

The Sanibel

The Sonoma Collection at the Vineyards

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



Preliminary Artist's Concept

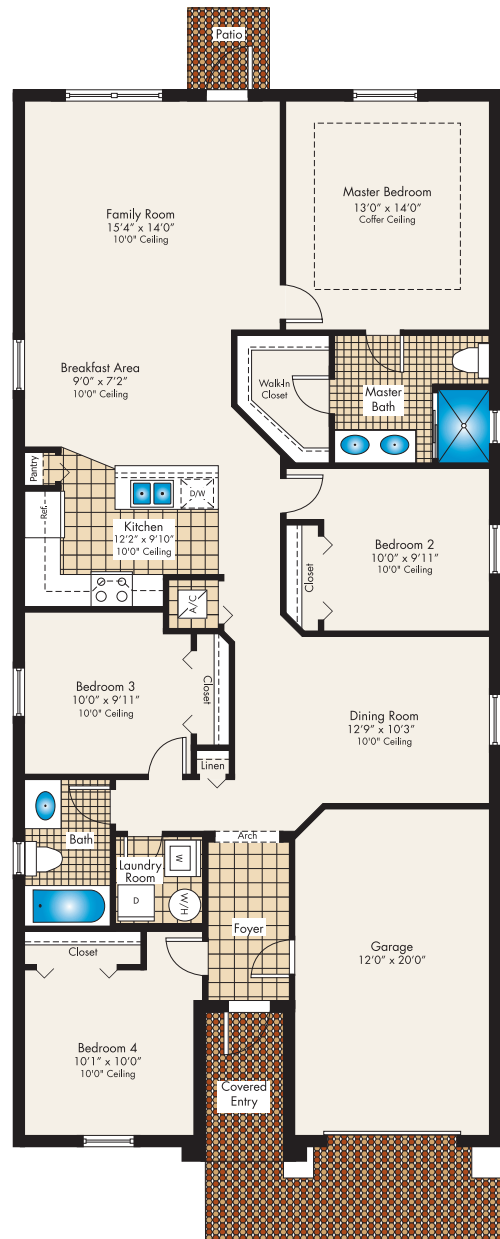
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The Sanibel

The Sonoma Collection at the Vineyards

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



1,634 sq. ft.	A/C Area
267 sq. ft.	Garage
45 sq. ft.	Covered Entry
<hr/>	
1,946 sq. ft.	Total

Preliminary Artist's Concept

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The Marina

The Sonoma Collection at the Vineyards

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



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The Marina

The Sonoma Collection at the Vineyards

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



1,877 sq. ft. A/C Area
 515 sq. ft. Garage
 29 sq. ft. Entry

2,421 sq. ft. Total

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The Starboard

The Sonoma at the Vineyards

2-Story | 5 Bedrooms | 2.5 Baths | Family Room | Covered Terrace | 2-Car Garage



Preliminary Artist's Concept

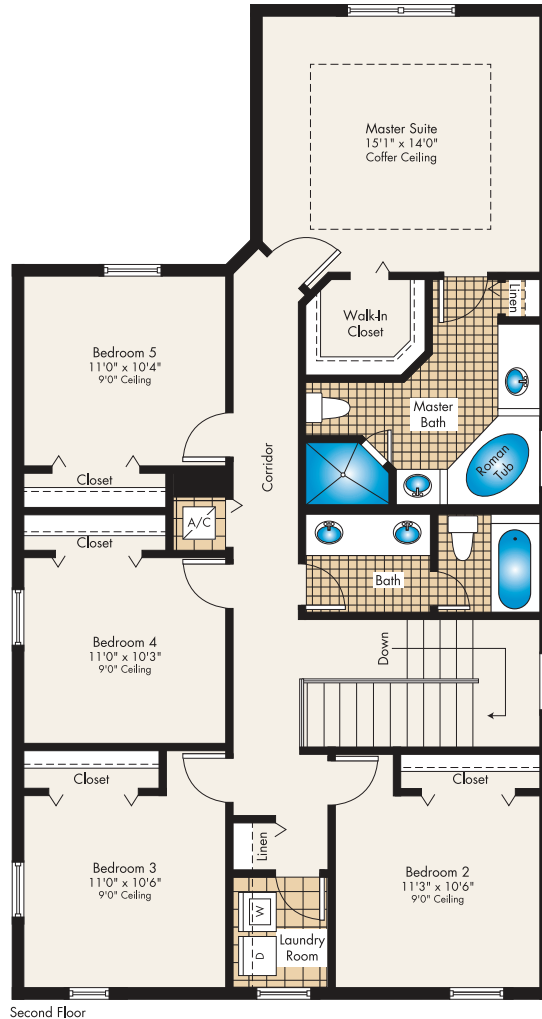
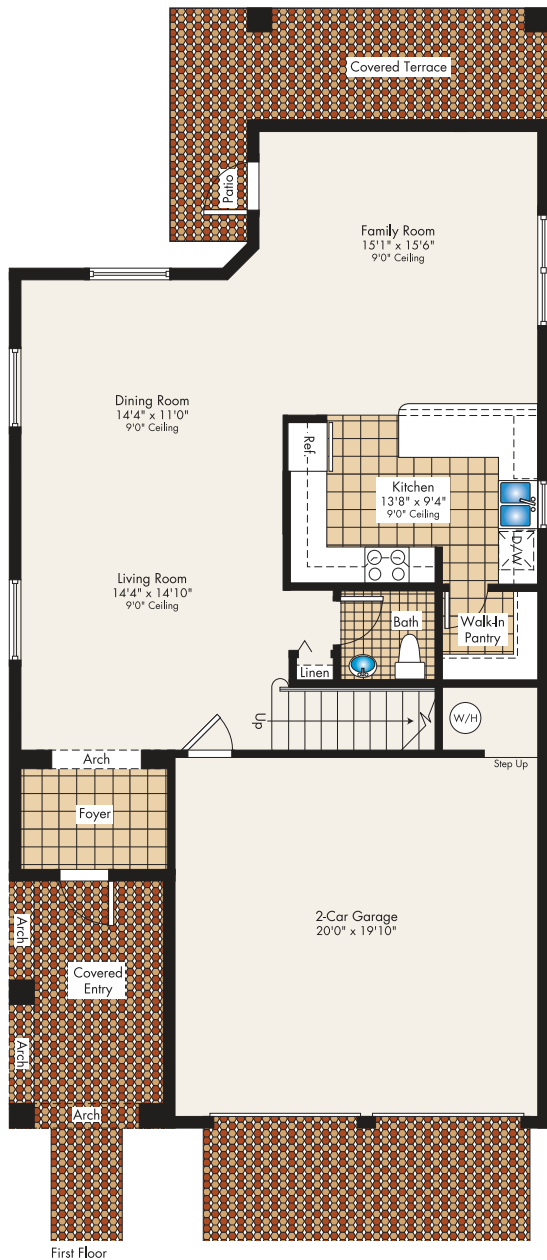
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The Starboard

The Sonoma at the Vineyards

2-Story | 5 Bedrooms | 2.5 Baths | Family Room | Covered Terrace | 2-Car Garage



2,410 sq. ft. A/C Area
 455 sq. ft. Garage
 116 sq. ft. Entry
 102 sq. ft. Covered Rear Terrace

 3,083 sq. ft. Total

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The Windward

The Sonoma Collection at the Vineyards

2-Story | 5 Bedrooms | 3 Baths | Family Room | Breakfast Area | 2-Car Garage



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The Windward

The Sonoma Collection at the Vineyards

2-Story | 5 Bedrooms | 3 Baths | Family Room | Breakfast Area | 2-Car Garage



2,784 sq. ft. A/C Area
 498 sq. ft. Garage
 65 sq. ft. Entry

 3,347 sq. ft. Total

Preliminary Artist's Concept

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Sonoma at The Vineyards

ei - Features

COMMUNITY FEATURES

- An elegant Single-Family Home Community offering new and innovative floorplans
- Sidewalks, blue lakes, and street lighting throughout
- Built and Marketed by Lennar, one of the Nation's leading homebuilders since 1954
- Future community amenities will include a private clubhouse with swimming pool, children's pool, tot-lot, fitness center and more
- Conveniently located with immediate access to the Florida Turnpike, US-1 and Old Cutler Road
- Located within a Community Development District (CDD) ask a new home consultant for details

INTERIOR FEATURES

- 18" x 18" ceramic tile in foyer, kitchen, and laundry room in a choice of decorator colors
- Plush stain resistant carpeting with padding in a choice of decorator colors
- Raised-panel interior doors
- Raised-panel bi-fold closet doors
- Colonial-style baseboards and door trim
- Elegant interior door hardware
- Textured walls & ceilings in designated areas
- Decora rocker-style switches throughout
- Pre-wired for cable TV in family room and all bedrooms
- Pre-wired for telephone in kitchen, family room and all bedrooms
- Pre-wired for ceiling fans in family room and all bedrooms
- Sherwin-Williams® quality paint on all walls and ceilings
- Marble windowsills throughout
- Combination smoke and carbon monoxide detectors throughout
- Vinyl-clad ventilated closet shelving
- Quick recovery electric water heater
- Super-capacity GE® washer and extra large capacity dryer
- High-efficiency central air-conditioning and heating system
- Home Automation with Nexia™ Home Intelligence
 - Remotely Manage Your Home
 - Wireless remote keypad lock on front door
 - Wireless remote light module
 - Wireless remote programmable thermostat for central A/C
 - Wireless remote camera

EXTERIOR FEATURES

- Quality CBS construction
- Spanish-style concrete tile roofs
- Colonial windows on front elevation
- Designer exterior stone and decorative shutters
- Brick paver driveway, walkway, entry and patio (per plan)
- Sherwin-Williams® quality exterior paint
- Covered entry (per plan)
- Insulated front door with chime
- Raised-panel garage door with pre-wire for opener
- Exterior hose bibs (per plan)
- Hurricane panels

KITCHEN FEATURES

- Natural wood cabinets in choice of colors with brushed nickel hardware
- Easy-care mica countertops in a choice of colors
- Stainless steel kitchen sink with Moen® faucet
- Garbage disposal
- Quality GE® stainless steel appliance package featuring:
 - 18-cu. ft. top freezer refrigerator
 - Free standing electric range with a ceramic glass cooktop and super large oven capacity with self-cleaning system
 - Over-the range built-in microwave with recirculating fan
 - Built-in Multi-cycle dishwasher

BATH FEATURES

- Natural wood vanity cabinets with cultured marble countertops and brushed nickel hardware
- Double vanity sinks with Moen® faucets in master bath
- Elegant Roman Tub in master bath (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 (per plan)
- Oversized mirrors

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**EVERYTHING'S
INCLUDED
HOMES**

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 © 2014 Lennar Corporation. Lennar and the Lennar logo are registered service marks or service marks of Lennar Corporation and/or its subsidiaries. CGC62343. 02/14



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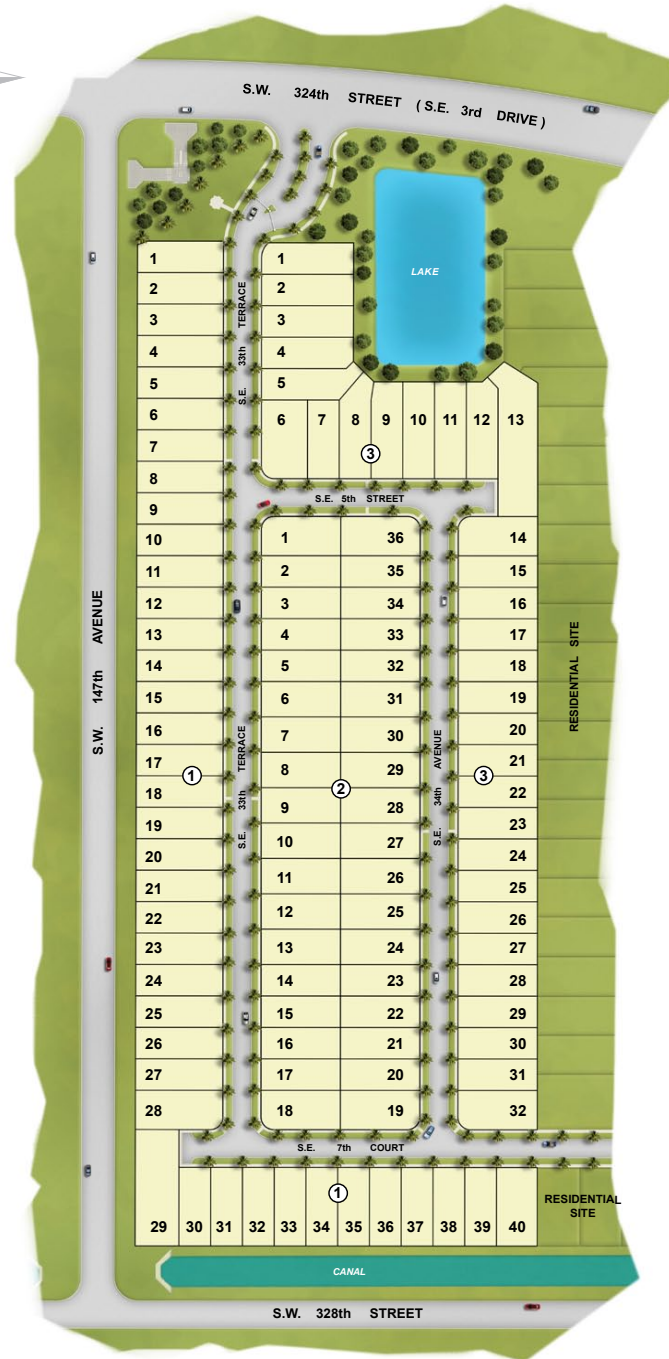
- Quality, value and integrity since 1954
- Over 750,000 homes in 40 markets coast to coast
- Listed on the New York Stock Exchange
- A full range of services including mortgage, title and affinity partner programs



**EVERYTHING'S
INCLUDED
HOMESSM**

The Sonoma Collection at the Vineyards

Preliminary Community Site Plan



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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 COMPLETE 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. YOU SHOULD NEVER RELY UPON 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 © 2014 Lennar Corporation. Lennar and the Lennar logo are registered service marks of Lennar Corporation and/or its subsidiaries. CGC - 62343 02/14



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

The District issued or will issue approximately \$30,235,000.00 in bonds for a benefit of \$29,945,410.00 in public infrastructure improvements necessary for the development of the Vineyard Community and other properties within the District. The bonds will be financed over a thirty (30) year period. The Developer will pay the remaining balance required for the improvements.

When you purchase your home, the amount the District will finance will not be 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 bonds are 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 will not exceed the target maximum annual capital assessment amount during the thirty (30) year amortization period for the bonds. Such amount is between approximately \$696.39 and \$969.49 per year, per home, which may vary depending on the type of home.

The maintenance component may vary based upon the budget adopted each year after an advertised, public hearing. For 2013 -2014, the maintenance assessment amount is approximately \$271.53 per year per home, which amount may vary from time to time.

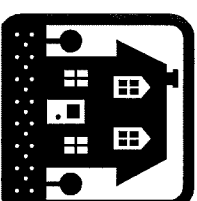
How do I find out more about Baywinds Community Development District?

If you would like to have more information about the Baywinds Community Development District, please call the District manager, Luis Hernandez at (954) 721-8681 ext. 204 or e-mail him at lhermandez@govmgtsvc.com.

This document is provided for general informational purposes and may not be relied upon as a basis to acquire a residence within the Baywinds Community Development District.

THE BAYWINDS COMMUNITY DEVELOPMENT DISTRICT 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 ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

**Baywinds
Community Development District**



**What You
Should Know About
The Baywinds
Community Development
District**

Used For:
THE VINEYARDS COMMUNITY

This descriptions and representations contained herein reflect information as of December 6, 2013

What is the Baywinds Community Development District?

The District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes. The District was established on November 25, 2005 by Miami-Dade County Ordinance No. 05-205. Encompassing approximately one hundred eighty-two (182) acres, the District was established to plan, finance, construct, operate and maintain various public improvements and community facilities within its jurisdiction.

Who governs the Baywinds Community Development District?

The District is governed by a five (5) member board of supervisors elected initially 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 is appointed by the board of supervisors, oversees day-to-day operations of the District.

What is the function of the Baywinds Community Development District?

The District was created to plan, finance, construct, operate and maintain various public improvements and community facilities. These include but are not limited to: surface water management system, water and sewer facilities, roadway improvements, parks, open spaces and right of way landscaping, and other infrastructure and facilities required by

development order or inter-governmental agreement.

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

Yes, in a sense. In addition to service charges and taxes which would be collected by the county, city or school board, notwithstanding the existence of the District, landowners will also pay non-ad valorem special assessments 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 parks, roadways and landscaping are 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 parts 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 has been determined based upon projected lot size. The District levies an assessment against your property each year that is based on benefit and your pro-rata share of the cost of the public infrastructure financed by the District. Included in the assessment is 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 is the fixed amount required to amortize the debt for the facilities acquired or constructed by the District. The maintenance component is 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 Board holds a public hearing to set the 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 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.