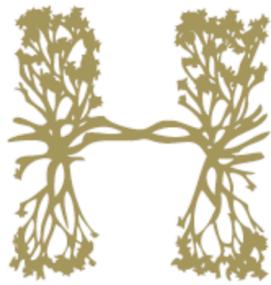


HYDE RESORT & RESIDENCES
HOLLYWOOD FLORIDA

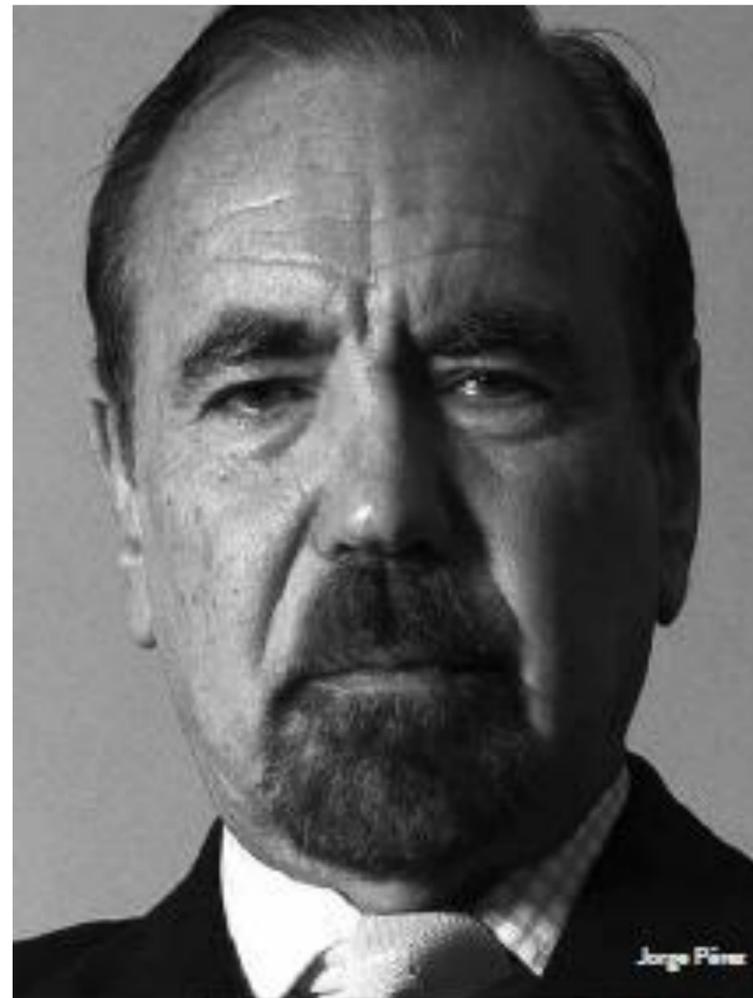


HYDE RESORT & RESIDENCES
HOLLYWOOD FLORIDA

THE HYDE RESORT & RESIDENCES TEAM

Hyde Resort & Residences, South Florida's most anticipated beach resort, has been brought to life by a collaboration among regional and international leaders in chic real estate destinations.

Visionary co-developers Jorge Pérez, Chairman and CEO of The Related Group and Edgardo Defortuna, President and CEO of Fortune International Group are joined by lifestyle impresario Sam Nazarian, Founder, Chairman and CEO of sbe and Brazilian designer Debora Aguiar, Principal of Debora Aguiar Architects.



Jorge Pérez



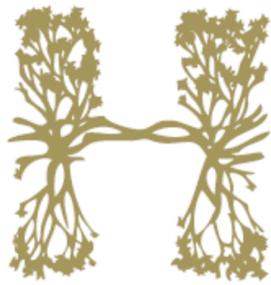
Edgardo Defortuna



Sam Nazarian



Debora Aguiar



HYDE RESORT & RESIDENCES
HOLLYWOOD FLORIDA

“HYDE RESORT
& RESIDENCES BRINGS
A COOL URBAN EDGE
TO BEACH LIVING.
IT’S A UNIQUE FUSION
OF NATURAL ESCAPE
AND VIBRANT
SOCIAL SCENE.”

DEBORA AGUIAR

Brazilian architect Debora Aguiar brings sensuality and sophistication throughout Hyde Resort & Residences’ dramatic indoor and outdoor amenity spaces. Inspired by its spectacular location on the pristine Atlantic Ocean beach, the design for Hyde Resort & Residences incorporates organic materials, natural wood and stone, and atmospheric lighting. It is the perfect fusion of sleek design and casual comfort.





RELAXED

BY LOCATION

BY DESIGN

BY NATURE

BY MUSIC



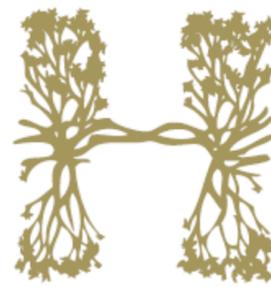
Bask In The Beauty of Hollywood Beach At Hyde Beach

Hyde Beach Resort & Residences boasts 407 impeccably finished and furnished one- to three-bedroom condo residences, situated just steps from beautiful Hollywood Beach. Each high-end condo features excellent amenities like floor-to-ceiling sliding glass doors and windows, imported stone counter tops and wide private terraces with glass railings and unobstructed views. All residences are completely finished and furnished, and almost every unit offers breathtaking views of the Atlantic Ocean. Corner residences even include direct ocean views and semi-private elevator access.

Hyde Beach Resort & Residences rises 41 stories above the South Florida shoreline, and offers an incredible array of community and building amenities. Residents can enjoy a curated art collection, high-speed internet access, 24-hour valet parking and security, room service, and a state-of-the-art fitness center and Infinity edge pool – each of which overlooks the ocean. In addition to its charming location on the shores of Hollywood Beach, this premier address is just minutes away from world-class shopping at Aventura Mall and Bal Harbour Shops. The sizzling all-hours playground of Miami Beach is also within driving distance.

Exclusive Royal Realty is the team to turn to if you're looking to land in Hyde Beach Resort & Residences – or any other luxury high-end residences in Hollywood Beach. Our experienced team of multilingual real estate brokers can help you secure the best preconstruction prices available on high-end, ultra-exclusive South Florida waterfront properties.





HYDE RESORT & RESIDENCES
HOLLYWOOD FLORIDA

Hollywood Beach – An Oceanside Haven Once Again On The Rise

Nestled ideally between Fort Lauderdale and Miami, Hollywood Beach is a truly classic and charming Florida beach town that has enchanted visitors since its inception in 1925.

And with an influx of energetic new residents and stunning new luxury condo residences like the 41-story Hyde Beach Resort & Residences joining the fold, Hollywood Beach is once again on the rise. With a diverse population of close to 150,000, beautiful beaches and easy access to all that South Florida has to offer, the aptly-named “Diamond of the Gold Coast” has never shone brighter than today.

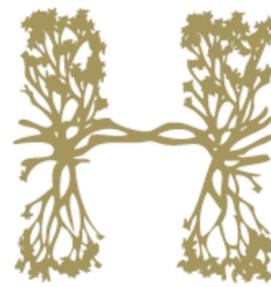
The Hollywood Beach Boardwalk offers miles of oceanfront fun, and was recently named one of “America’s Best Beach Boardwalks” by renowned publication Travel + Leisure. Stretching nearly two-and-a-half miles along the glimmering Atlantic Ocean, the brick-paved boardwalk beckons joggers, bicyclists, roller-bladers and visitors with its village-like feel and array of restaurants and shops.





“HYDE RESORT &
RESIDENCES BRINGS
ART, FASHION, AND
MUSIC TO THE MOST
SPECTACULAR
OCEANFRONT
SETTING”

JORGE PÉREZ



HYDE RESORT & RESIDENCES
HOLLYWOOD FLORIDA

SHOPS

Just minutes away, The Shops at Bal Harbour offers the world's finest luxury fashion, fine jewelry, and designer home boutiques in a truly elegant atmosphere. More than simply a shopping destination, The Shops at Bal Harbor also features formal and casual dining restaurants. Also nearby, the Aventura Mall offers dozens of national and international brands for an extraordinary shopping experience.

RESTAURANTS

From seaside dining with a view and celebrity chef restaurants to nationally renowned restaurant brands, residents of Hyde Resort & Residences have an eclectic array of culinary delights just minutes away in every direction. South Florida's exceptional array of locally sourced produce and fresh seafood are the inspiration behind menus to please every palate.



GOLF

With year-round temperate weather and stunning scenery, South Florida is a golfer's paradise for everyone from occasional players to world famous pros. Elite courses, including the top-ranked Doral, Turnberry Isle, and The Breakers are among must-play destinations within easy distance of Hyde Resort & Residences.



MARINA

Yachting, sailing, and sport fishing aficionados will find a wide array of marinas all along the coast. Whether you are seeking a permanent slip for a personal vessel, or access to top-of-the-line sail and speedboats for an afternoon adventure, the region around Hyde Resort & Residences caters to those who want to make the most of the seaside life.



SPORTS

Outdoor sporting enthusiasts have access to an exceptional variety of recreational pursuits from beach volleyball and tennis to jet skiing and windsurfing. Indulge in your favorite pastimes with friends and family, or hone your skills at a new passion with the help of an experienced instructor.



NIGHTLIFE

Hyde Resort & Residences is just a short drive from the internationally renowned art scene in Miami. The annual Art Basel fair attracts artists, collectors, and dealers from around the world for a week-long celebration of the best contemporary artwork. Throughout the year, top museums and performing arts institutions offer endless opportunities to enjoy cultural riches from a variety of disciplines and media.



ART

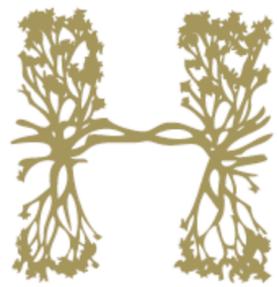
South Florida's legendary clubs and lounges offer a dynamic social scene every night of the week, all year round. From well known names like the Hard Rock Café to independent nightclubs you'll only find here, there's a style for every taste. Internationally renowned DJs keep the tunes going and the energy high.



NATURE

A true tropical paradise, South Florida offers parks and preserves where the tranquil surroundings of flora and fauna take the place of the demands of modern life. Spend a few hours on a hike, explore walking trails, canoe through winding waterways, or have a picnic under the shade of a tree – this is Florida at its most relaxing.





HYDE RESORT & RESIDENCES
HOLLYWOOD FLORIDA



FULL-TIME RESIDENCE

Hyde Resort & Residences' decorator-ready two- and three-bedroom residences with wrap-around terraces and breathtaking Atlantic Ocean views let you design the perfect full-time home in the most captivating location. Comprehensive services from Hyde's personal concierge to room service on-demand make every day a resort-style experience. With a state-of-the-art fitness center and the pampering attention of Hyde's beautifully appointed spa, health and wellness are always at your fingertips.



FREQUENT ESCAPE

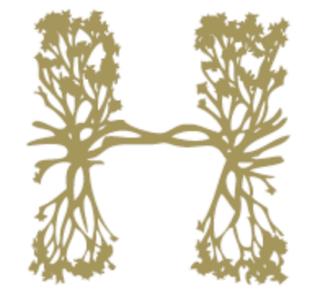
Hyde Resort & Residences' collection of use-restricted residences is ideal for those seeking an exciting escape destination for up to 150 days every year. Every residence in the collection is fully finished, stylishly furnished, and appointed with tech-savvy features, including LED "smart" televisions, high-speed Internet access, and multiple phone extensions with voicemail. With full access to every service and amenity at Hyde Resort & Residences, you enjoy the privileges of ownership and the freedom of a resort.



ALWAYS EFFORTLESS

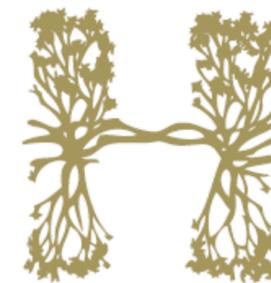
Hyde Resort & Residences' professional property managers take care of every detail related to the rental of use-restricted residences. With marketing, leasing, care and maintenance all handled by the experts, owners get to enjoy every minute of their vacation time lounging, playing, shopping, dining, and taking a break from everyday cares.





HYDE RESORT & RESIDENCES
HOLLYWOOD FLORIDA

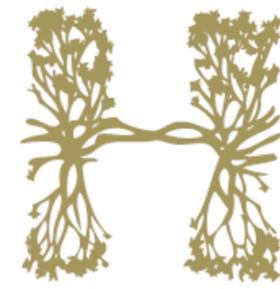
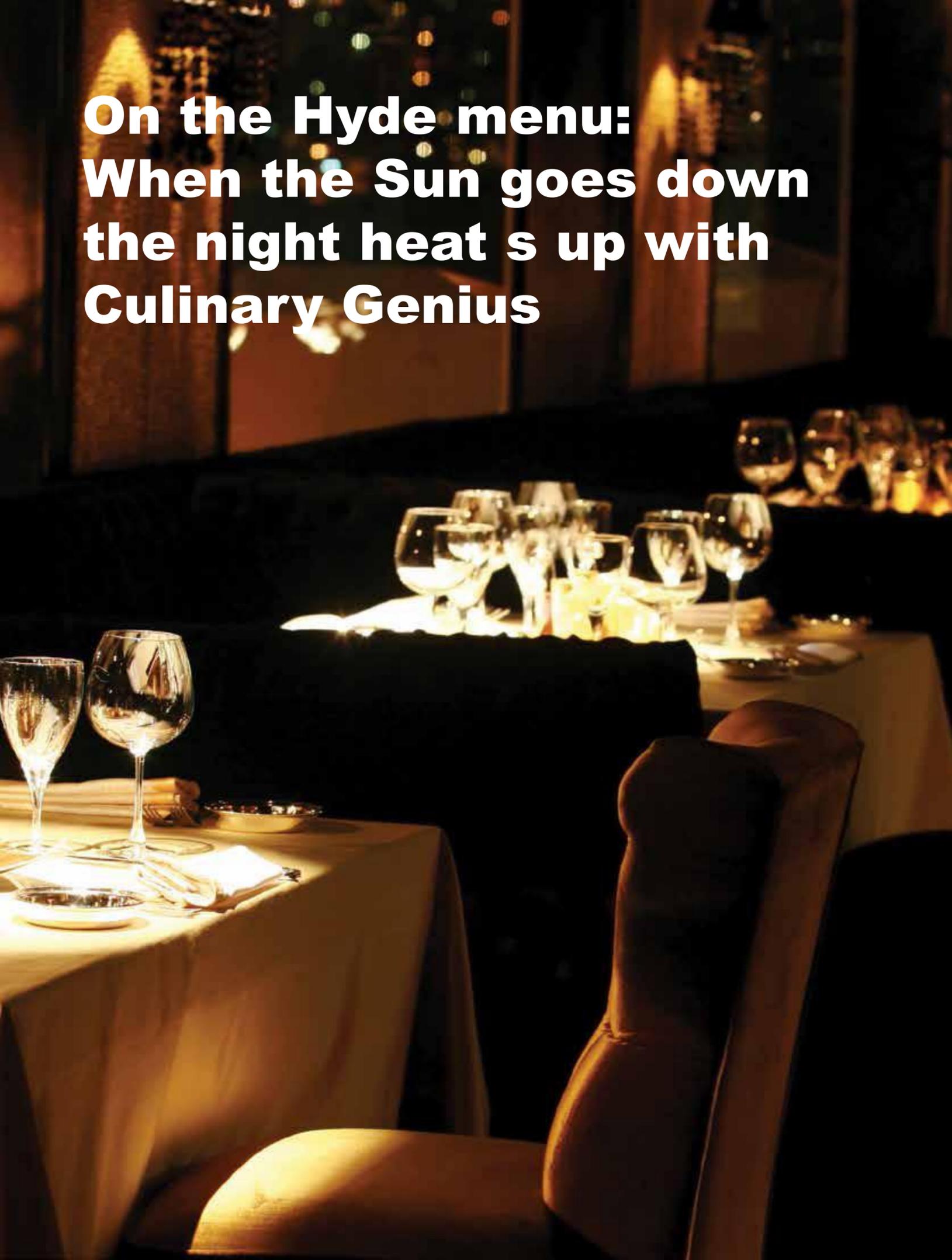




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LIFE IS JOY

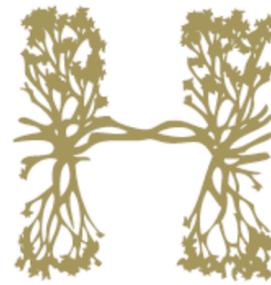
**On the Hyde menu:
When the Sun goes down
the night heat s up with
Culinary Genius**



HYDE RESORT & RESIDENCES
HOLLYWOOD FLORIDA



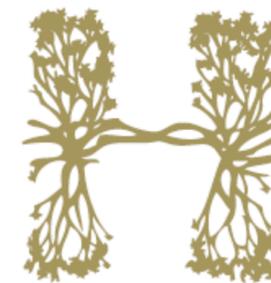
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HYDE RESORT & RESIDENCES
HOLLYWOOD FLORIDA

Building Features and Amenities

- Located in Hollywood Beach in the heart of South Florida, Hyde Beach Resort
- Condominium Residences will rise along the pristine Beaches of the Atlantic Ocean and just minutes away from the Aventura Mall and Shops at Bal Harbour.
- Sophisticated interior design by David Rockwell
- Extraordinary architectural design by internationally acclaimed architect Cohen Freedman Encinosa & Assoc. of over 50 luxury condominiums in South Florida including Apogee
- Beach, Beachwalk, and Bellini Bal Harbour
- Hyde Beach Resort Condominiums will be professionally managed.
- Personal Concierge Services with access to 24/7/365 to the finest South Florida has to offer including:
 - Reserving Tickets to Sporting and Theatre Events*
 - Securing Restaurant, Spa and Nightclub Reservations*
 - Yacht Charter Services*
- *Travel Itineraries as well as many more offerings*
- Infiniti edge ocean view pool and sundeck
- Room service offered to all units 365 days a year
- Housekeeping, cleaning and laundry services offered to all units
- State-of-the-art, fully equipped fitness center with cardio theatre overlooking the pool deck and Ocean.
- Elegant double volume entrance lobby exquisitely appointed with sleek Italian furniture and finishes
- Health spa with men's and women's steam and sauna facilities
- Permanent installation of curated art collection throughout the building's public spaces
- 24-hour complimentary valet parking and secured parking garage
- 24-hour attended security services and controlled access
- High-speed internet access in all public areas



HYDE RESORT & RESIDENCES
HOLLYWOOD FLORIDA

ENGAGED

BY MUSIC

BY DANCE

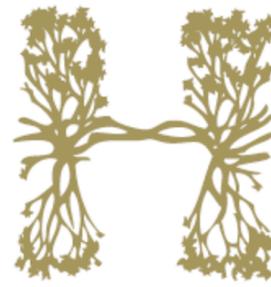
BY ART

BY DESIGN

SEE LEGAL DISCLAIMERS ON BACK COVER



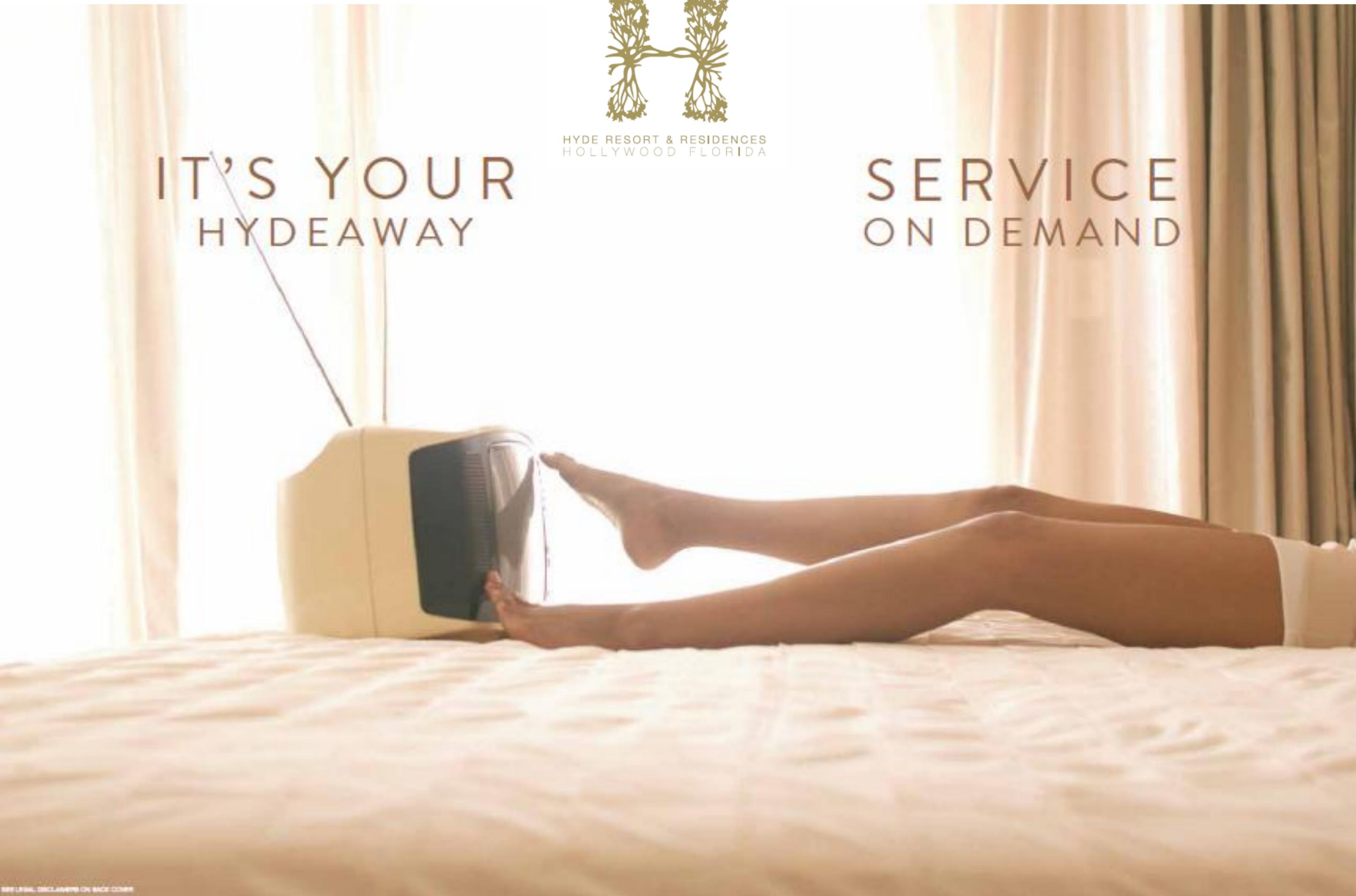
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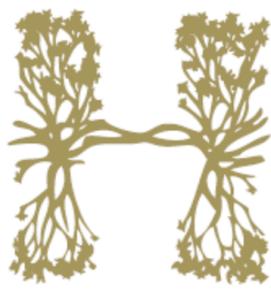
HYDE RESORT & RESIDENCES
HOLLYWOOD FLORIDA

IT'S YOUR
HYDEAWAY

SERVICE
ON DEMAND



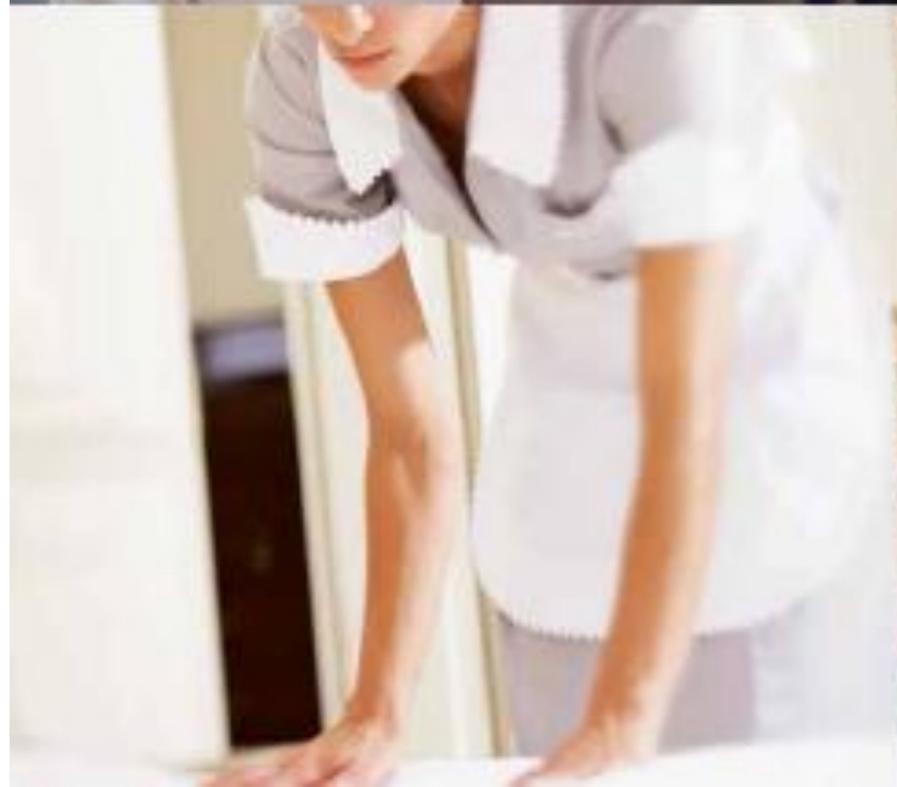
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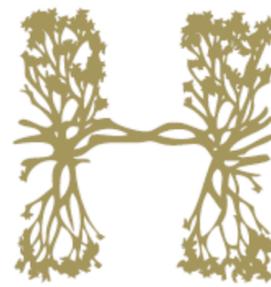


HYDE RESORT & RESIDENCES
HOLLYWOOD FLORIDA

Residence Features

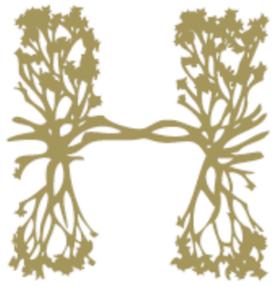
- 40 Decorator Ready condominiums, two and three bedroom units with unrestricted use rights featuring open-concept contemporary floor plans
- 274 beautifully finished and furnished condominiums with a use restriction not to exceed 150 days in a year.
 - Fully finished interiors furnished with contemporary European designer furniture.
 - Living Rooms appointed with luxurious European design furniture and LED "Smart" televisions.
 - In-suite technology, including high speed internet access, WIFI and multiple phone extensions with voicemail and individual climate control.
 - Security features including in-room safes and electronic door locks
- Three Bedroom residences feature private elevators and amazing direct ocean views
- Wide private terraces with glass railings and unobstructed views, accessible from the living and bedroom areas
- Dazzling Ocean views from every residence
- Energy efficient, tinted, impact resistant, floor-to-ceiling sliding glass doors and windows
- Spacious walk-in wardrobes closets in most residences
- Individually controlled, energy efficient central air conditioning and heating systems
- Advanced Technology "Smart Building" pre-wired with fiber optic for high speed internet, data/ voice cable TV access



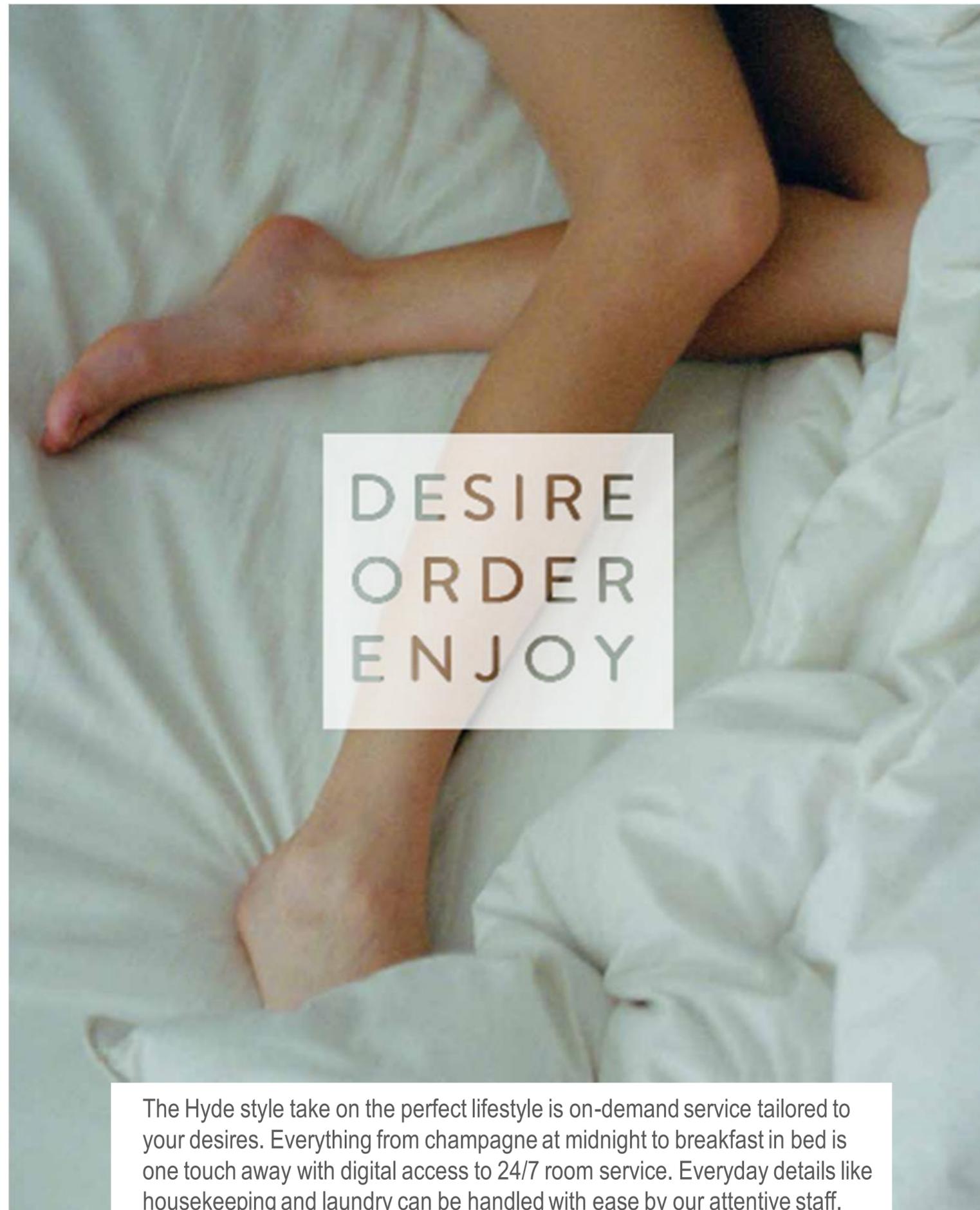


HYDE RESORT & RESIDENCES
HOLLYWOOD FLORIDA



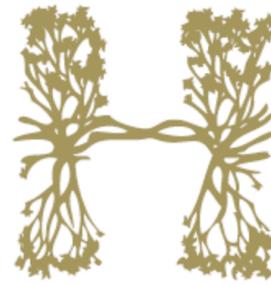


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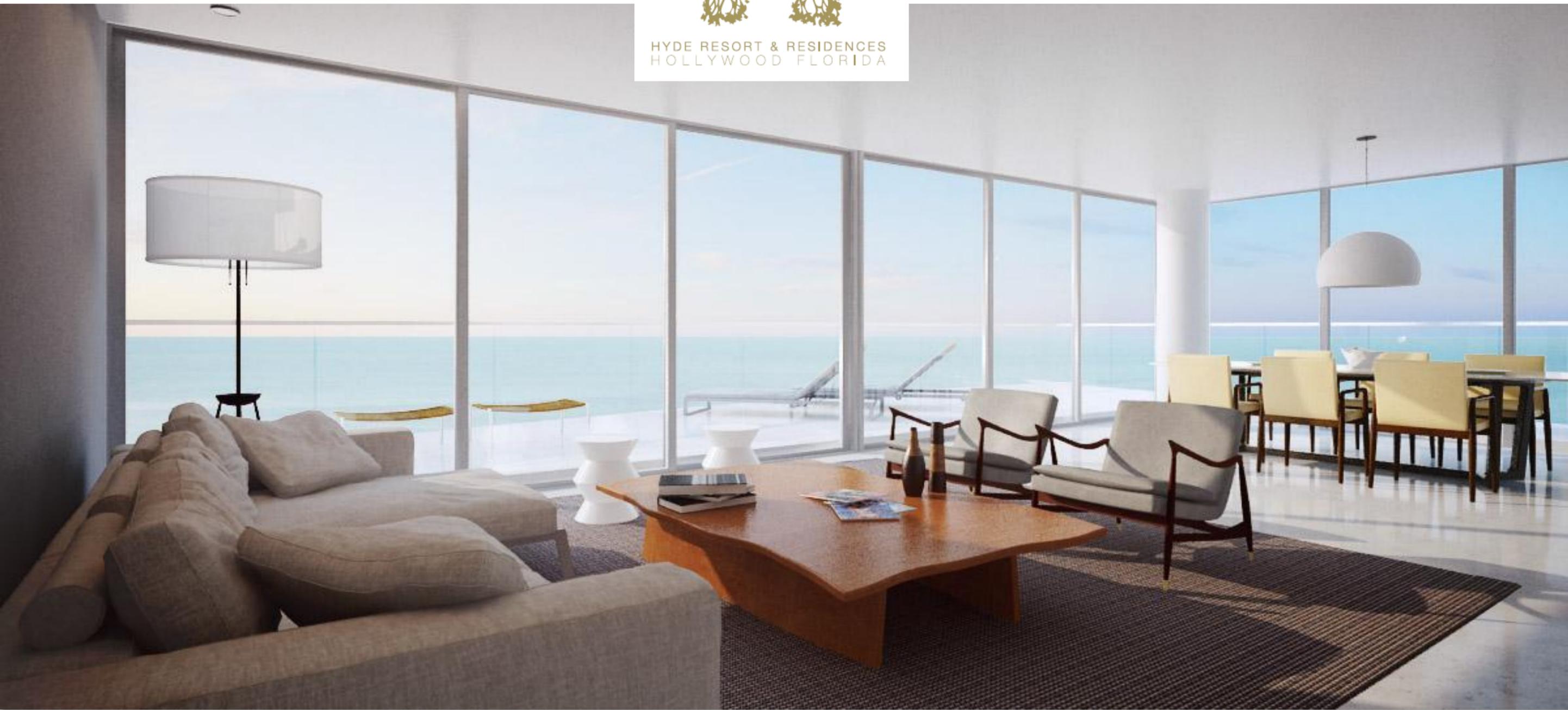


DESIRE
ORDER
ENJOY

The Hyde style take on the perfect lifestyle is on-demand service tailored to your desires. Everything from champagne at midnight to breakfast in bed is one touch away with digital access to 24/7 room service. Everyday details like housekeeping and laundry can be handled with ease by our attentive staff.



HYDE RESORT & RESIDENCES
HOLLYWOOD FLORIDA



Take the party outside on your private terrace. Relax all day, play all night... it's the ultimate outdoor lounge where you make all the rules. Generously wide with transparent glass rails, every wraparound terrace boasts mesmerizing Atlantic Ocean views. With seamless access via sliding glass doors, indoor and outdoor living spaces come together to create the ideal beachside escape.

Unit Description

40 Condos (22nd – 41st floor/Flooring Included)

2 bedrooms/2 bathrooms: 1,380 sq. ft.

3 bedrooms/3 bathrooms: 1,840 sq. ft.

367 Resort Condominiums (Finished and Furnished)

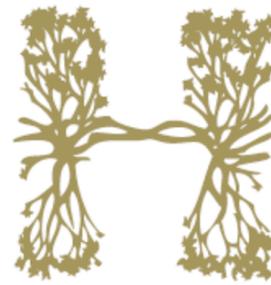
1 bedroom/1 bathroom: 870 sq. ft.

2 bedrooms/2 bathrooms: 1,235 sq. ft.

2 bedrooms/2 bathrooms: 1,380 sq. ft.

3 bedrooms/3 bathrooms: 1,840 sq. ft.





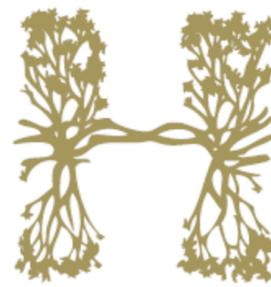
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Gourmet Kitchens

- A premium selection of contemporary European cabinetry
- Imported stone counter tops with convenient breakfast bar in most residences
- Stainless steel appliance package with refrigerator/freezer, stove glass cooktop, built-in oven, multi-cycle whisper quiet dishwasher, built in microwave with integrated vent hood and stackable washer and dryer
- Double stainless steel under-mount sink, with single-lever European-style pullout faucet sprayer
- Imported designer porcelain tile floors

Bathroom Features

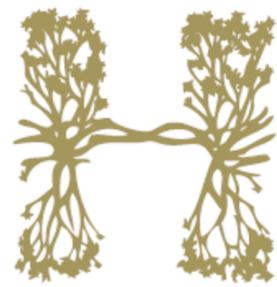
- European style cabinetry with exceptional detailing
- Imported stone counter tops
- Full-size vanity mirrors with designer lighting
- Floors and wet walls clad in imported designer porcelain tile
- Designer bathroom fixtures and accessories
- Spacious soaking tub and glass enclosed shower



HYDE RESORT & RESIDENCES
HOLLYWOOD FLORIDA

SPLASH
DREAM
RELAX

At Hyde Resort & Residences , every day is an invitation to revel in the beauty of sun, sand, and total relaxation. Pristine beaches are steps away, and Hyde's infinity pool terrace is even closer. And service satisfies every whim with a single digital touch.



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HOLLYWOOD FLORIDA

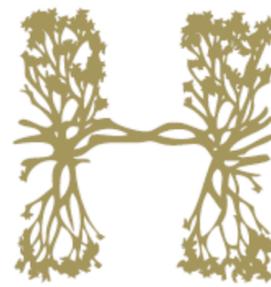


DIVE INTO THE
ENDLESS BEAUTY
OF THE INFINITY POOL



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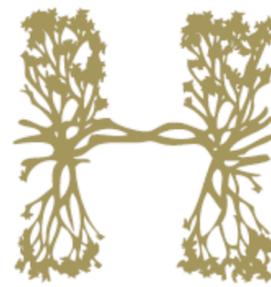
ARIS OROZCO / ENVIRO



HYDE RESORT & RESIDENCES
HOLLYWOOD FLORIDA

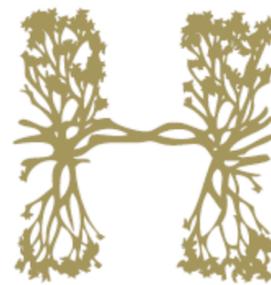


Relax, get social, and be served around a table, under the shade of a cabana, or at the edge of the pool. Beautifully designed by Debora Aguiar, Hyde's lounge terrace is the perfect fusion of urban edge and tropical ease. Artfully crafted cocktails and a delicious menu of light bites are inspired by the unique mix of culture and art that make South Florida an internationally renowned destination for all-day all-night excitement.



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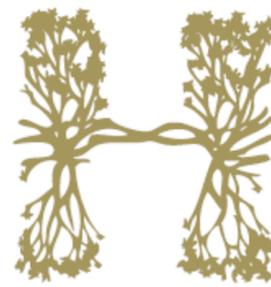
HYDE RESORT & RESIDENCES
HOLLYWOOD FLORIDA

FOR YOUR BODY FOR YOUR SOUL THE HYDE SPA

Hyde style pampering of body
Hyde style pampering of body and soul is at your fingertips in the Hyde Spa. From beauty treatments that keep you looking your best for the nightclub scene to luxuriously long massages that take you to a sublime level of relaxation, every indulgence awaits you.

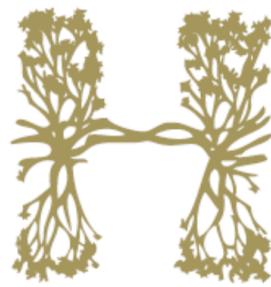
Every visit invites tranquility as you step out of the everyday into a beach-inspired space designed by Debora Aguiar with soft colors, sensual textures, and soothing background music

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HOLLYWOOD FLORIDA





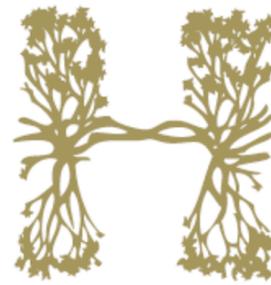
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BEACH CLUB HYDEAWAY

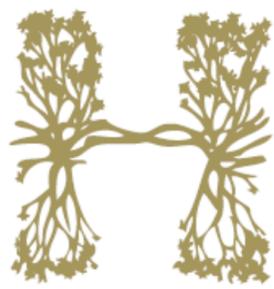
With Hollywood's hottest beach club at your front door, every day is an invitation to relax, swim, sunbathe, have a light bite with friends, and listen to music at the ocean's edge until the stars come out.

Hyde Beach Club offers casual seating areas, cool cabanas, a vibrant bar scene, and canopied dining tables. It's the perfect barefoot-chic tropical getaway



HYDE RESORT & RESIDENCES
HOLLYWOOD FLORIDA





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HOLLYWOOD FLORIDA

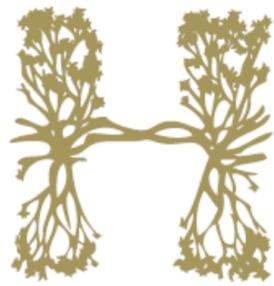
SURF
SAIL
SWIM

With the Atlantic Ocean at your front door, a whole new world of sport opens up. From windsurfing and jet skiing to refreshing swims in the waves, there are endless opportunities to play the days away. Hyde Resort & Residences' personal concierge can arrange for even more exciting adventures, including yacht charters and deep sea fishing expeditions.

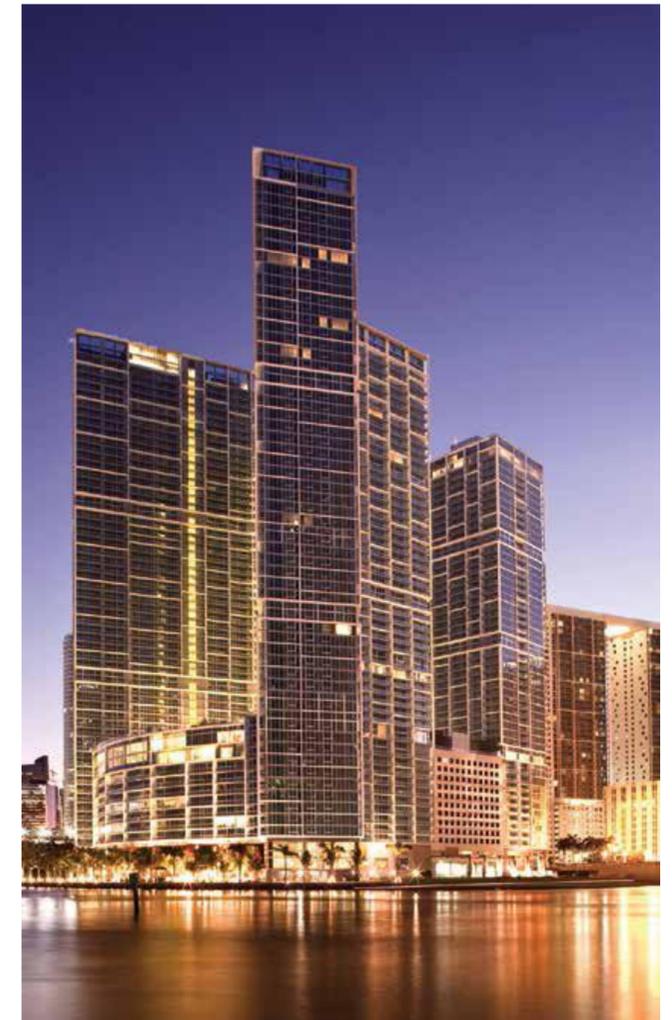
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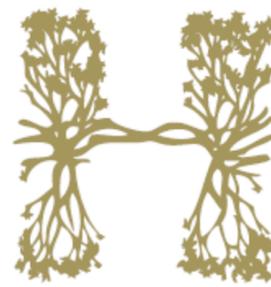
HYDE RESORT & RESIDENCES
HOLLYWOOD FLORIDA



JORGE M. PÉREZ

THE RELATED GROUP

Jorge M. Pérez is the founder, Chairman, and CEO of The Related Group, the nation's leading developer of multi-family residences. In August 2005, TIME Magazine named Mr. Pérez one of the top 25 most influential Hispanic people in the United States. Under his direction, The Related Group and its affiliates have redefined the South Florida landscape. Since its inception more than a quarter of a century ago, the firm has developed and/or managed more than 80,000 apartments and condominium residences. The Related Group is one of the largest Hispanic-owned businesses in the United States. In 2006, the company reported sales of more than \$1.4 billion. Its premier portfolio of properties in South Florida includes One Ocean and Marea South of Fifth in South Beach and SLS Hotel & Residences and Brickell Heights in Brickell. Mr. Pérez serves on the Board of Directors of the Miami Art Museum, and is spearheading the capital campaign for its new location in Miami's Museum Park. He chairs the Miami-Dade Cultural Affairs Council and is a member of the University of Miami's Board of Trustees. Mr. Pérez has received numerous awards for his professional and philanthropic achievements, including Builder of the Year, from Multifamily Executive; Ernst & Young's Entrepreneur of the Year; and the "Sand In My Shoes" award from the Greater Miami Chamber of Commerce. The Developers and Builders Alliance honored him with its most exalted award, the 2006 Community Advancement Award. In Cannes, France, Mr. Pérez received the "Icon in Real Estate Award of Excellence" at MIPIM. Most recently, he was the recipient of the Urban Land Institute's "Southeast Florida Lifetime Achievement Award" and the National Building Museum's "Annual Honor Award" for his contribution to architecture and design.



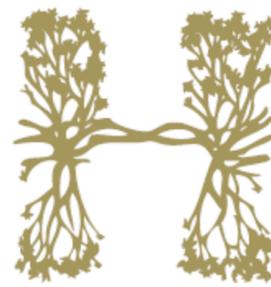
HYDE RESORT & RESIDENCES
HOLLYWOOD FLORIDA



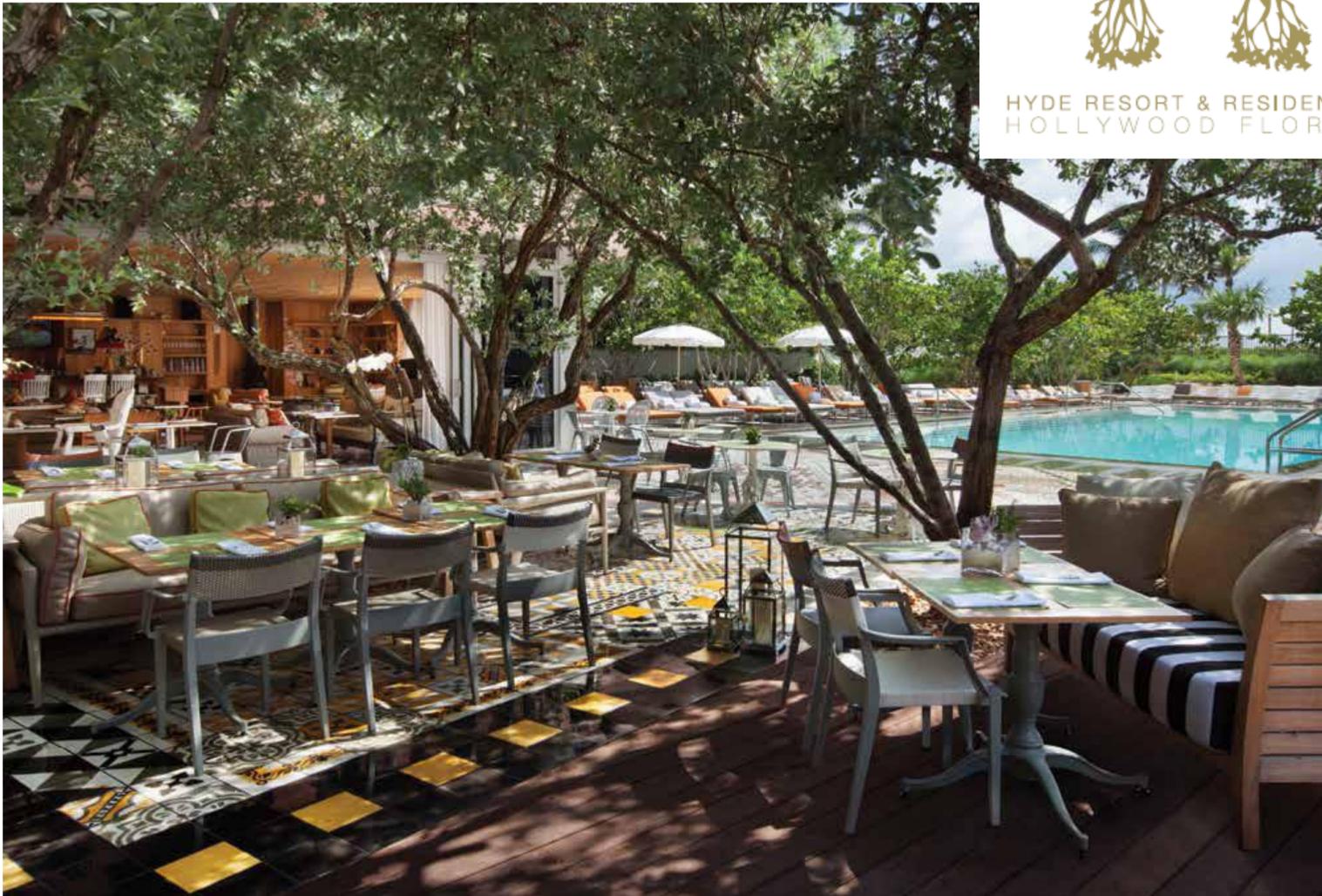
EDGARDO DEFORTUNA

FORTUNE INTERNATIONAL GROUP

Founded by Edgardo Defortuna, Fortune International Group has raised the bar in high-end real estate throughout South Florida since 1983. The company's activities include brokerage, property management, financing, new development sales and proprietary developments. Throughout the years, Fortune International Group has been successful and effective in offering personalized and pristine service that has made it one of South Florida's largest independently owned real estate companies. Fortune International Group is at the forefront of Miami's exciting real estate story, bringing dynamic, innovative and luxurious buildings that offer immensely desirable lifestyles to buyers from around the world. With a focus on waterfront properties, the development portfolio includes Jade Residences at Brickell Bay, Artech, 1200 Brickell, Le Meridian Sunny Isles Beach, Jade Beach, Jade Ocean, Jade Signature and most recently Hyde Resort & Residences in Hollywood. Fortune International Group is also the exclusive sales firm for some of the most prominent projects in South Florida today, such as Midtown Miami, 1 Hotel & Homes South Beach, NINE at Mary Brickell Village, Marea, and Paraiso Bay, among numerous others. Fortune International Group has 12 offices around the world, with nearly 1,000 associates. Its international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to Sao Paulo, Manhattan to Paris.



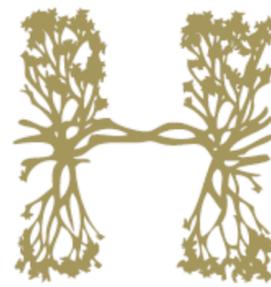
HYDE RESORT & RESIDENCES
HOLLYWOOD FLORIDA



SAM NAZARIAN

SBE

With an uncompromising entrepreneurial instinct and personal style, sbe Founder, Chairman and CEO Sam Nazarian has been a transformative force in revolutionizing contemporary hospitality. In only a decade, Nazarian has defined “the scene” in Los Angeles and beyond, driving sbe to become the creative wellspring for some of the world’s most sought-after luxury lifestyle brands in North America, including SLS Hotels, Katsuya by Starck, The Bazaar by José Andrés and Hyde Lounge. Nazarian’s career began in the tech industry with a wireless company he co-founded and later sold after leading its rapid growth and record sales. In 2001, Nazarian began to hone his expertise in development and hospitality by successfully diversifying his family’s assets into real estate holdings across virtually all sectors of the market. It was during this phase of his career that Nazarian began to see a demand for a different approach to hospitality—one that would fundamentally change the industry moving forward. From the launch of sbe’s first nightclub in 2003, Nazarian has evolved the privately-held sbe into the definitive name in luxury with a collection that includes some of the most exclusive and high-profile hospitality and lifestyle destinations in the world. To create sbe’s award-winning portfolio, Nazarian has aligned with internationally acclaimed design and culinary talents such as Philippe Starck and Matthew Rolston and chefs José Andrés and Katsuya Uechi. The youngest executive to be named one of the “Top 100 Most Powerful People in Southern California” by West, the Los Angeles Times’ magazine, Nazarian was also named among “The Influentials” in Los Angeles Magazine, honored with the Mondavi Wine & Food award, and named the “Hotelier of the Year” for two consecutive years by HotelChatter.com. He is an active member of the Southern California Institute of Architecture’s Board of Directors and a generous supporter of the Beverly Hills Education Foundation. In July 2009, Los Angeles Mayor Antonio Villaraigosa appointed Nazarian to the Board of Airport Commissioners of Los Angeles World Airports.



HYDE RESORT & RESIDENCES
HOLLYWOOD FLORIDA



Casa Cor Exhibition 2008



Casa Cor Exhibition 2012



Casa Cor Exhibition 2009



Samantha Muller Residence



Fernanda Robotton Residence



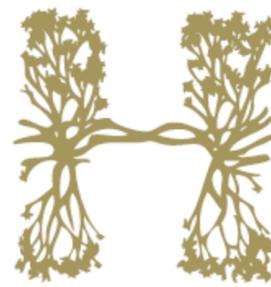
Samantha Muller Residence

DEBORA AGUIAR

DEBORA AGUIAR ARCHITECTS

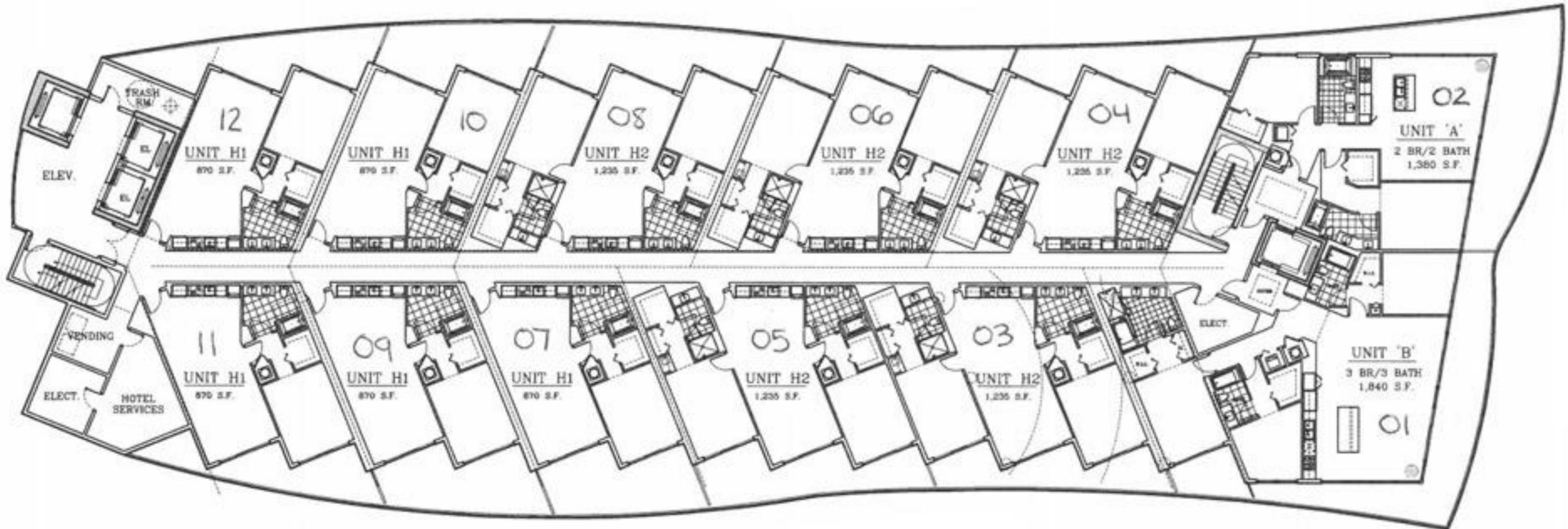
Founded by Debora Aguiar in 1990 with headquarters in São Paulo, Brazil, Debora Aguiar Architects is one of the most important architectural and interior design offices in the country today. Its team of over 100 professionals, including architects, interior designers, and consultants works across several areas of the industry for domestic and international clients. Debora Aguiar Architects' clients include over 200 of the leading construction companies in Brazil. The firm values its long-term relationships with clients and the office is constantly pursuing challenging opportunities to transform creative and innovative ideas into well-executed projects, bringing beauty and sophistication together with comfort, security, dynamism and assertiveness.

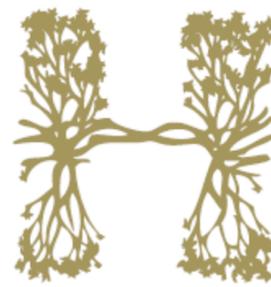
Projects are developed with total responsibility and availability in regard to client services and management, whereas production is structured by a planning strategy based on clients' needs and working methodologies with strict observation to turnaround timings, budget limits and deadlines. Also a calculated financial control is mandatory to guarantee the best cost-benefit of the final product, as well as the state-of-the-art quality of the services offered. Firm Principal Debora Aguiar earned a B.A. in Architecture and Urban Sciences from FAU Mackenzie University in Spain in 1989. In addition to leading Debora Aguiar Architects as an architect and interior designer for 24 years, Debora also has experience as a product designer. Working from initial concept through development, she has designed her own collections of furniture, including tables, consoles, benches, and stools, as well as lighting fixtures. Her product design clients include some of the most renowned companies in the interior design industry in Brazil and around the world.



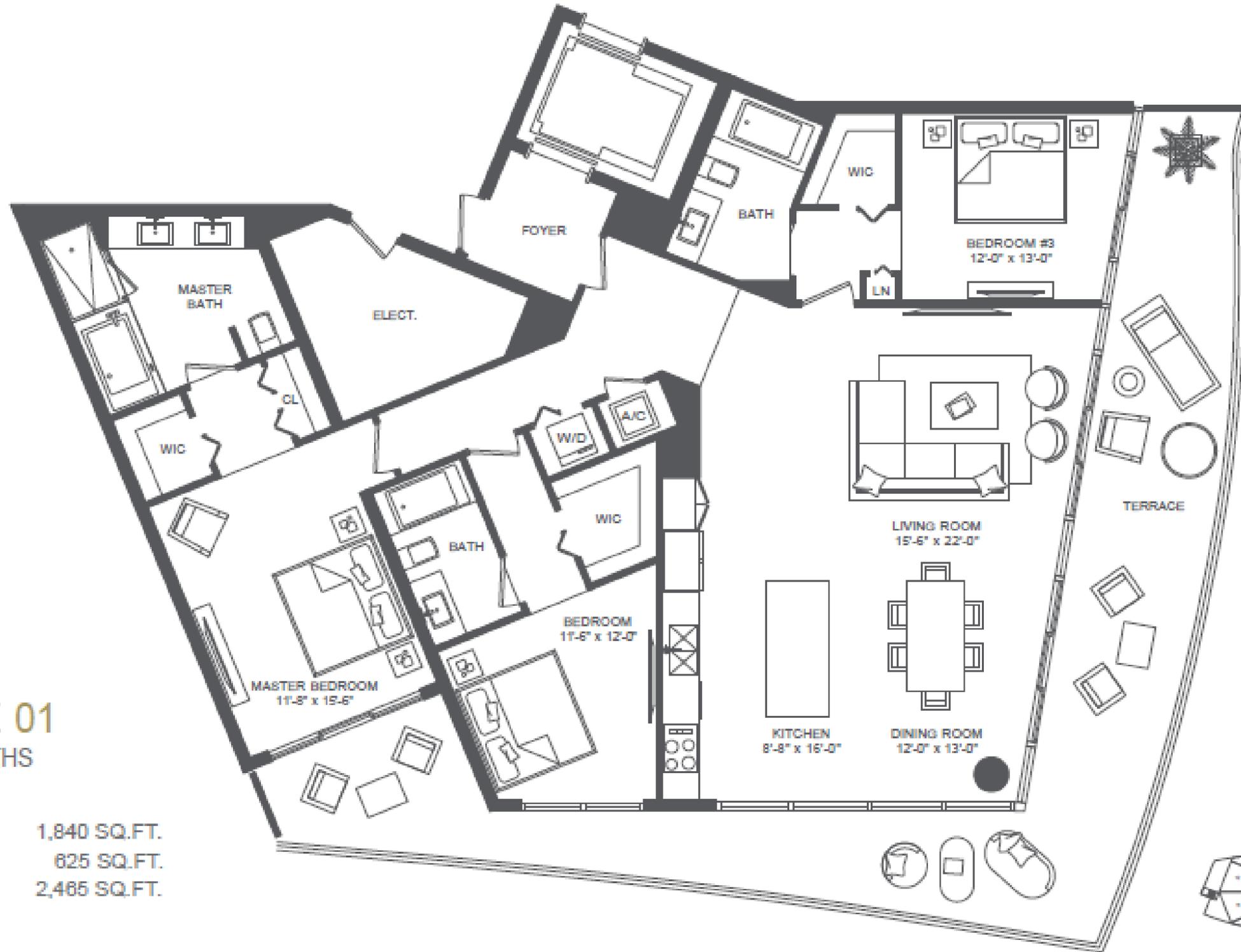
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FLOOR PLAN



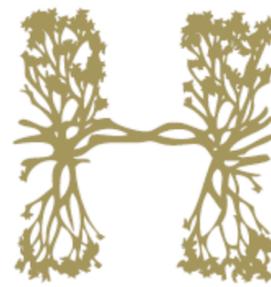


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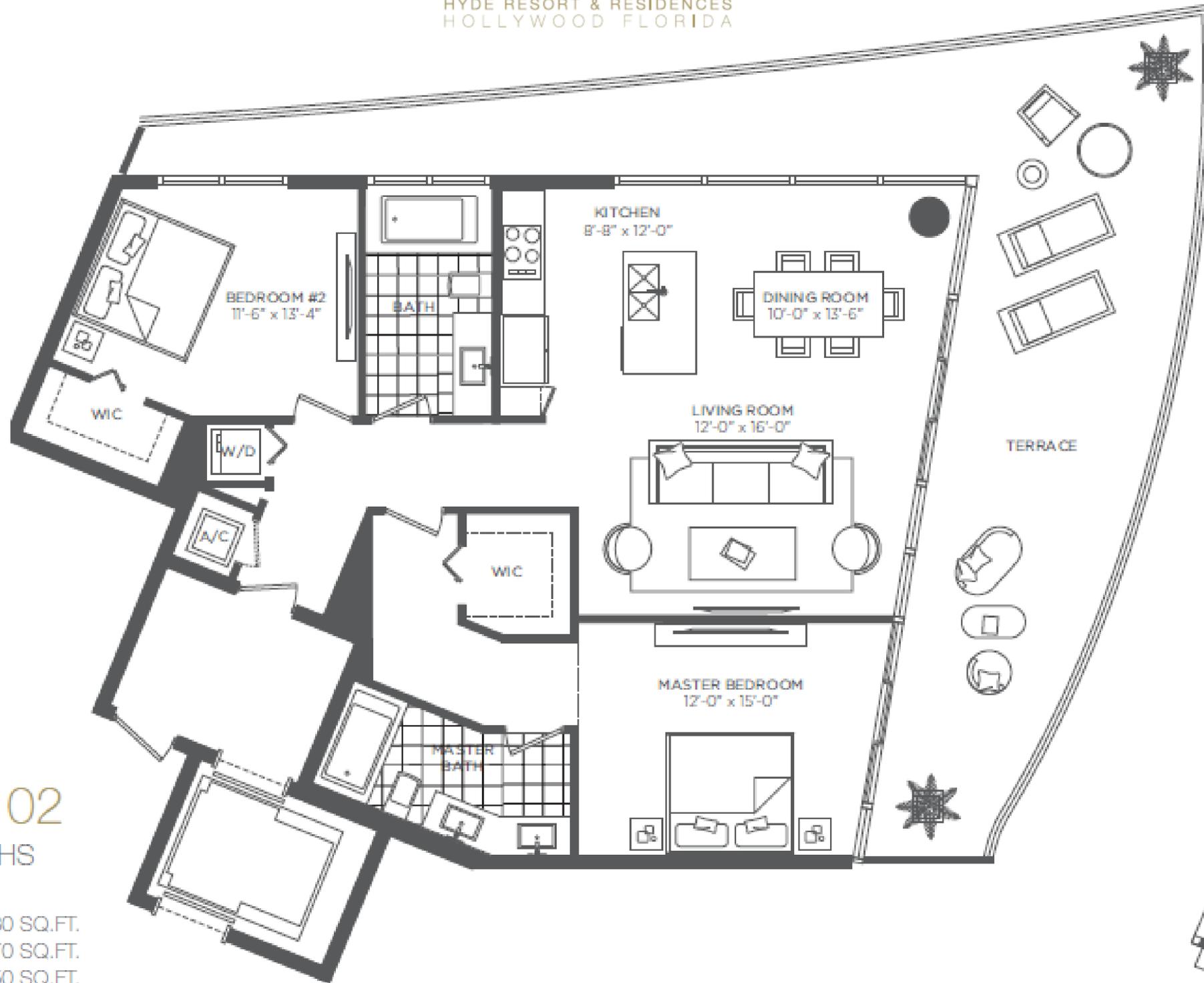


RESIDENCE 01
3 BEDROOMS 3 BATHS

A/C INTERIOR AREA 1,840 SQ.FT.
TERRACE AREA 625 SQ.FT.
TOTAL RESIDENCE 2,465 SQ.FT.



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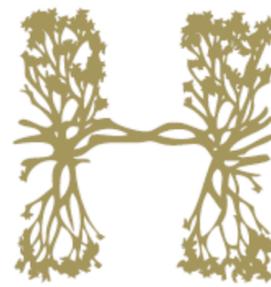


RESIDENCE 02

2 BEDROOMS 2 BATHS

A/C INTERIOR AREA	1,380 SQ.FT.
TERRACE AREA	670 SQ.FT.
TOTAL RESIDENCE	2,050 SQ.FT.





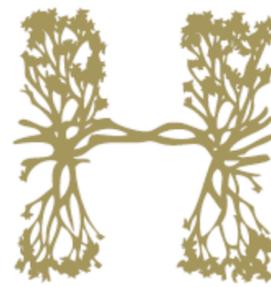
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RESIDENCE 03, 04, 05, 06, 08

2 BEDROOMS 2 BATHS

A/C INTERIOR AREA 1,235 SQ.FT.
TERRACE AREA 390 SQ.FT.
TOTAL RESIDENCE 1,625 SQ.FT.



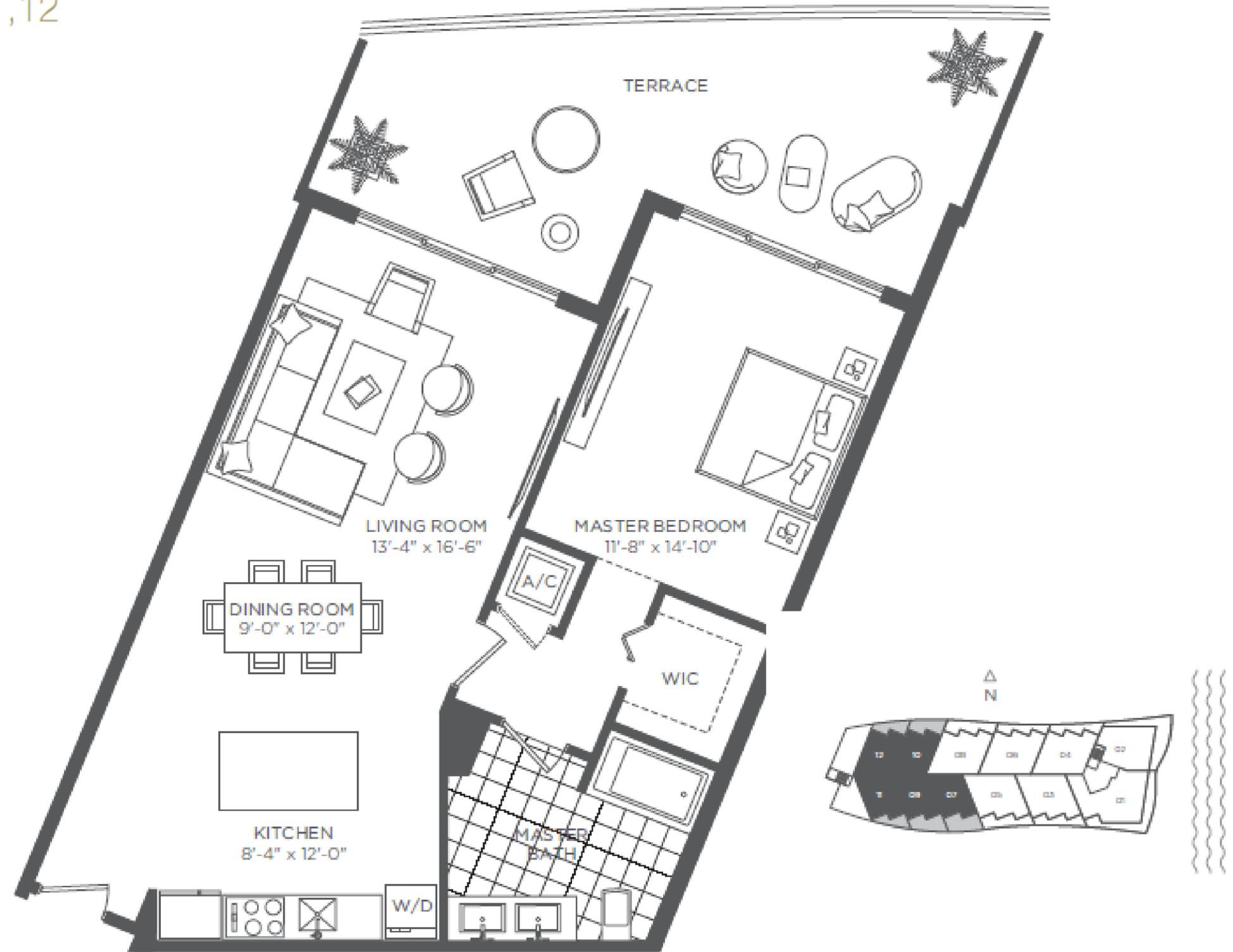


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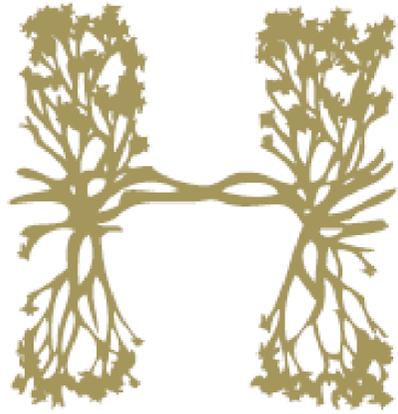
RESIDENCE 07, 09, 10, 11, 12

1 BEDROOM 1 BATH

A/C INTERIOR AREA	870 SQ.FT.
TERRACE AREA	290 SQ.FT.
TOTAL RESIDENCE	1,160 SQ.FT.



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Real Estate & Business Consultant, e-PRO, TRC

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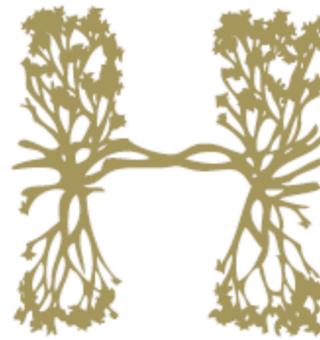
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All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual and are not necessarily included in each Unit. These drawings, images, and depictions shown are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the condominium exterior or interior of the residences. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable or necessary in its sole and absolute discretion. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. 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