services must present a background check (by the Florida Department of Law Enforcement) for all employees, providing evidence of good moral character. Personnel with a "Criminal Record" will not be allowed on premises. "Criminal Record" for purposes of these Rules & Regulations, includes any misdemeanor or felony charge filed against the employee in the courts of any state or federal district or territory, or other country, on any subject matter, concerning which charge the employee was found guilty, or pled guilty, or pled no contest.

H. UNIT-OWNER'S INSURANCE RESPONSIBILITIES

The Condominium Association maintains insurance coverage for Casualty, Liability, Worker's Compensation and Flood Insurance pertaining to the Shared Components unit. This does not include the Unit Owner's personal property, fixtures or furniture, and does not cover claims against the Unit Owner due to accidents occurring within his unit, nor casualty or theft loss to the contents of their unit.

Unit Owners must purchase liability coverage for accidents occurring within their units, with a minimum of no less than \$1,000,000.00 coverage per incident. The importance of this coverage cannot be overstated, as we are part of a high rise multi-component building. A leak, for example, may potentially damage many floors, including residential, hotel, office, Equinox and garage property.

Each unit owner is responsible for purchasing and maintaining the insurance for the improvements within the unit(s), as well as the furniture, fixtures and equipment in their unit(s). We encourage each unit owner to cover all improvements and contents on a replacement cost basis, and to include coverage for loss assessment charges.

Due to the current insurance market conditions, and the limited availability of windstorm insurance, the property policy carries a deductible equal to 5% of total insured values for windstorm losses.

Please refer to section 13 in the Declaration of Condominium for detailed Insurance requirements and information.

I. MOVE IN/OUT PROCEDURES

In order to facilitate your move-in, please contact the Residential Services Office to reserve a move-in date. Elevator reservations for move-ins, move-outs and deliveries of furniture and other large items must be made in

advance through the Residential Services Office. Reservations should be made as far in advance as possible to ensure availability of the loading dock and service elevator; a minimum of 48 hours is required.

The Residential Association and the Master association may charge a reasonable fee to all Owners of Residential Units to cover the costs of administering an Owner or the tenants or other occupants of a Residential Unit moving in or out of a Residential Unit or moving furniture or equipment or other objects into or out of a Residential Unit that require the use of the elevators.

Moving hours are between 8:30 a.m. and 5:00 p.m. Monday through Saturday.

On the reserved date and time, the mover will have access to a loading dock bay for unloading and to the service elevator

Garage Entrance Information - The garage door entrance is 14 feet 6 inches, which accommodate standard size moving trucks. 18-wheeler tractor trucks are not allowed.

Elevator Information -The service elevator dimensions are set forth below:

Door Height	84"	Interior Depth – front to back	83 ½"
Door Width	51"	Interior Width	82 ¾"
Interior Height	113"	Maximum Weight	4000 lbs

The moving company is required to carry insurance with the following coverage: \$1,000,000 of general liability insurance; \$1,000,000 of auto liability insurance and workers' compensation insurance. The same entities are required to be listed as additional insured as those listed in Section III, B. A certificate of insurance evidencing the coverage and named insured must be delivered two (2) weeks in advance of the move-in date to the management office. The address of the Residential Services Office is:

Four Seasons Residences	(305) 381-3082 phone
1435 Brickell Avenue, 6 th Floor	(305) 381-3083 facsimile
Miami, FL 33131	

Residents are responsible for ensuring that the moving company properly protects all hallways, floors and elevator cabs during the move. Residents are responsible for contracting with the moving company to remove all empty boxes and packing materials from the building on a daily basis. Damages will be billed to the resident.

J. CONSTRUCTION/ALTERATION OF UNIT PROCEDURES

No alterations visible from: the Shared Components Unit, any other Lot or the exterior of the building may be undertaken without the written consent of the Association and/or the Shared Components Unit Owner and the Hotel Lot Owner.

Curtains or drapes (or linings thereof) which face the exterior windows or glass doors of Units shall be off-white in color and shall be subject to disapproval by the Hotel Lot Owner, in which case they shall be removed and replaced with acceptable items.

No Residential Unit Owner shall cause or allow improvements or changes to any Residential Unit which:

- affect the structural integrity of the Building
- affect any electrical, mechanical, HVAC, plumbing, life safety, monitoring, information and/or other systems of the Building; or to the Common Elements or Association Property, without obtaining the prior written consent of the Association and/or Shared Components Unit Owner and the Hotel Lot Owner.
- changes and/or tampers with any windows, operable or otherwise, accessible from any Unit or the Common Elements
- changes and/or tampers with any bathroom or kitchen exhaust vents.

Once written consent has been obtained and in accordance with the condominium documents, plans and specifications for all construction or renovation work to be undertaken by any Resident must be submitted in advance to the Residential Services Office and addressed to the attention of the Condominium Board of Directors for review and approval. Owners will also be responsible for acquiring all governmental permits and approvals to

perform any construction or renovations.

The following documents are required and a copy should be presented to the Residential Services Office:

Contractor's License	Work Permits
Contractor's Insurance	Job Drawings
Emergency Call List	As-built plans at the completion of the job

Prior to the start of any work, the contractor must make arrangements with the Residential Services Office to have a review and approval of the scope of work proposed.

The Contractor's Insurance: Contractors are required to have insurance with \$1,000,000 of general liability coverage; \$1,000,000 of auto liability insurance and workers' compensation insurance, along with \$1,000,000 of employer's liability insurance. A certificate of insurance evidencing the coverage and named insured must be delivered seven (7) days in advance of the start of work date to the Residential Services Office. The same entities are required to be listed as additional insured as those listed below:

- The Millennium Tower Master association
- The Millennium Tower Residences Condominium Association
- Terremark Brickell II, LLC
- The Four Seasons Residences
- Four Seasons Hotels & Resorts
- Four Seasons Hotel Miami
- Name of unit owner

Work hours: Work-involving noise may be performed only on weekdays from 8:30 a.m. to 5:00 p.m., excluding legal holidays. Because this is a residence and sound travels throughout the building, there are restrictions concerning noise. Carpet strip installation, flooring, tile work or any other loud work cannot occur until after 10:00 a.m. and must be completed before 4:00 p.m. On occasion Management may request noisy work be postponed if it greatly inconveniences other residents.

Contractor and Mover Rules and Regulations

- Upon arriving to the site, workers must first report to the Security Office at the loading dock with proper I.D. to sign in and obtain visitor passes, which must be worn at all times while in the building
- Only the designated padded service elevator may be used to transport staff and equipment
- Exit and entrance to the building is through the doors adjacent to the Security Office
- All portions of the Four Seasons Hotel are off limits
- Contractors will be allowed to park their vehicles briefly at the loading dock to unload their equipment and supplies only. There is no provision for contractors' vehicles at the loading dock. There are public garages nearby on the 14th Lane entrance next to the loading dock
- Family and friends of contractors are not permitted in the building
- Contractors need to abide by the rules and regulations of the building
- No smoking in public areas
- Abusive language or swearing will not be tolerated in any way
- Activity must be conducted so that minimal disturbance is caused for other condominium owners
- All hallways, elevators and lobbies must be protected and cleaned throughout the day by the contractor. Contractors must take all necessary precautions (i.e. masonite over carpeting and on walls and corners, dollies for equipments, etc.) to protect the property of The Condominium
- All trash and boxes must be removed from the site daily

Any questions should be directed to the Residential Services Office.

Delivery Instructions –Deliveries by contractors will be received at the loading dock. Contractors will be allowed to drive vehicles into the loading dock to unload their materials. Please notify the Residential Services office well in advance of any large deliveries to confirm residence elevator and loading dock availability. All materials must be brought into the building via the service elevators. Vehicles must then be immediately be removed and parked on city streets or in a public garage. This is required to free up the loading dock for deliveries to other Residents and tenants in the complex.

Elevator Information - The service elevator will be padded for contractor use. Contractors will be held liable for any damage by their staff to the building or equipment. The service elevator dimensions are set forth below:

Door Height	84”	Interior Depth – front to back	83 ½”
Door Width	51”	Interior Width	82 ¾”
Interior Height	113”	Maximum Weight	4000 lbs

HVAC Recommendations - It is strongly encouraged that the HVAC system within the apartment be turned off and covered during renovation projects. Dust, debris, and paint/varnish fumes can collect inside air conditioning units causing a lack of efficiency and occasional complaints of odors.

K. DELIVERY PROCEDURES

All deliveries including small packages, Federal Express, groceries, flowers, furniture, and appliances for the residences will be received through the Service Entrance, located next to the Security Office on the Loading Dock. The Residential Concierge will be notified of the arrival of any packages, and in turn, advise residents.

Deliveries of large items must be pre-arranged in advance with the Residential Services Office. The Residential Services Office will reserve a time for the service elevator and loading dock to be available for your delivery.

L. RESIDENCES PERMITTED USE

LEASES AND SALES

Unit owners shall provide the Management Office with a written notice of all transfers, leases, sales or any other conveyances of a Unit or interest therein, regardless of whether Association approval is required.

Unit owners desiring to sell their Units must present a copy of the contract for purchase and sale, and those desiring to lease their Units shall present a copy of the lease agreement, together with a completed Lease Application form provided by the Residential Services Office. Included will be a professional background check of the prospective buyer or lessee.

All purchase contracts and leases shall be in writing and submitted to the Condominium Association. Purchase Contracts and leases may be denied to persons seeking approval (including all proposed occupants) that have been convicted of a felony involving violence to persons or property, or a felony demonstrating dishonesty or moral turpitude and in which the person’s civil rights have not been restored. Additionally, purchases and leases may be denied if the person(s) seeking approval have failed to provide the information required to process the application in a timely manner, have misrepresented information provided in the application process, or are delinquent in paying any monetary obligation due to the Association.

There shall be a minimum lease term of six (6) months for the rental of Units, but there shall be no maximum number of times that a Unit may be leased.

A one month’s rent security deposit check to the Association is required from the tenant. Said security deposit will be returned to the renter upon departure, after subtracting damages (if any) to the Condominium’s common areas.

If a Residential Unit is occupied by a tenant and the owner is delinquent in paying any monetary obligation due to the Association, the Association will make written demand that the tenant pay future monetary obligations related

to the Unit to the Association, and the tenant must make such payment until the Association releases the tenant or the tenant discontinues tenancy in the Unit.

OCCUPANCY AND USE RESTRICTIONS

The rights of the Residential Unit Owners to use the Shared Components Unit shall be limited and subject to rules, regulations and/or conditions as may be established by the Association and Shared Components Unit Owner from time to time in its sole and absolute discretion, including, without limitation, the right to require any person requesting such services to sign such agreements and pay such fees as may be required from time to time by the Hotel Lot Owner.

Each Unit Owner, by acceptance of a deed or other conveyance of a unit, recognizes and agrees that neither the Hotel Lot Owner nor the Shared Components Unit Owner are required to provide any hotel related services, but if they determine to do so, in their sole discretion, they may condition the provisions of such services in any manner they so desire.

M. QUIET HOURS

- Quiet hours will be in effect during the following periods: Sunday evening through Thursday evening: 10:00pm to 7:00am the next day; Friday evening, Saturday evening and the evening before a Holiday: 12:00 midnight to 9:00am the next day.
- During the quiet hours there should be no noise audible outside of the unit or in the common areas.
- All occupants shall exercise extreme care at all times about making noises in the use of musical instruments, radios, televisions and amplifiers that may disturb other occupants. Owners are encouraged to maintain all audio equipment at least six inches from the wall. Owners should also provide padding under stereos and speakers in order to ensure minimal reverberation.

N. WASTE DISPOSAL

- Refuse/garbage (including bottles and cans) must be tightly wrapped in plastic trash bags and deposited in the disposal chutes provided. Only management approved plastic bags are to be used.
- Refuse/garbage, whether or not in containers or bags, may not be left outside the garbage chutes or your door.
- Large cartons and boxes must be placed on the service elevator landings and must be broken down.

O. PARKING

Unless the context indicates to the contrary, reference in this section to automobiles shall include all motorized vehicles.

- Residents will have the option of either self parking (in their assigned parking spaces only) or valet parking. Guest parking is by valet only.
- All vehicles must be registered with the Residential Services office.
- Vehicles left in the driveway (without keys) in excess of 15 minutes may be subject to removal.
- No vehicle longer than 16 feet will be allowed to park on the premises.
- The parking of vehicles in unauthorized areas is prohibited, and said vehicles will be towed away and stored at the expense of the unit owner. Unit owners shall be responsible for compliance of this rule by their employees, guests, visitors and tenants, and shall bear all costs of enforcement.
- All residents must park only in the space that belongs to the unit they are residing in.
- No vehicle may be parked in a manner that blocks the ingress or egress of other vehicles, or in any area designated for commercial use.
- Only emergency car repairs may be performed within the Four Seasons Hotel & Tower property.
- Only automobiles, motorcycles and motor scooters may be parked in the parking areas. *For Sale* signs are not allowed.
- Excessive noise, loud talking, slamming of doors, racing of engines and the use of horns is prohibited.
- The washing of automobiles is not allowed on premises.
- No wrecked or un-drivable vehicles may be parked in the garage.
- If a vehicle is equipped with an alarm that rings in excess of 5 minutes without correction, vehicle

might be towed from the property at the vehicle owner's expense.

- Damage inflicted to the property by any vehicle shall be the responsibility of the vehicle owner.
- The owner of any vehicle leaking oil or any automotive fluids onto the shared facilities or any of the properties shall be responsible for any expenditure required to restore it to a clean condition.

NOTE: THE PARKING AREAS SERVING THE CONDOMINIUM ARE PART OF THE SHARED FACILITIES AND ARE SUBJECT TO REGULATION FROM TIME TO TIME BY THE GARAGE LOT OWNER.