



Resort Program Highlights

- Hilton Hotels Corporation will manage the Beach House Fort Lauderdale, a Hilton Resort's Program.
- The Hilton Fort Lauderdale Beach Resort's Resort Program offers:
 - 5-year renewable contract (55 hotel/45 unit owner split)
 - 10-year renewable contract (50 hotel/50 unit owner split)
 - 15-year renewable contract (45 hotel/55 unit owner split)
- The Beach House Fort Lauderdale, a Hilton Resort's Program provides for the following:
 - 120 days usage of unit per calendar year (*except on Restrictive Period Dates*).
- Net Rental Income is defined as the actual room rental revenues of your suite net of occupancy, sales and related taxes, less 15% for various fees and commissions.
- Hilton will do its best to accommodate the time periods that you wish to occupy your suite.
- A Revenue Rotation system will be utilized in order to provide an equitable distribution of resort reservations among participating suites (*subject to specific room requests by guests*).
- While in residence, Complimentary Valet Parking will be available for one vehicle per Unit Owner; each guest(s) vehicle will be accommodated for a fee.
- As a benefit to Owners, Hilton will extend a 10% discount off of all Food and Beverage purchases in the Hotel as well as Spa services; excluding Q Shop.
- Owners will receive incentive for referring their friends and business associates to engage in future lodging and catering business directly with the resort [*reference: Unit Owner Referral Incentive Plan for terms and conditions*].
- Owners wishing to make a reservation for an additional Unit, while residing in their unit, they will receive a discount off of Best Available Rate; subjected to occupancy and will be excluded from the Unit Owner Referral Incentive.

For further information regarding the Beach House Fort Lauderdale, a Hilton Resort's Program, please contact our Owner Relations Office.

Owner Relations Manager Contact:

505 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL 33304

FLLFS_CondoOwner@Hilton.com | (954) 414 -2690

This is only a summary of certain terms and the manner in which it is anticipated that the Resort's Program will operate. This is not a complete statement of the terms and conditions that apply to the Resort's Program. The details may change. The terms that govern any particular participation in the Resort's Program will be those set out in the definitive agreement that you sign. Therefore, if you decide to participate in the program, you should review carefully that agreement.

Participation in the Beach House Fort Lauderdale, a Hilton Resort's Program is voluntary and is not a condition of purchasing your unit.



Blackout/Restricted Periods

Occupancy and Use Restriction

The Blackout Periods will now be as follows:

1. Annual Fort Lauderdale Boat Show;
2. National Football League Super Bowl week, if applicable; and
3. National Football League Pro Bowl week, if applicable.

The following dates are hereby established as Limited Blackout Periods:

- A. President's Day weekend;
- B. First Weekend in March;
- C. 2nd Week and Weekend in March;
- D. 3rd Week and Weekend in March;
- E. Easter Weekend;
- F. Week between Christmas and New Years Day

During the Limited Blackout Periods, an Owner may select any two (2) from the above list, during which the Owner may reserve the use of their unit for such periods.

We respectfully request that the Owner provide us advance written notice at least ninety (90) days prior to the proposed start date of the Owner's stay at the resort during any of the above Limited Blackout Periods.

The providing of advance notice is necessary so that we can accommodate the Owner's request to utilize their unit during a Limited Blackout Period. It should also provide us sufficient time to attempt to relocate or arrange alternative accommodations for a hotel guest that may have already confirmed a room reservation for use of that unit during same period selected by the owner of the unit.

Occupancy and Use Restrictions. In order to provide for congenial occupancy of the Condominium and Association Property and for the protection of the values of the Units, the use of the Condominium Property shall be restricted to and shall be in accordance with the following provisions:

16.1 Occupancy. Each Residential Unit shall be used as a residence only, whether for permanent, temporary or transient use, except as otherwise herein expressly provided, all in accordance with the Resolution and all other applicable county and state codes, ordinances and regulations.

In accordance the terms of the Resolution and Section 47-12 of the ULDR of the City of Fort Lauderdale, Florida referred to in Section 2 of the Resolution, occupancy of each Unit shall be restricted as follows:

"No guest (including unit owners) of the hotel shall be provided lodging for more that sixty (60) days during November 15 to April 15 of each year, and no more than a total of one hundred and twenty (120) days in any calendar year".



Unit Owners Referral Incentive Plan

The Beach House Fort Lauderdale, a Hilton Resort wishes to introduce an incentive plan specifically for unit owners to refer their friends and business associates to engage in future lodging and catering business directly with the resort. The outline of this referral incentive plan is as follows:

I. Incentive

a. Summer Season (July 1 – September 30, 2022)

Unit owners that refer lodging business at Best Available Rate (BAR) receives a 15% commission on the total room revenue before taxes and fees. Example – 10-night stay @ BAR \$450 = \$4,500 room revenue @ 15% commission = \$675

b. Prime Season (October 1, 2022 – June 30, 2023)

Unit owners that refer lodging business at Best Available Rate (BAR) receives a 10% commission on the total room revenue before taxes and fees. Example – 8-night stay @ BAR \$600 = \$4,800 room revenue @ 10% commission = \$480

II. Conditions

The unit owners wishing to provide a room reservation referral for a potential friend or business associate will receive a referral form from the resort by contacting the Owners Relations Manager directly at FLLFS_CondoOwner@Hilton.com or by our in-house reservation team at FLLFS_Reservations@Hilton.com.

The referral reservation will reflect the unit owners in the notes field of the reservation to indicate the commission credit recipient. Upon receipt of the referral form by our reservation team, the room reservation will be completed with a confirmation number sent by our Owner Relations and/or Reservations department.

The resort will have a specific Rate Plan (SRP) for all unit owner referral reservations to properly track these reservations eligible for a commission earned. The earned commission will be included on the respective unit owner's quarterly statement as a credit based on the eligible reservations has been used and paid in full.

III. Disclaims

The unit owner's referral incentive program cannot be combined with other promotions or discounts. Equally, Hilton Honors points are not allowed as a form of payment for referral reservations however, the referred guest in this program will be able to earn added Hilton Honors points for their stay.

Finally, eligible stays cannot use any Hilton Discount Rate promotion(s) in combination with the referral program.

IV. Guest Participation and Expectations

- A.** The room assignment will be done at the time of check in. Our front office system equally rotates rooms and in cases the assigned room might be the unit owner own unit which is acceptable, but cannot be requested.
- B.** Payouts will be based on the original reservation rate. If the participating guest extends the original reservation, the unit owner will collect on the entirety of the stay and based on the reservation rate.
- C.** Standard cancellation policy will apply. Unit owners will only collect commission credit once the referral guest completes their actual stay.
- D.** Referral reservations are limited to one-year in advance and based on availability; otherwise no restrictions for BAR reservations.
- E.** Any referral reservation with a resort service recovery or compensation that affects the BAR rate, the unit owner will not receive credit for the respective reservation.
- F.** Any promotion initiated by the unit owner in connection with this referral incentive program in any social media platform must comply with Hilton Brand Standards with Hilton official photography and information provided from our Hilton.com Brand website.

V. Bonus Incentive – Catering Referral

Any meeting or social event (10 or more persons) food and beverage referrals initiated by unit owners will be awarded by 10% of the actualized food and beverage revenue.

The unit owners wishing to provide a meeting, social event referral for a potential friend or business associate will forward the request to the resort's sales department at FLLFS_Admin@Hilton.com and copy to our Director of Sales and Marketing at Thomas.Parke@Hilton.com.

Example – Future Wedding for 120 persons x \$185 per person dinner package = \$22,200 food and beverage revenue @ 10% commission = \$2,200

VI. Conclusion

Hilton Fort Lauderdale Beach Resort is delighted to offer this referral incentive program to our unit owners. If you have any question or immediate referrals, please contact us at once at FLLFS_CondoOwner@Hilton.com. Thank you.