

Harmony

Serenity

3 Bedrooms | 2.5 Baths | Great Room | 1-Car Garage



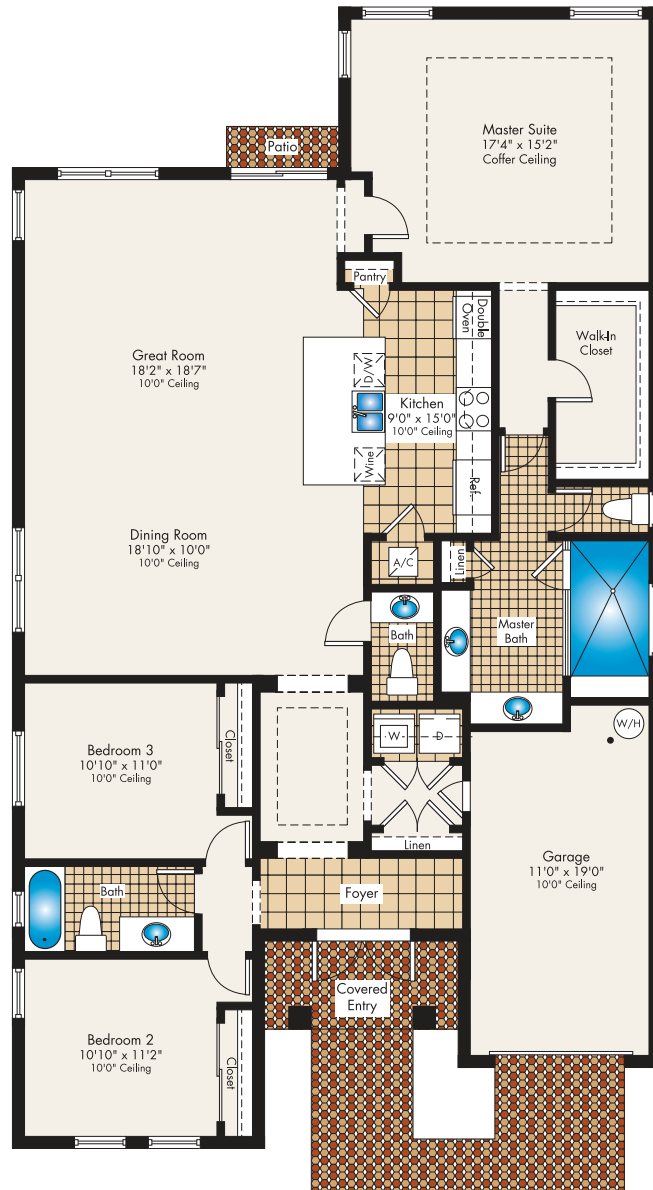
Preliminary Artist's Concept

LENNAR[®]

Harmony

Serenity

3 Bedrooms | 2.5 Baths | Great Room | 1-Car Garage



1,957	Sq. Ft.	A/C Area
244	Sq. Ft.	Garage
49	Sq. Ft.	Covered Entry
<hr/>		
2,250	Sq. Ft.	Total

Preliminary Artist's Concept

LENNAR

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 or service marks of Lennar Corporation and/or its subsidiaries. CGC#062343. NMLS #1058 03/15



Nirvana

Serenity

2-Story | 4 Bedrooms | 3 Baths | Family Room | 2-Car Garage



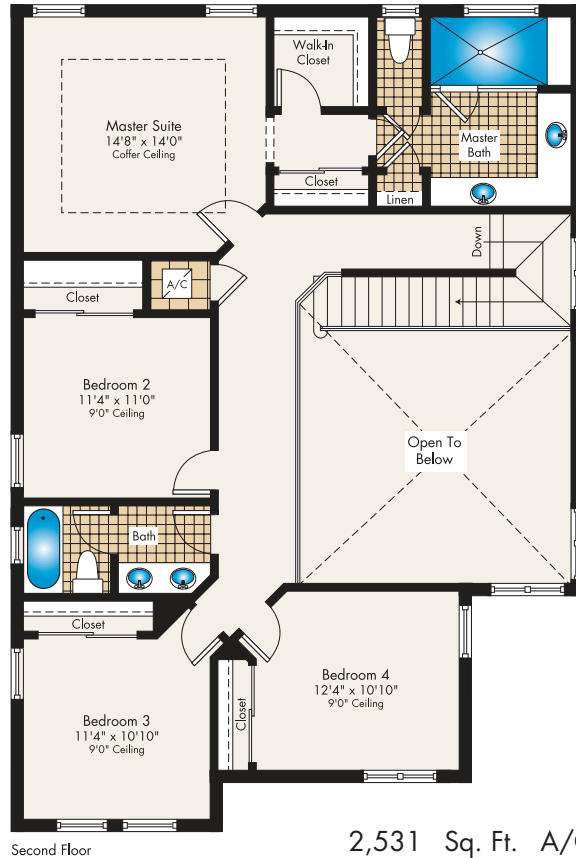
Preliminary Artist's Concept

LENNAR[®]

Nirvana

Serenity

2-Story | 4 Bedrooms | 3 Baths | Family Room | 2-Car Garage



2,531	Sq. Ft.	A/C Area
110	Sq. Ft.	Covered Entry
380	Sq. Ft.	Garage
<hr/>		
3,021	Sq. Ft.	Total

Preliminary Artist's Concept

LENNAR

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 or service marks of Lennar Corporation and/or its subsidiaries. CGC#062343. NMLS #1058 03/15



Oasis

Serenity

2-Story | 4 Bedrooms | 3 Baths | Family Room | 2-Car Garage



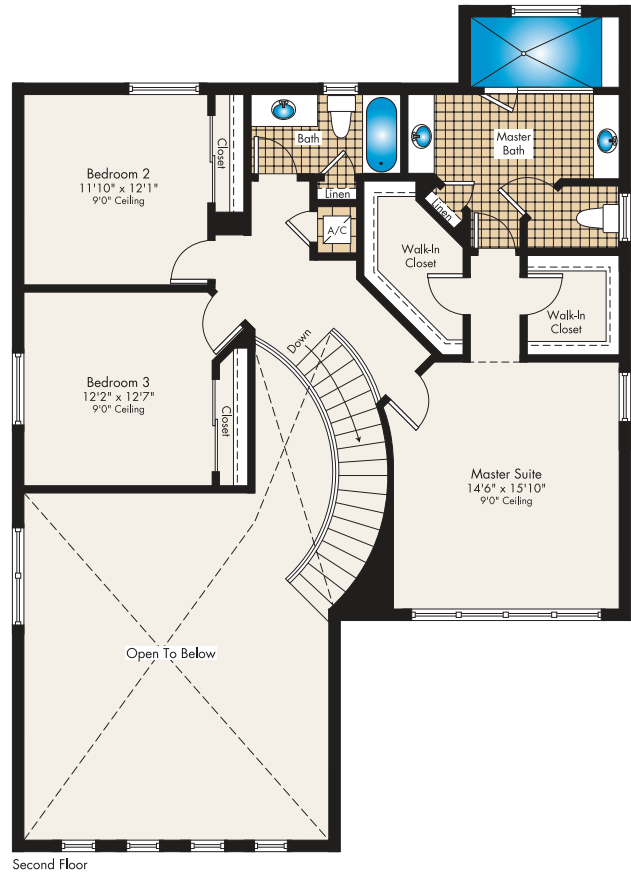
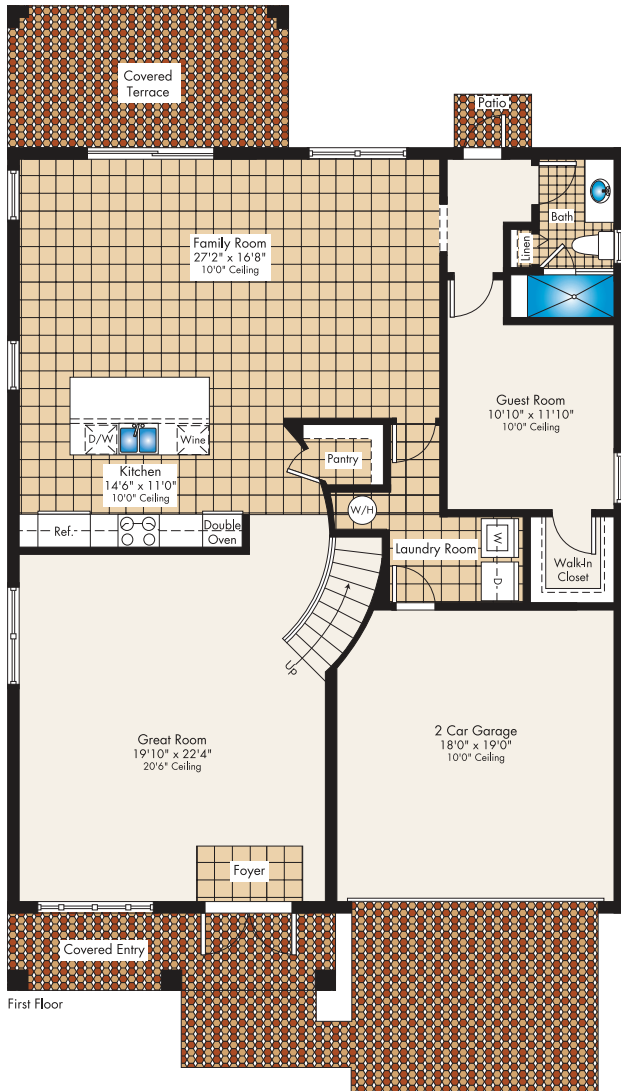
Preliminary Artist's Concept

LENNAR[®]

Oasis

Serenity

2-Story | 4 Bedrooms | 3 Baths | Family Room | 2-Car Garage



2,846	Sq. Ft.	A/C Area
100	Sq. Ft.	Covered Entry
162	Sq. Ft.	Covered Terrace
362	Sq. Ft.	Garage
<hr/>		
3,470	Sq. Ft.	Total

Preliminary Artist's Concept

LENNAR

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 or service marks of Lennar Corporation and/or its subsidiaries. CGC#062343. NMLS #1058 03/15



Retreat

Serenity

2-Story | 5 Bedrooms | 3.5 Baths | Family Room | 2-Car Garage



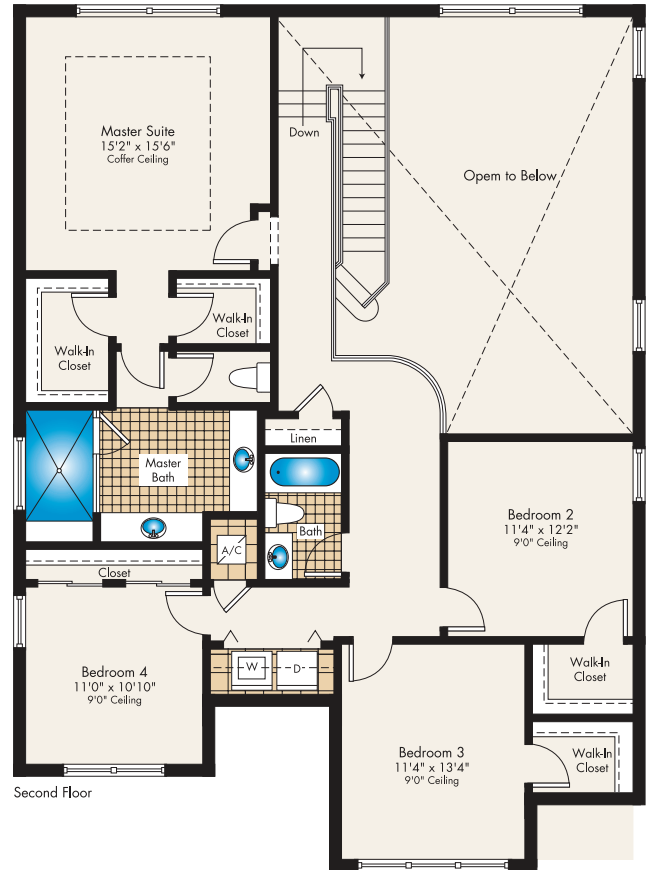
Preliminary Artist's Concept

LENNAR[®]

Retreat

Serenity

2-Story | 5 Bedrooms | 3.5 Baths | Family Room | 2-Car Garage



3,047	Sq. Ft.	A/C Area
42	Sq. Ft.	Covered Entry
87	Sq. Ft.	Covered Terrace
374	Sq. Ft.	Garage
<hr/>		
3,550	Sq. Ft.	Total

Preliminary Artist's Concept

LENNAR

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 or service marks of Lennar Corporation and/or its subsidiaries. CGC#062343. NMLS #1058 03/15



Sanctuary

Serenity

2-Story | 5 Bedrooms | 3.5 Baths | Family Room | 2-Car Garage



Preliminary Artist's Concept

LENNAR[®]

Sanctuary

Serenity

2-Story | 5 Bedrooms | 3.5 Baths | Family Room | 2-Car Garage



Preliminary Artist's Concept

LENNAR

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 or service marks of Lennar Corporation and/or its subsidiaries. CGC#062343. NMLS #1058 03/15



Tranquility

Serenity

2-Story | 5 Bedrooms | 4 Baths | Family Room | 2-Car Garage



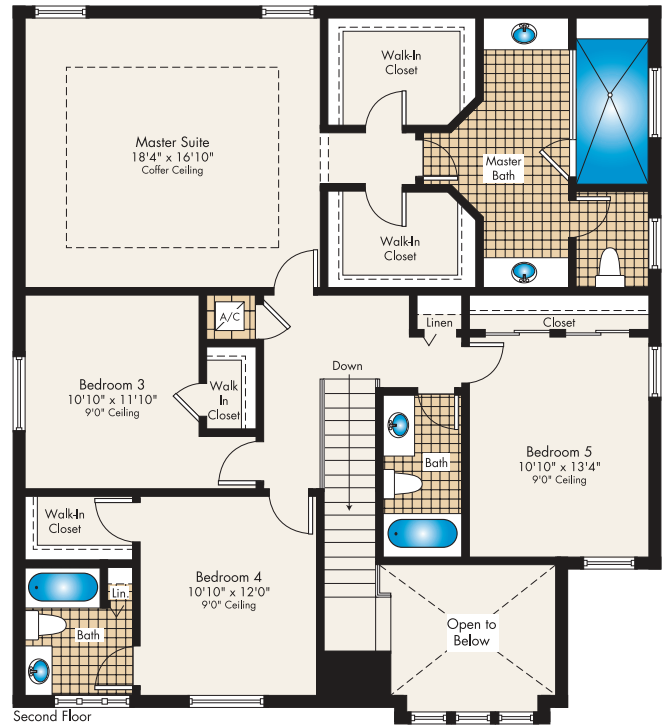
Preliminary Artist's Concept

LENNAR[®]

Tranquility

Serenity

2-Story | 5 Bedrooms | 4 Baths | Family Room | 2-Car Garage



3,315	Sq. Ft.	A/C Area
47	Sq. Ft.	Covered Entry
348	Sq. Ft.	Garage
<hr/>		
3,710	Sq. Ft.	Total

Preliminary Artist's Concept

LENNAR

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 or service marks of Lennar Corporation and/or its subsidiaries. CGC#062343. NMLS #1058 03/15



Serenity

ei - Features

COMMUNITY FEATURES

- Kids' Playground
- Recreation Path Gazebos and Trellis
- Convenient to Major Thoroughfares

EXTERIOR FEATURES

- Single-Family Concrete Block Construction
- Flat Concrete Tile Roof
- Designer Exterior Paint in Decorator Schemes
- Code Compliant Hurricane Shutters
- Flat Panel Hurricane Code Approved Garage Door
- Automatic Garage Door Opener with Remote
- Impact Rated Glazed Front Entry Door
- Exterior Hose Bibbs

INTERIOR FEATURES

- Alarm System with Key Pad
- Gyp-crete™ Gypsum Flooring Underlayment
- 18"x18" Ceramic Tile in Foyer, Kitchen, Breakfast Area, Family Room and Laundry Room in Choice of Decorator Colors
- Carpeting in Living Room, Dining Room, All Bedrooms, Hallways and Stairways with Padding in Choice of Decorator Colors
- Raised Panel Interior Doors
- Raised Panel Bi-Fold Closet Doors
- Modern Style Baseboards and Door Casings
- Contemporary-Style Recessed Hi-Hats Throughout Home
- Brushed Nickel Stairs Railings & Wood Handrail (per plan)
- Decorative Wall Sconces in Stairwells (per plan)
- Home Automation with NEXIA™ Home Intelligence
 - Wireless Keypad Lock
 - Light Module
 - Programmable Thermostat for Central A/C and Heating System
 - Camera
- Lever Style Interior Door Hardware
- Smooth Finish Walls and Ceilings in Designated Areas
- Designer Quality Paint on all Walls and Ceilings
- Rocker Style Switches Throughout Home
- Category 5 Structured Wiring for Phones and Computers in all Bedrooms, Kitchen and Family Room, Home Run to Central Distribution Box
- RG6 Shielded Coaxial Television Cable in all Bedrooms and Family Room, Home Run to Central Distribution Box
- Pre-wired for Ceiling Fans in Family Room and All Bedrooms
- Decorative Marble Window Sills

- Electric Water Heater (per plan)
- Central Air Conditioning and Heating System with Programmable Thermostat
- Vinyl-Clad Ventilated Closet Shelving

KITCHEN FEATURES

- Quality Stainless Steel Appliance Package Featuring:
 - Side-by-Side Refrigerator with Ice and Water Dispenser in Door
 - 30" Drop-in Glass Cook Top
 - Deluxe Under Counter Wine Cooler
 - Energy Saving Dishwasher
 - Contemporary Stainless Steel Recirculating Hood
 - Built-in Combo Microwave/Conventional Wall Oven
- 42" Cabinetry with Brushed Nickel Hardware
- Quartz Countertops with Square Edge
- Stainless Steel Undermount Kitchen Sink
- Designer Brushed Nickel Single Lever Pull-out Faucet
- Food Waste Disposal
- Recessed Overhead Lighting

BATH FEATURES

- Zen Inspired Wood Grain Vanities with Brushed Nickel Hardware (per plan)
- Single Vanity in Powder Room (per plan)
- Recessed Lighting in Master Bathroom
- Zen Inspired Floating Cabinets with White Quartz Countertops and Vessel Sinks in Master Bathroom
- "Rain Style" Shower Head in Master Shower
- Master Shower Floor in Elegant Stone "Pebble"
- Clear Glass Shower Enclosure in Master Bathroom
- Elongated Toilets
- 12"x24" Ceramic Floor Tile
- Designer Style Lighting over Vanities in Secondary Bathrooms
- Mirrored Medicine Cabinet (per plan)
- Full Width Vanity Mirrors
- Exhaust Fan
- Decorator Faucets

LAUNDRY ROOM FEATURES

- Large Capacity Washer
- Large Capacity Dryer
- Ventilated Wire Shelving above Washer/Dryer

LENNAR

The specific features in a home may vary from home to home and from community to community. We reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher, in our sole opinion, value. Color and size variations may occur. The prices of our homes, included features, and available locations are subject to change without notice. Please see the actual home purchase agreement for additional information, disclosures and disclaimers relating to the home and its features. Void where prohibited by law. Copyright © 2015 Lennar Corporation. Lennar and the Lennar logo are registered service marks of Lennar Corporation and/or its subsidiaries. CGC - 062343 3/15



LENNAR[®]

- Quality, Value and Integrity since 1954
- Over 800,000 homes in 40 markets coast to coast
- Listed on the New York Stock Exchange
- A full range of services including mortgages, title and affinity partner programs



**EVERYTHING'S
INCLUDED
HOMESSM**

LENNAR

Serenity

Preliminary Overall Community Siteplan



Preliminary Artist's Concept

LENNAR

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. 3/15



WHO MANAGES THE COMMUNITY DEVELOPMENT DISTRICT?

The Board of Supervisors has hired a District Manager who manages the affairs of the District. The District Manager is Special District Services, Inc. who can be contacted at 305-777-0761 and/or 877-737-4922.

HOW MUCH IS MY ANNUAL ASSESSMENT?

The maximum annual assessment is equal for each residential dwelling unit in the District. It is comprised of two components: the debt service component (principal & interest) and the operations/maintenance component. The debt service component per residential unit type:

Single Family Unit - \$1,420.00

per year & will not be exceeded during the 30-year amortization period for the bonds.

The operations/maintenance component for Fiscal Year 2014-2015 will be approximately \$380 per residential dwelling unit. This amount could vary from year to year.

This document is provided for general informational purposes and may not be relied upon as a basis to acquire a residence in the Crestview West Community Development

Pursuant to Chapter 190 of the Florida Statutes, the Crestview West Community Development District imposes assessments on this property through a community development district. These assessments pay the construction, operation and maintenance costs for certain public facilities of the District. These assessments are in addition to County and all other taxes and assessments provided for by law and do not include a 1% County Property Appraiser service fee, a 1% County Tax Collector collection fee and a 4% discount for early payment.

A HOMEOWNERS GUIDE TO THE CRESTVIEW WEST COMMUNITY DEVELOPMENT DISTRICT

Used For:

SERENITY

2015

WHAT IS THE CRESTVIEW WEST COMMUNITY DEVELOPMENT DISTRICT?

The Crestview West Community Development District (the "District") is an independent special taxing district authorized by Chapter 190 of the Florida Statutes to maintain public infrastructure in planned developments such as Serenity. It was created by the Miami-Dade County Board of County Commissioners by County Ordinance No. 08-32.

HOW DOES THE DISTRICT AFFECT ME?

The District levies an assessment against your property each year that represents your pro-rata share of the cost of the public infrastructure that was financed by the District. Included in the assessment is your pro-rata share of the cost to operate & maintain the District. The assessment will appear on your property tax bill that you will 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 that case, your tax bill will go directly to your mortgage company and be paid from your escrow account.

WHAT HAS THE DISTRICT FINANCED?

The District issued in 2014 long term Bonds in the total amount of \$2,462,000 in order to finance all or a portion of the cost of construction of the public infrastructure improvements in the District. Included in the improvements are portions of such items as the stormwater management/drainage system, roadway/street improvements, potable water distribution system, the sanitary sewer system and certain other related improvements.

The remainder of the improvements will be constructed by the Developer and the costs were included in the price of your home.

HOW DID I BENEFIT FROM THE DISTRICT FINANCING?

When you purchased your home in the District, the amount that the District financed was not included in the price of your home. Also, you will only pay for the District improvements while you own your home. If you sell your home before the District's Bonds are paid off, the next owner becomes responsible for paying his or her

pro rata share of the cost of the improvements.

WHO GOVERNS THE COMMUNITY DEVELOPMENT DISTRICT?

The Crestview West Community Development District is governed by a five (5) member Board of Supervisors who were initially elected by the landowners within the District on a one acre/one vote basis. Six years after the initial election of Supervisors and after the District attains at least 250 qualified electors, Supervisors whose terms expire will begin to be elected (as their terms expire) by qualified electors of the District. A qualified elector is a registered voter who is at least eighteen years of age, a resident of the District and the State and a citizen of the United States. At the election where Supervisors are first elected by qualified electors, two Supervisors must be qualified electors and be elected by qualified electors; and both Supervisors will serve a four-year term of office. The other Supervisor will be elected by landowners for a four-year term. Thereafter, as terms expire, Supervisors will be replaced by qualified electors.