

INCLUDED FEATURES

Terreno – Scenic Series

CUSTOM INTERIOR FEATURES:

- Tile floors in foyer, gathering room, kitchen, cafe, baths, and laundry
- Decorative baseboard trim
- Upgraded raised-panel interior doors
- Walk-in owner's closet
- Decorative chrome door hardware

EXTERIOR FEATURES:

- Tile roof
- Whole house gutters
- Easy to maintain decorative stucco exterior
- Ventilated aluminum soffits
- High-grade Sherwin-Williams latex paint
- Decorative brick paver driveway
- Large, private screened lanai
- Professionally landscaped home site with full sod coverage and automatic sprinkler system
- "Tubes in the Wall" pest defense system
- Sentricon Termite bait system

KITCHEN FEATURES:

- Wood kitchen cabinets with 36" upper wall cabinets
- Granite countertops
- Whirlpool® stainless steel refrigerator
- Whirlpool® stainless steel microwave
- Whirlpool® stainless steel multiple-cycle dishwasher
- Whirlpool® stainless steel gas range with oven
- Stainless steel kitchen sink with electric garbage disposal
- Moen® faucet with pullout sprayer

BATHROOM FEATURES:

- Owner's Bath features heavy glass enclosure and granite countertops
- Tile recessed shower on 1st floor owner suites and shower pan on 2nd floor owner suites
- Wood bath cabinets
- Secondary Baths feature tub with wall tile and Quartz countertops
- Decorative Moen® faucet
- Comfort Heights Commodes with soft close lid

QUALITY CONSTRUCTION FEATURES:

- Steel-reinforced concrete block construction
- Professionally engineered roof trusses with hurricane tie-downs for wind protection

ENERGY SAVINGS AND ELECTRICAL FEATURES:

- Smart Home Prewire:
 - Wiring enclosure
 - Wireless access point wiring
 - Hardwired locations, per plan
 - CAT 6 wiring
- Ceiling fan prewires, per plan
- Decora rocker switches
- LED downlighting
- Smoke detectors/carbon monoxide detectors
- R-30 ceiling insulation
- Automatic garage door opener with remote controls
- Insulated fiberglass entry door
- Compact fluorescent exterior lighting
- Exterior waterproof electrical outlets
- Lennox® central air conditioning and heating system with programmable thermostat
- Whole house impact-resistant windows
 - High-Velocity Hurricane Zone Rated, Low E Screened Windows
- Energy-efficient water heater
- Whirlpool® Washer & Dryer

EVERY SERVICE UNDER ONE ROOF:

At DiVosta, we make getting into your new home simple and worry-free. Everything you need to purchase your new home under one roof.

• MORTGAGE

With access to a broad menu of loan programs, the professionals at our partner Pulte Mortgage will find the right plan for you.

• TITLE

Our partners at PGP Title work closely with Pulte Mortgage to ensure your closing is a seamless transaction.

• WARRANTY

Our experienced warranty team is ready to help you with any service needs once you move in.

INCLUDED FEATURES

Terreno – Distinctive Series

CUSTOM INTERIOR FEATURES:

- Tile floors in foyer, gathering room, kitchen, cafe, baths, and laundry
- Decorative baseboard trim
- Upgraded raised-panel interior doors
- Walk-in owner's closet
- Decorative chrome door hardware

EXTERIOR FEATURES:

- Tile roof
- Whole house gutters
- Easy to maintain decorative stucco exterior
- Ventilated aluminum soffits
- High-grade Sherwin-Williams latex paint
- Decorative brick paver driveway
- Large, private screened lanai
- Professionally landscaped home site with full sod coverage and automatic sprinkler system
- "Tubes in the Wall" pest defense system
- Sentricon Termite bait system

KITCHEN FEATURES:

- Wood kitchen cabinets with 36" upper wall cabinets
- Granite countertops
- Whirlpool® stainless steel refrigerator
- Whirlpool® stainless steel microwave
- Whirlpool® stainless steel multiple-cycle dishwasher
- Whirlpool® stainless steel gas range with oven
- Stainless steel kitchen sink with electric garbage disposal
- Moen® faucet with pullout sprayer

BATHROOM FEATURES:

- Owner's Bath features heavy glass enclosure and granite countertops
- Tile recessed shower on 1st floor owner suites
- Decorative Moen® faucet
- Secondary baths feature tub with wall tile and Quartz countertops
- Wood bath cabinets
- Comfort Heights Commodes with soft close lid

QUALITY CONSTRUCTION FEATURES:

- Steel-reinforced concrete block construction
- Professionally engineered roof trusses with hurricane tie-downs for wind protection

ENERGY SAVINGS AND ELECTRICAL FEATURES:

- Smart Home Prewire:
 - Wiring enclosure
 - Wireless access point wiring
 - Hardwired locations, per plan
 - CAT 6 wiring
- Ceiling fan prewires, per plan
- Decora rocker switches
- LED downlighting
- Smoke detectors/carbon monoxide detectors
- R-30 ceiling insulation
- Automatic garage door opener with remote controls
- Insulated fiberglass entry door
- Compact fluorescent exterior lighting
- Exterior waterproof electrical outlets
- Lennox® central air conditioning and heating system with programmable thermostat
- Whole house impact-resistant windows
 - High Velocity Hurricane Zone Rated, Low E Screened Windows
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INCLUDED FEATURES

Terreno – Echelon Series

CUSTOM INTERIOR FEATURES:

- Tile floors in foyer, gathering room, kitchen, cafe, baths, and laundry
- Tray ceiling in owner's suite
- Upgraded raised-panel 8' interior doors, 5 ¼ base trim, and 3 ¼ casing
- Walk-in owner's closet
- Decorative chrome door hardware
- Raised plate height

EXTERIOR FEATURES:

- Tile roof
- Whole house gutters
- Easy to maintain decorative stucco exterior
- Ventilated aluminum soffits
- High-grade Sherwin-Williams latex paint
- Decorative brick paver driveway
- Large, private screened lanai
- Professionally landscaped home site with full sod coverage and automatic sprinkler system
- "Tubes in the Wall" pest defense system
- Sentricon Termite bait system

KITCHEN FEATURES:

- Wood kitchen cabinets with 36" upper wall cabinets
- Granite countertops
- Whirlpool® stainless steel refrigerator
- Whirlpool® stainless steel microwave
- Whirlpool® stainless steel multiple-cycle dishwasher
- Whirlpool® stainless steel gas range with oven
- Stainless steel kitchen sink with electric garbage disposal
- Moen® faucet with pullout sprayer

BATHROOM FEATURES:

- Owner's Bath features heavy glass enclosure and granite countertops
- Tile recessed shower on 1st floor owner suites and shower pan on 2nd floor owner suites
- Decorative Moen® faucet
- Secondary baths feature tub with wall tile and Quartz countertops
- Wood bath cabinets
- Comfort Heights Commodes with soft close lid

QUALITY CONSTRUCTION FEATURES:

- Steel-reinforced concrete block construction
- Professionally engineered roof trusses with hurricane tie-downs for wind protection

ENERGY SAVINGS AND ELECTRICAL FEATURES:

- Smart Home Prewire:
 - Wiring enclosure
 - Wireless access point wiring
 - Hardwired locations, per plan
 - CAT 6 wiring
- Ceiling fan prewires, per plan
- Decora rocker switches
- LED downlighting
- Smoke detectors/carbon monoxide detectors
- R-30 ceiling insulation
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Terreno

2023 Fee Summary

Terreno Homeowners Association, Inc. (collected quarterly)*

Includes: Community Amenities, Lifestyle Director, Landscape Maintenance (homes), Maintenance of Common Areas and Lakes, Monitored Vehicle Access Control, Professional Property Management and limited Master Association expenses.

Scenic Series (7886)	\$393.50/month*	\$1,180.49/quarter
Distinctive Series (7887)	\$400.42/month*	\$1,201.25/quarter
Echelon Series (7888)	\$414.42/month*	\$1,243.25/quarter

Homeowners will receive a monthly credit of \$21.50 against the above fees until the amenity is open to the residents. With the amenity credit the fees will be:

Scenic Series (7886)	\$372.00/month*	\$1,115.99/quarter
Distinctive Series (7887)	\$378.92/month*	\$1,136.75/quarter
Echelon Series (7888)	\$392.92/month*	\$1,178.75/quarter

Terreno/Valencia Recreation Association, Inc. (collected annually)

\$133.11/year

Includes: 2 Tennis Courts and Tot Lot area.

CDD – annual fee will appear on tax bill

(10/1/2023-9/30/2024) Assessments include 4% discount for early payments, County Tax Collector Fee and County Property Appraiser Fee.

	<u>Operations & Maint.</u>	<u>Debt Assessment</u>	<u>Total Annual Fee</u>
Scenic Series (7886)	\$660.04	\$1,595.00	\$2,255.04
Distinctive Series (7887)	\$660.04	\$1,701.00	\$2,361.04
Echelon Series (7888)	\$660.04	\$1,808.00	\$2,468.04

Initial and Other Contributions (paid at closing)

Initial Contribution	\$500.00
Amenity Fee	\$3,000.00**
Environmental Stewardship Fee	\$1,600.00
Annual Food and Beverage Minimum***	\$480.00

** The one-time Amenity Fee of \$15,000 is currently being reduced to \$3,000 by DiVosta for all new Terreno Home Purchasers.

*** The Annual Food and Beverage Minimum will begin once the Bar & Grill is open to residents. It will be prorated from the date of closing for the remainder of the year. Must be used in the same calendar year, any remaining amount will be forfeited by the member. These funds are not transferable.

Notes:

1. **These fees are estimates and are subject to change.** Please refer to the Prospectus and/or governing documents for a more thorough description of all fees.
2. Resale Capital Assessment is \$1,000.00.

Revised 3/13/2023

