

The Capri

Towns at Bonterra

2-Story | 3 Bedrooms | 2.5 Baths | Family Room | Garage



Preliminary Artist's Concept

LENNAR[®]

The Capri

Towns at Bonterra

2-Story | 3 Bedrooms | 2.5 Baths | Family Room | Garage



1,621	Sq. Ft.	A/C Area
247	Sq. Ft.	Garage
61	Sq. Ft.	Covered Entry
<hr/>		
1,929	Sq. Ft.	Total

Preliminary Artist's Concept

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Plans and elevations are artist's renderings only, and may not accurately represent the actual condition of a home as constructed, and may contain options which are not standard on all models. We reserve the right to make changes to these floor plans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footages are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. Garage sizes may vary from home to home and may not accommodate all vehicles. Copyright © 2015 Lennar Corporation. Lennar and the Lennar logo are registered service marks of Lennar Corporation and/or its subsidiaries. CGC#062343. 8/15



The Florence

Towns at Bonterra

2-Story | 3 Bedrooms | 2.5 Baths | Family Room | Garage



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The Murano

Towns at Bonterra

2-Story | 4 Bedrooms | 2.5 Baths | Breakfast Area | Family Room | Garage



Preliminary Artist's Concept

LENNAR[®]

The Murano

Towns at Bonterra

2-Story | 4 Bedrooms | 2.5 Baths | Breakfast Area | Family Room | Garage



1,869 Sq. Ft. A/C Area
 225 Sq. Ft. Garage
 31 Sq. Ft. Covered Entry

2,125 Sq. Ft. Total

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The Venice

Towns at Bonterra

2-Story | 3 Bedrooms | 3 Baths | Family Room | Garage



Preliminary Artist's Concept

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Towns at Bonterra

ei-Features

COMMUNITY FEATURES

- Built and Marketed by Lennar, a Fortune 500 Company listed on the New York Stock Exchange (LEN), one of the Nation's leading Homebuilders since 1954
- Bonterra is a premier master-planned community located in the highly sought after neighborhood of Hialeah, near I-75 and Miami Lakes Drive
- Grand gated entry with guard house and elegant common areas
- Future Clubhouse with fitness center, game room, party room, elegant lobby, resort-style pool and sundeck areas
- Oversize pristine lake
- Sidewalks throughout
- Excellent schools nearby
- Conveniently located to shopping, dining and recreational activities
- Easy access to I-75, Palmetto Expressway and Florida Turnpike
- Located within a Community Development District (CDD) ask a Lennar New Home Consultant for details

INTERIOR FEATURES

- 18" x 18" ceramic tile in foyer, kitchen and laundry in a choice of decorator colors (per plan)
- Plush stain resistant carpeting with padding in a choice of decorator colors
- Raised-panel interior doors
- Vinyl-clad ventilated closet shelving
- Colonial-style baseboards and door trim
- Elegant interior door hardware
- Textured walls & ceilings in designated areas
- Rocker-style switches throughout
- Category 5e structured wiring for phone in kitchen only. Family room and all bedrooms wired for cable and internet, home run to central distribution panel
- RG6 shielded coaxial television cable in all bedrooms and family room, home run to central distribution panel
- Pre-wired for ceiling fan in family room and all bedrooms
- Quality paint on all walls and ceilings
- Marble window sills throughout
- Smoke and carbon monoxide detectors throughout
- Electric water heater
- Central air-conditioning and heating system
- Home Automation with Nexia™ Home Intelligence with:
 - Wireless Keypad Lock
 - Light Module
 - Programmable Thermostat for central A/C and heating system
 - Camera

EXTERIOR FEATURES

- Quality CBS construction
- Spanish-style concrete roof tile
- Designer exterior stone and decorative shutters
- Brick Paver Walkway, Entry and Patio
- Privacy fence in rear yard
- Quality exterior paint in decorator schemes
- Covered entry
- Insulated front door with chime
- Raised-panel garage door with opener
- Exterior hose bibs (per plan)
- Code compliant hurricane panels

KITCHEN FEATURES

- 30" wood finish cabinets in a choice of colors with brushed nickel hardware
- Easy-care mica countertops in a choice of colors
- Stainless steel kitchen sink with designer faucet
- Garbage disposal
- Pantry closet with ventilated shelving (per plan)
- Quality stainless steel appliance package featuring:
 - 18 cu. ft. top freezer refrigerator
 - 30" Free standing electric range with ceramic glass cook top and super large oven capacity with self cleaning system
 - Over-the-range microwave with recirculating venting system
 - Built-in multi-cycle dishwasher

BATH FEATURES

- Wood finish vanity cabinets with cultured marble vanity tops and brushed nickel hardware
- Double vanity sinks with faucets in master bath
- Pedestal Sink or vanity cabinet with cultured marble vanity top in Powder Room (per plan)
- Shower with clear enclosure in master bath
- 12" x 12" ceramic floor tile
- Exhaust fans (per plan)
- Theatrical-style lighting over vanities
- Mirrored medicine cabinet
- Oversized mirrors (per plan)

LAUNDRY FEATURES

- Large capacity washer and electric dryer
- Ventiladed wire shelving above washer/dryer (per plan)

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Townhomes at Bonterra

Preliminary Community Siteplan



- Townhomes
- Villas

Preliminary Artist's Concept

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Site plans and community maps are conceptual in nature and are merely an artist's rendition. These maps are solely for illustrative purposes and should never be relied upon. The past, present, future or proposed roads, easements, land uses, conditions, plat maps, lot sizes or layouts, zoning, utilities, drainage, land conditions, or development of any type whatsoever, whether reflected on the site plan or map, or whether outside the boundaries of the site plan or map, may not be shown or may be incomplete or inaccurate. The present, future or proposed roads, easements, land uses, conditions, plat maps, lot sizes or layouts, zoning, drainage, land conditions, or development of any type may or may not change in the future. It is not uncommon that any of the foregoing can change without notice to you. Site plans are not intended to show whether a homesite requires a premium. You should never rely on the accuracy of this map in making any decisions relative to purchasing any property. We reserve the right to make changes at any time without notice. Copyright © 2015 Lennar Corporation. Lennar and the Lennar logo are registered service marks of Lennar Corporation and/or its subsidiaries. CGC#062343. 4/15



Bonterra

Overall Community Siteplan



- Villas
- Estates
- Townhomes

Preliminary Artist's Concept



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Bellagio

Community Development District ("District")



What You Should Know About The Bellagio Community Development District

Used For:

Aragon

This information is being provided to you by Governmental Management Services – SF, LLC (the "**Management Company**"). The descriptions and representations contained herein reflect information as of January 20, 2015.

What is the Bellagio Community Development District?

Once established, the Bellagio Community Development District (the "District") is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes. Currently it is in the review process for its establishment by Miami-Dade County. Encompassing approximately seventy four (74) acres, the District will be established to finance, fund, plan, design, establish, acquire, construct or reconstruct, enlarge or extend,

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equip, operate and maintain various public infrastructure improvements and community facilities that will benefit lands within the requested jurisdiction.

Who governs the Bellagio Community Development District?

The District will be governed by a five (5) member board of supervisors, who will be elected by landowners within the District on a one-acre/one vote basis. No sooner than six (6) years after the initial election of supervisors, and not before there are at least two hundred fifty (250) qualified electors (registered voters) in the District, supervisors will begin to be elected by the District's qualified electors. The District manager, who will be appointed by the board of supervisors, oversees the day-to-day administrative operations of the District.

What is the function of the Bellagio Community Development District?

The District will be created to finance, fund, plan, design, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain various public infrastructure improvements and community facilities. These include but are not limited to: stormwater management and control facilities, water and sewer facilities, roadway improvements, wetland mitigation, and other infrastructure and facilities required by development order or inter-governmental agreement.

Do I pay more taxes if I live in the Bellagio Community Development District?

Yes, in a sense. In addition to service charges and taxes collected by the county, city or school board, landowners will also pay non-ad valorem special assessments levied by the District for the capital costs, operation and maintenance of additional District facilities and services. While

not technically taxes, the District assessments will appear on your real estate tax bill. The assessments not only allow you to receive more value for your home purchase dollar, but also contribute to enhance property values over time. This is because certain facilities, such as roadways, drainage, and water and sewer will be made possible by the District. Many of these facilities also will be permanently maintained by the District.

What benefits may District landowners expect to receive as a result of their investment?

District landowners may expect to receive three (3) major classes of benefits. First, the District provides landowners with consistently high levels of public facilities and services managed and financed through self-imposed fees and assessments. Second, the District ensures that these community development facilities and services will be completed concurrently with other portions of the development. Third, District landowners and, at a later date, qualified electors, choose the members of the board of supervisors and through these representatives are able to determine the type, quality and expense of District facilities and services.

How will my District assessments be determined?

The annual assessment for each property will be determined and will be levied on an annual basis based upon the cost of the projected benefit to each unit type in the development, whether single-family home or townhome and your pro-rata share of the cost of the public infrastructure that will be financed by the District. Included in the assessment will be your pro-rata share of the cost to administer the District.

Each property owner will pay an annual assessment to the District based on two (2) component costs: the debt service component and the maintenance component. The debt service component will be determined based on cost required to make the improvements to be acquired or constructed by the District, which were financed with the issuance of tax exempt bonds. The maintenance component will be an annual assessment for District operations and maintenance of District facilities. The annual installment varies in relation to the infrastructure benefit allocated to the property assessed. Each year, the District's Board will hold a public hearing prior to adopting the annual budget and the level of assessments. In this way, District residents are made aware of and can provide public input regarding each year's assessment in advance.

The District assessment should appear on your property tax bill that you receive in November of each year. If you have a mortgage on your property and your taxes are escrowed, your assessments will be included in your monthly mortgage payment. In such case, your tax bill will be sent directly to your mortgage company and be paid from your escrow account.

What can I expect to pay annually for debt service and maintenance?

The District has issued \$8,730,000 in Special Assessment Bonds Series 2013 Bonds to fund the public infrastructure improvements necessary for the development of the community and other properties within the District. Those bonds were allocated to the developed properties and financed over a thirty (30) year period. Any other bonds the District might issue as required

for the improvements will be short term bonds, which will be repaid by the Developer.

When you purchase your home, the amount the District financed through the issuance of bonds was not included in the price of your home. Rather, you will only pay for costs of the District improvements while you own your home. If you sell your home before the District bonds were to be paid off, the next owner becomes responsible for paying his or her share of the cost of the improvements.

The Debt service component of the annual assessment, based in \$8,730,000 in bonds, as issued, targeted the maximum annual capital assessment amount during the thirty (30) year amortization period for the bonds. Such amount is \$1,084.78 for a villa, \$1,1534.10 for a townhome and \$1,217.176 for a single family home per year, per home (estimate assumes tax payment made in November).

The maintenance component of the annual assessment may vary based upon the budget adopted each year after an advertised public hearing. It is estimated that the maintenance amount will be approximately \$118.970 per year per home (assumes tax payment made in November), which amount may vary from time to time.

How do I find out more about Bellagio Community Development District?

If you would like more information about the process of establishment of the Bellagio Community Development District, please call Luis Hernandez at (954) 721-8681 ext. 204 or e-mail him at lhernandez@gmssf.com.

This document is provided for general informational purposes and may not be relied upon in connection with the purchase of a home or townhome within the Bellagio Community Development District.

THE BELLAGIO COMMUNITY DEVELOPMENT DISTRICT IS IN THE PROCESS OF ESTABLISHMENT AND MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS WILL BE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.