

CHATEAU AT THE VINEYARDS

Townhomes

22'

BISCAYNE

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



Preliminary Artist's Concept

LENNAR[®]

CHATEAU AT THE VINEYARDS

Townhomes

22'

BISCAYNE

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



1,407	Sq. Ft.	A/C Area
230	Sq. Ft.	Garage
50	Sq. Ft.	Covered Entry
<hr/>		
1,687	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 of Lennar Corporation and/or its subsidiaries. CGC#062343. 4/15



CHATEAU AT THE VINEYARDS

Townhomes

22'

CATALINA

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



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CHATEAU AT THE VINEYARDS

Townhomes

22'

DAVENPORT

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



Preliminary Artist's Concept

LENNAR[®]

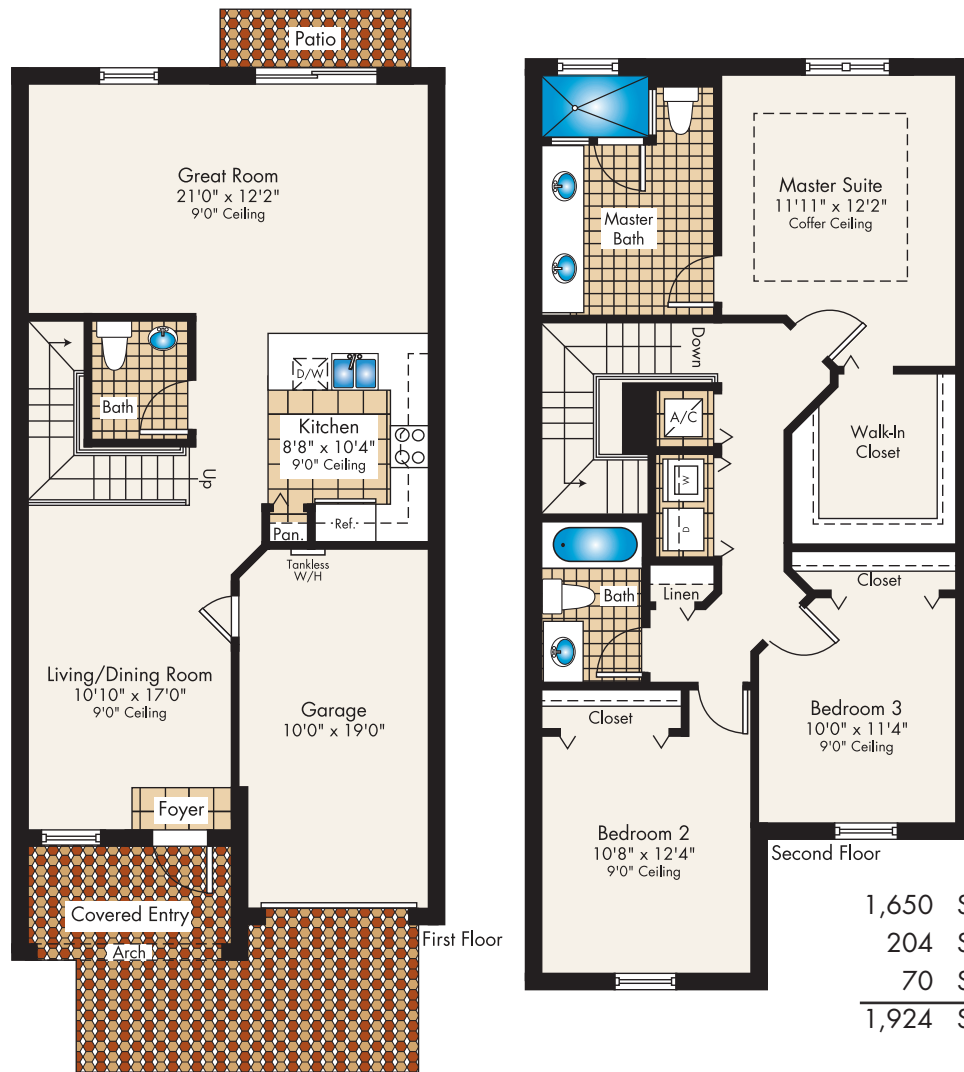
CHATEAU AT THE VINEYARDS

Townhomes

22'

DAVENPORT

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



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CHATEAU AT THE VINEYARDS

Townhomes

22'

GRAND

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

This floorplan is ONLY offered on corner homesites.



Preliminary Artist's Concept

LENNAR[®]

CHATEAU AT THE VINEYARDS

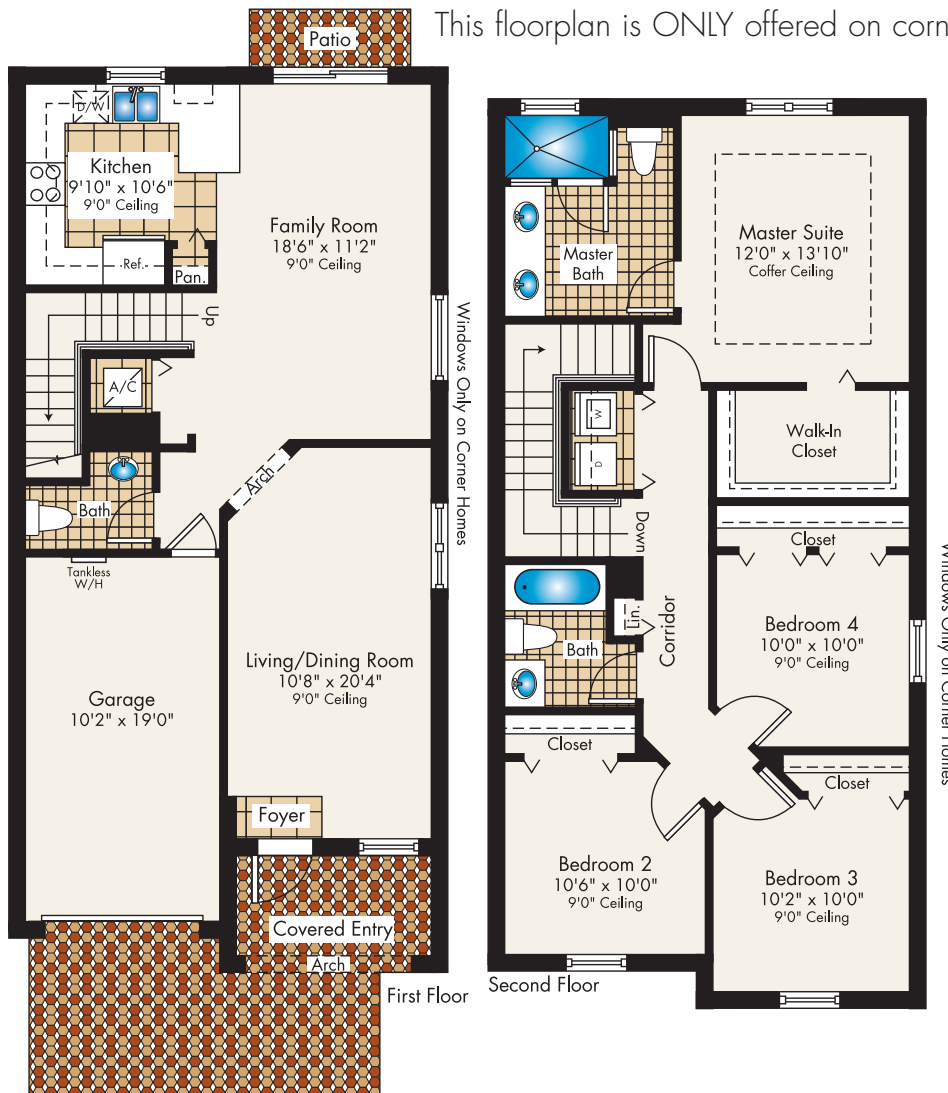
Townhomes

22'

GRAND

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

This floorplan is ONLY offered on corner homesites.



1,705	Sq. Ft.	A/C Area
207	Sq. Ft.	Garage
71	Sq. Ft.	Covered Entry
1,983	Sq. Ft.	Total

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Chateau at The Vineyards

ei - Features

COMMUNITY FEATURES

- Built and Marketed by Lennar, one of the Nation's leading homebuilders since 1954
- An elegant Townhome Community with private entry and sidewalks throughout offering new and innovative two-story floorplans
- Sidewalks, blue lakes, and street lighting throughout
- Future community amenities will include a private clubhouse with swimming pool and sundeck areas, children's water park and playground, 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 Lennar New Home Consultant for details

INTERIOR FEATURES

- 18" x 18" ceramic tile in foyer, kitchen and laundry in a choice of decorator colors
- Plush stain resistant carpeting with padding in a choice of decorator colors
- Washer and Dryer conveniently located on the second floor
- 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
- Rocker-style switches throughout
- Pre-wired for cable TV in family room and all bedrooms (per plan)
- Pre-wired for telephone in kitchen, family room and all bedrooms (per plan)
- Pre-wired for ceiling fans in family room and all bedrooms (per plan)
- Designer quality paint on all walls and ceilings
- Custom coffer ceilings in Master Suite
- Marble windowsills throughout
- Smoke and carbon monoxide detectors throughout
- Vinyl-clad ventilated closet shelving
- High-efficiency water heater
- High-efficiency central air conditioning and heating system with a programmable thermostat
- Remotely Manage Your Home
 - Wireless Remote Key Pad Lock
 - Wireless Remote Light Module

- Wireless Remote Programmable Thermostat for Central A/C and Heating System
- Wireless Remote Camera

EXTERIOR FEATURES

- Designer exterior stone and decorative shutters
- Spanish-style concrete tile roofs
- Quality CBS construction
- Colonial windows on front elevations
- Brick paver walkway, entry and patio
- Designer exterior paint
- Convenient 6' wood fence in rear yard
- Covered entry
- Insulated entry door with chime
- Exterior hose bibs (per plan)
- Hurricane panels

KITCHEN FEATURES

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

BATH FEATURES

- Natural wood finish vanity cabinets with cultured marble countertops, designer faucets, and brushed nickel hardware
- 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)

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The specific features in a home may vary from home to home and from community to community. Lennar reserves 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 or service marks of Lennar Corporation and/or its subsidiaries. CGC#062343. 04/15



CHATEAU AT THE VINEYARDS

Preliminary Community Site plan



 Chateau 22'

 Chateau 25'

Preliminary Artist's Concepts

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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**

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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 2014 -2015, 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 lhernandez@gmssf.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.

Revised 1/20/15

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 January 20, 2015

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.