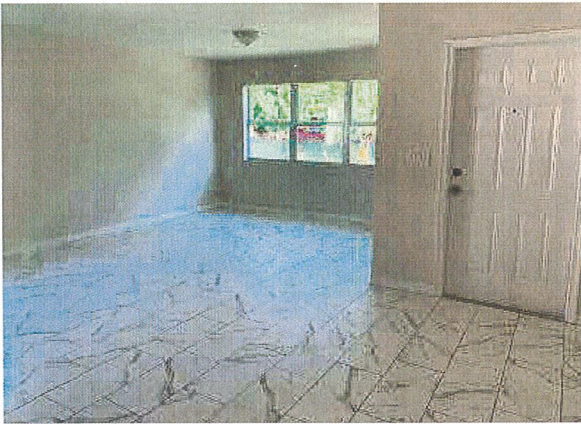


The Heron

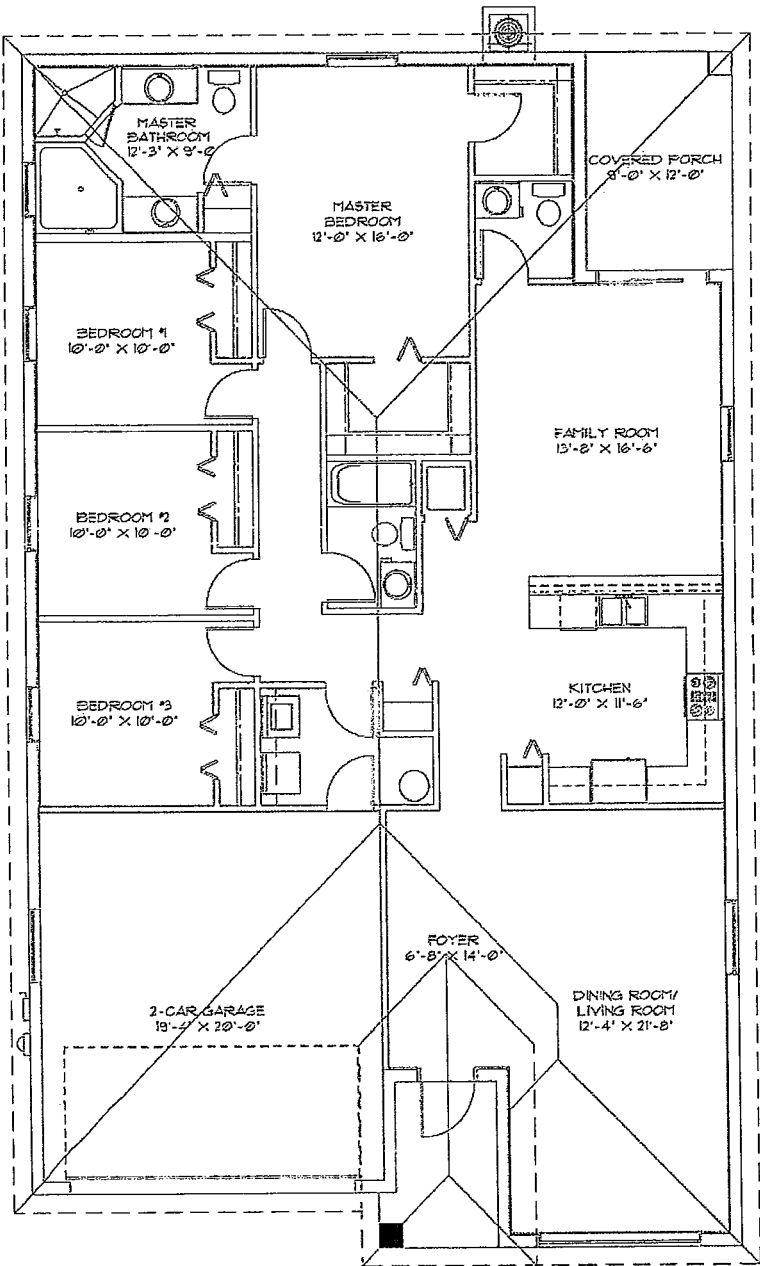
4 BR/2 ½ BA (1949 SF)

*Tile roof shown is optional upgrade.



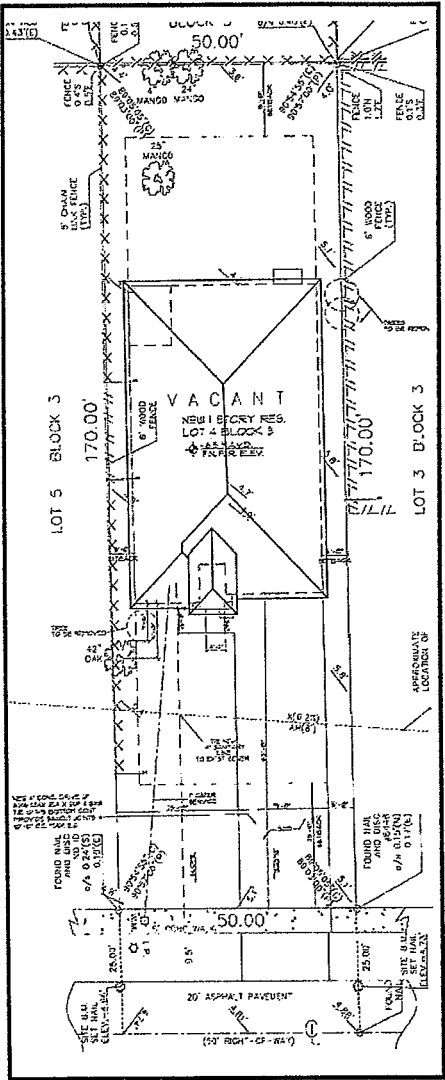
Top clockwise - Heron exterior front; master bathroom; kitchen; living room/front door

THE HERON - FLOOR PLAN



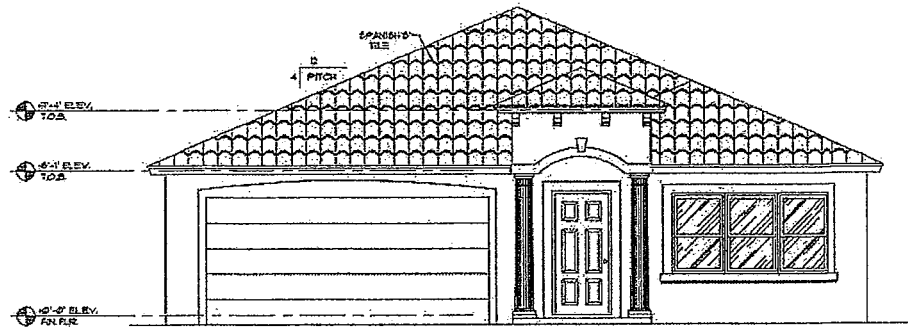
AREA CALCULATIONS:	
A/C AREA*	1949 SQ. FT.
FRONT ENTRY*	51 SQ. FT.
COVERED PORCH*	108 SQ. FT.
GARAGE*	+ 419 SQ. FT.
TOTAL=2532 SQ. FT.	

THE HERON - SITE PLAN

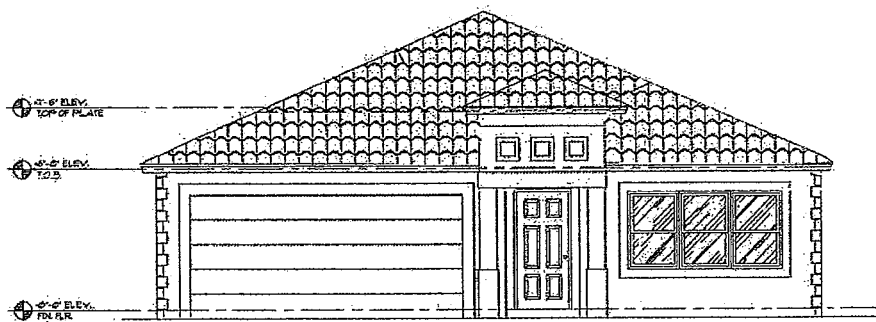


Heron sample site plan

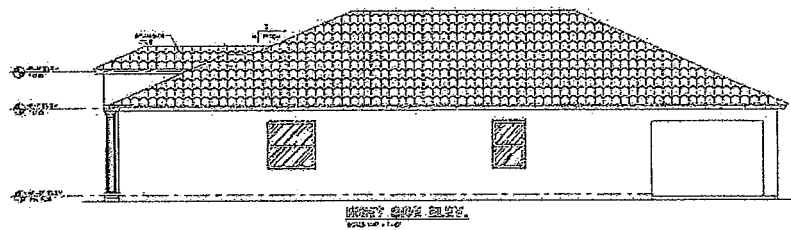
THE HERON - ELEVATIONS



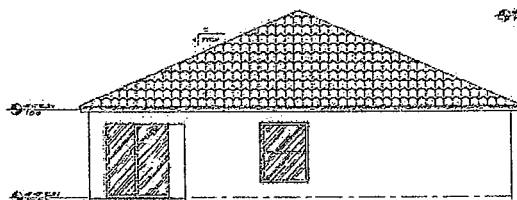
FRONT VIEW
SCALE: 1/4" = 1'-0"



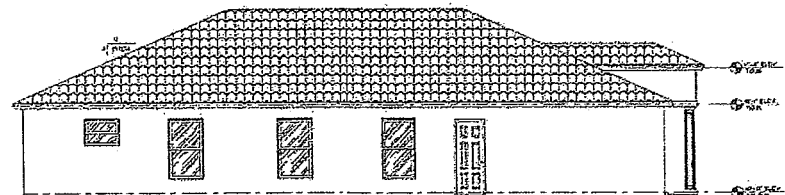
FRONT VIEW
SCALE: 1/4" = 1'-0"



SIDE VIEW ELEV.
SCALE: 1/4" = 1'-0"



REAR VIEW ELEV.
SCALE: 1/4" = 1'-0"

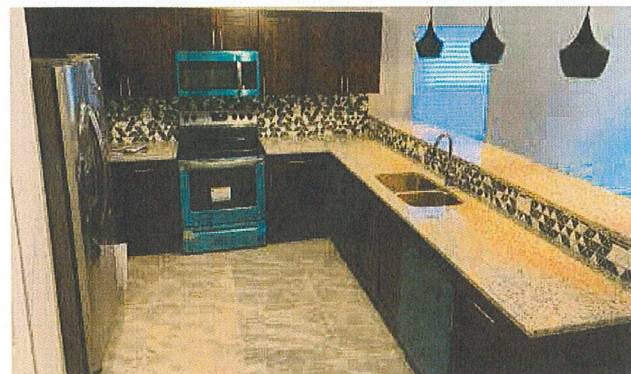
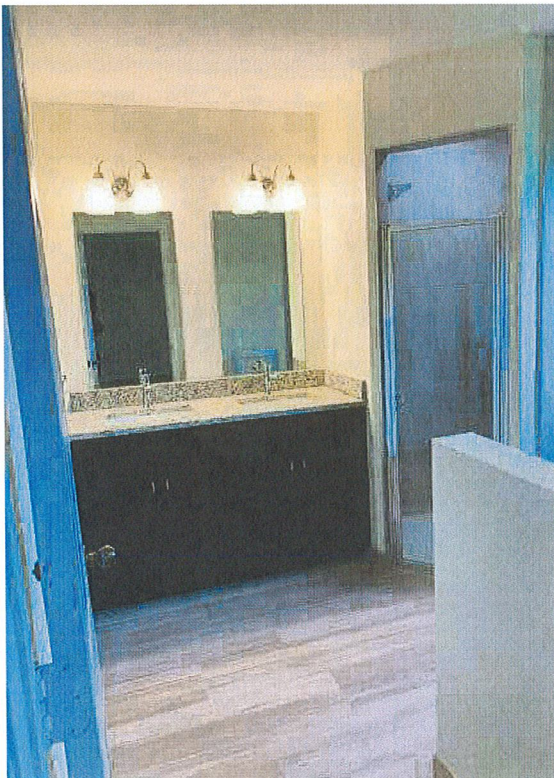


LEFT SIDE ELEV.
SCALE: 1/4" = 1'-0"

The Ibis

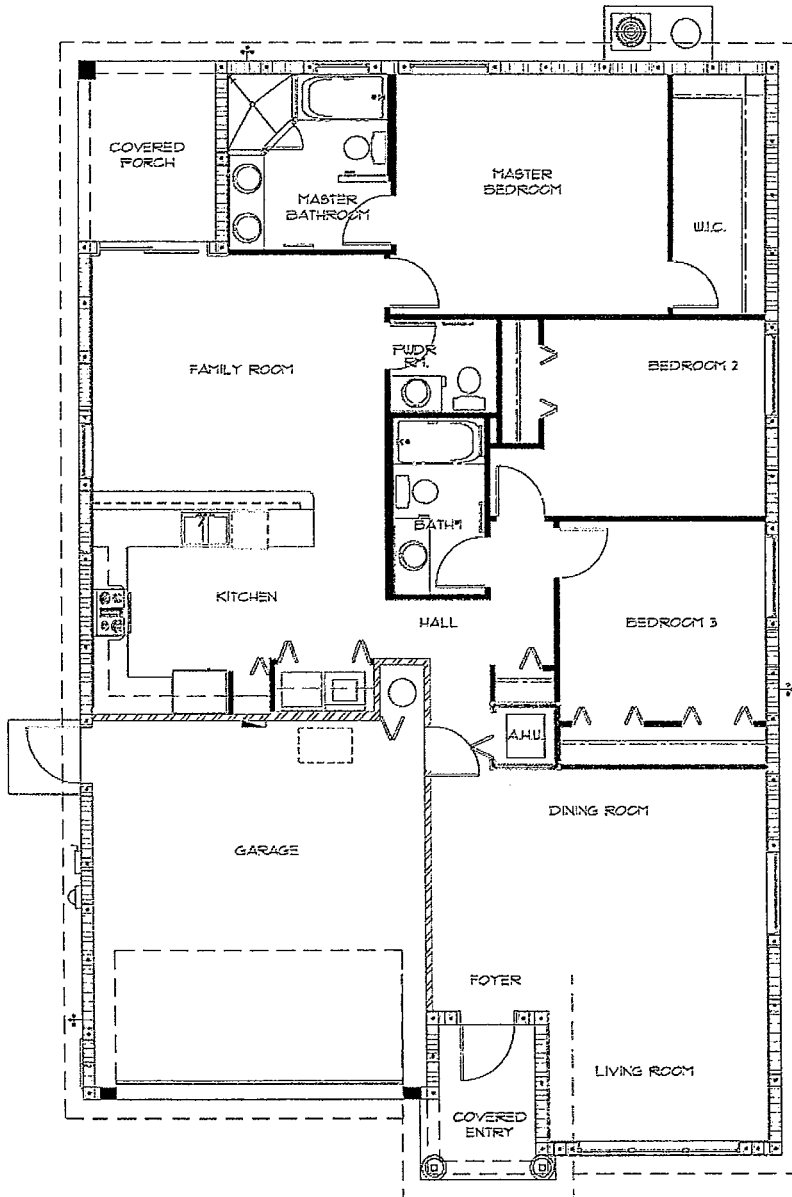
3 BR/2 ½ BA (1720 SF)

*Tile roof shown is optional upgrade.



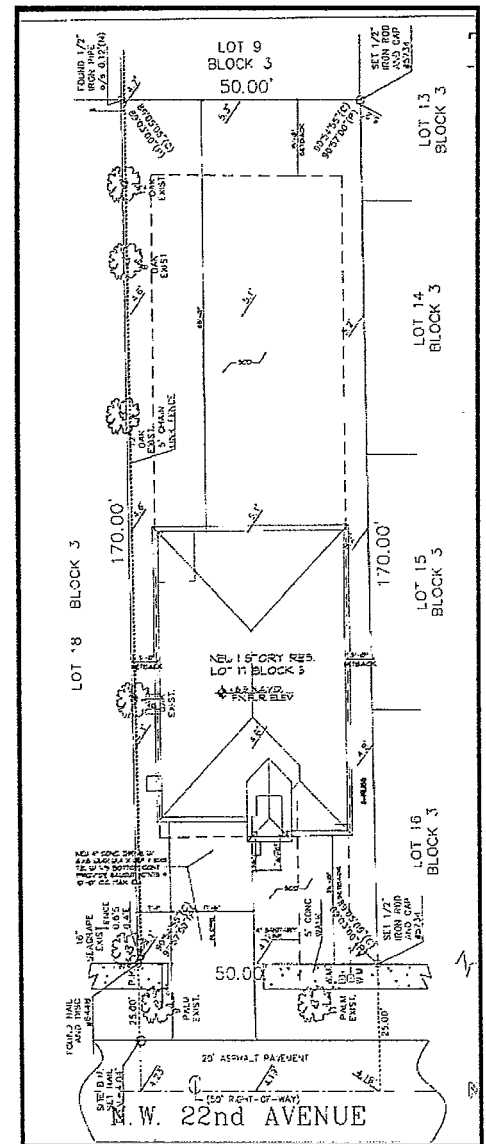
Top clockwise - Ibis exterior front; exterior back; kitchen; master bathroom; kitchen

THE IBIS - FLOOR PLAN

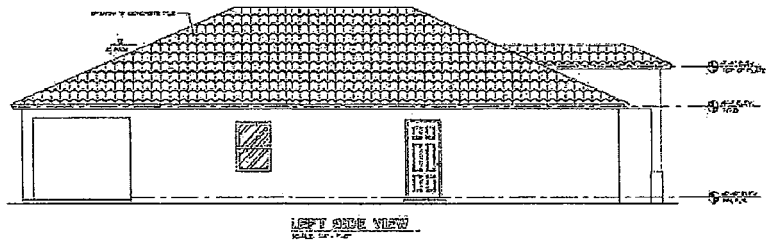
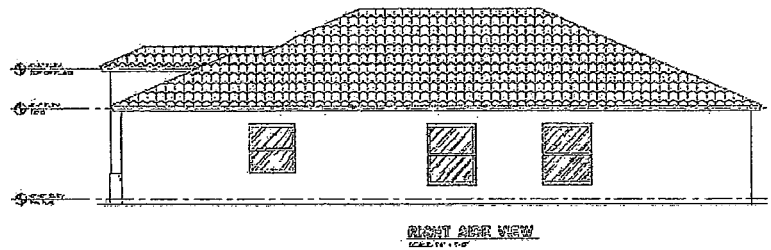
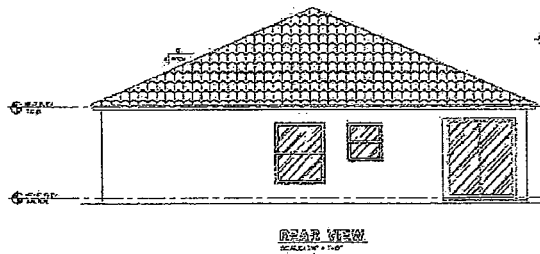
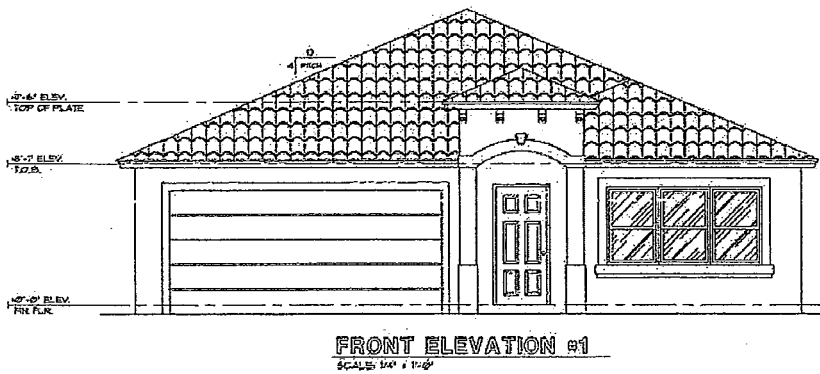
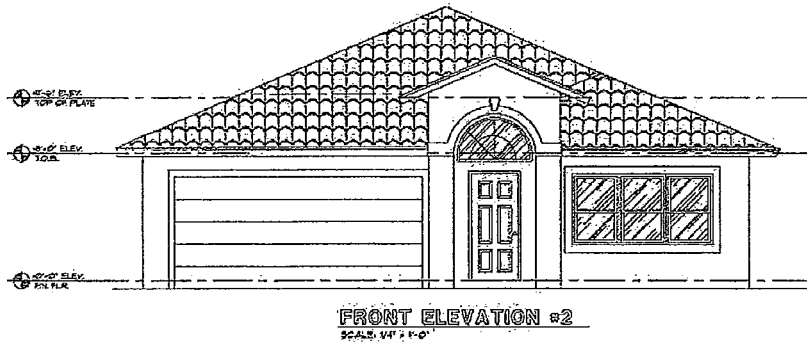


AREA CALCULATIONS:	
A/C AREA*	1,120 SQ. FT.
FRONT ENTRY*	48 SQ. FT.
COVERED PORCH*	16 SQ. FT.
GARAGE*	+ 405 SQ. FT.
TOTAL*2289 SQ. FT.	

THE IBIS - SITE PLAN



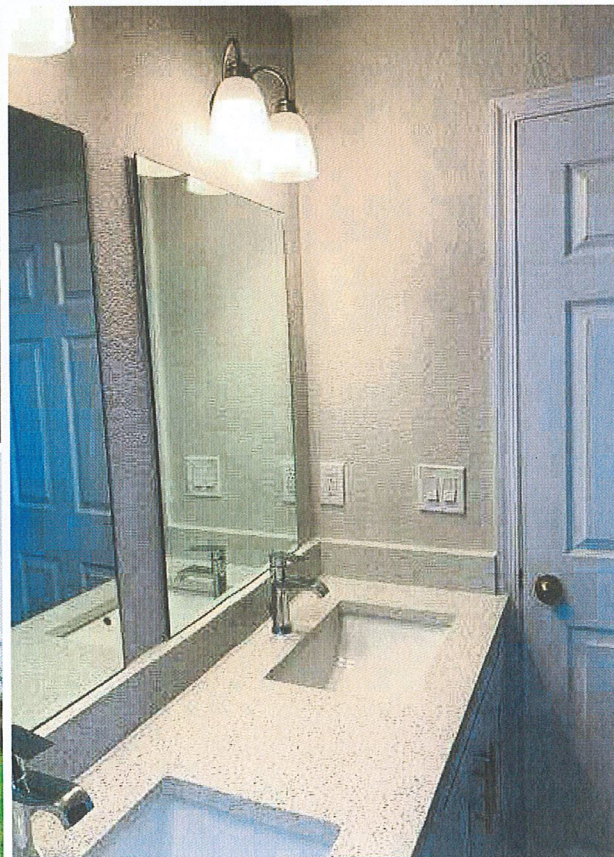
Ibis sample site plan



The Sparrow

3 BR/2 ½ BA (1726 SF)

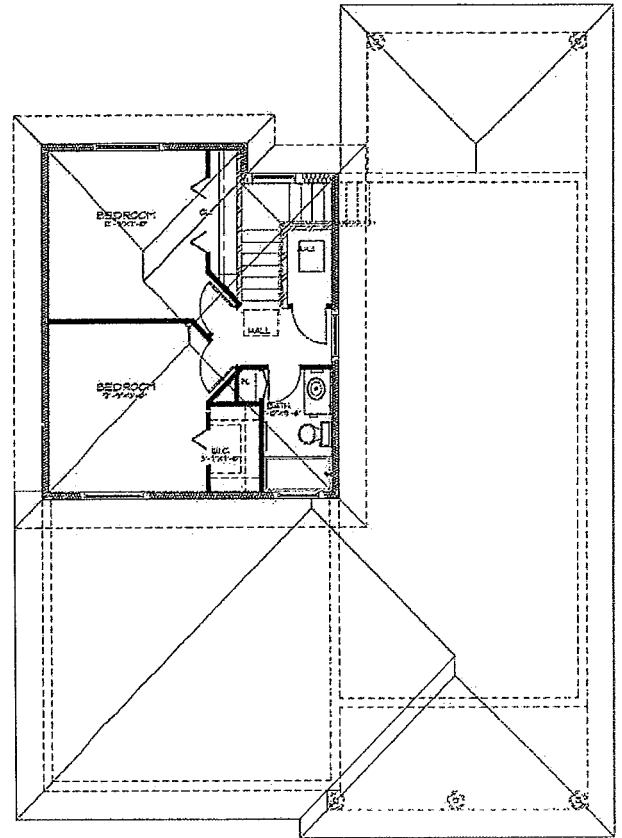
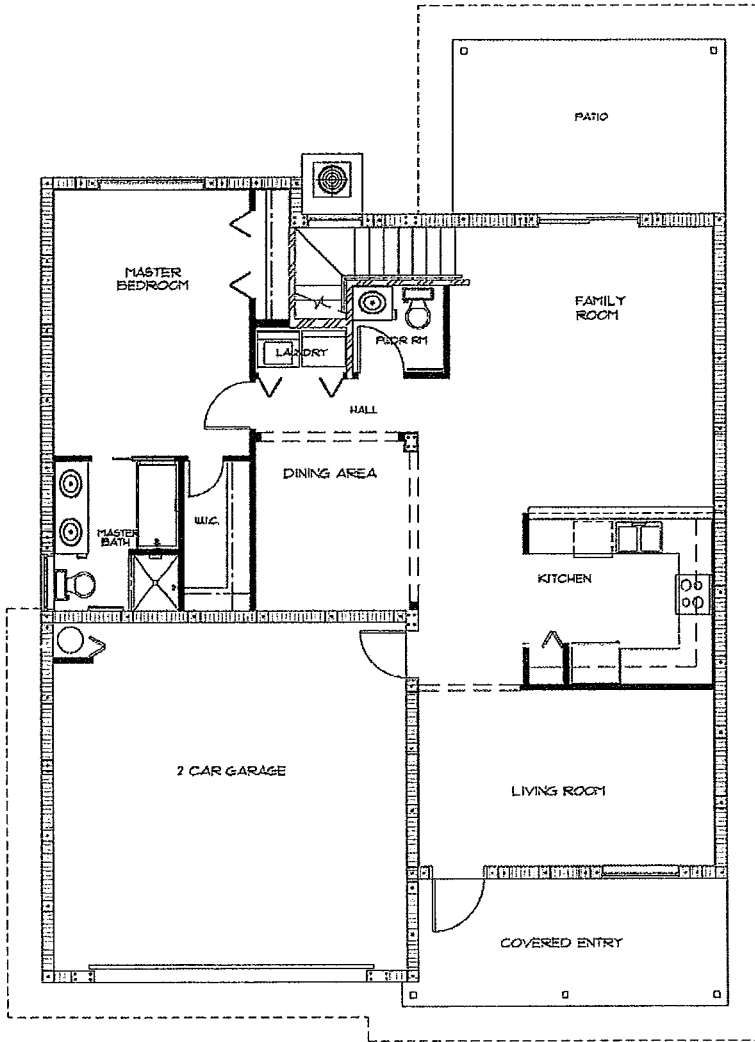
*Tile roof shown is optional upgrade.



Top clockwise - Sparrow exterior front; master bathroom; exterior back; kitchen/family room

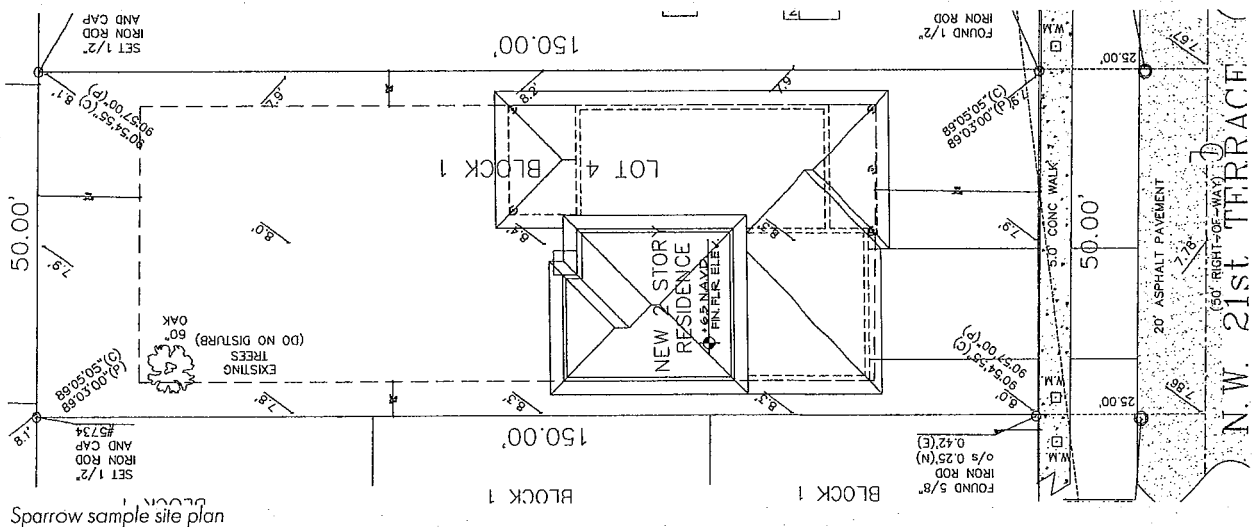
THE SPARROW - FLOOR PLAN

DESIGN INFORMATION	
CALCULATED FLOOR AREAS	
1st FLOOR CONDITIONED AREA *	1356 SQ. FT.
2nd FLOOR CONDITIONED AREA *	450 SQ. FT.
COVERED ENTRY AREA *	131 SQ. FT.
COVERED PATIO AREA *	89 SQ. FT.
2 CAR GARAGE AREA *	440 SQ. FT.
TOTAL FLOOR CONDITIONED AREA (GROSS) *	2,466 SQ. FT.



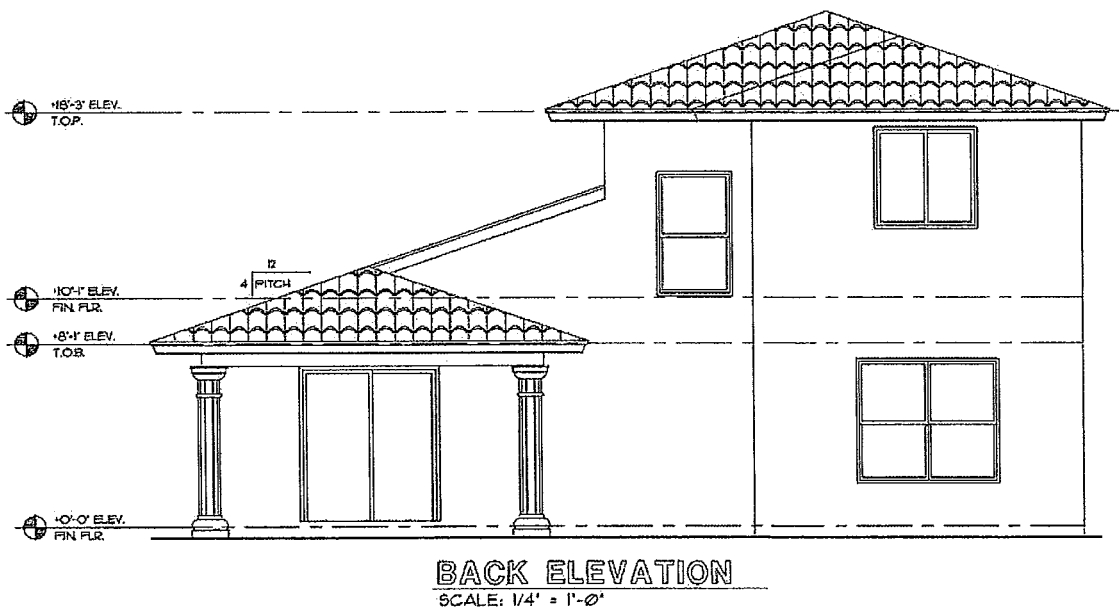
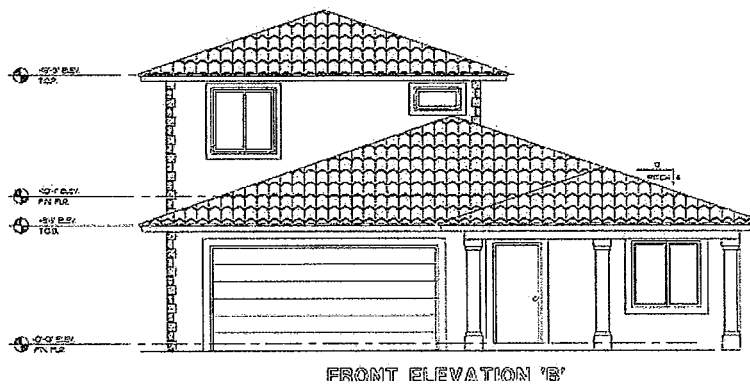
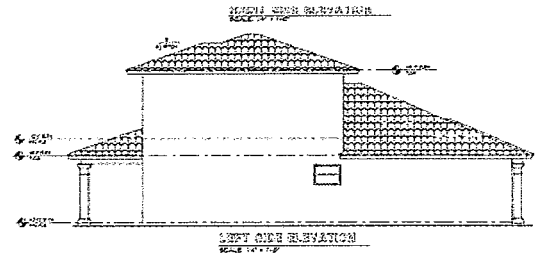
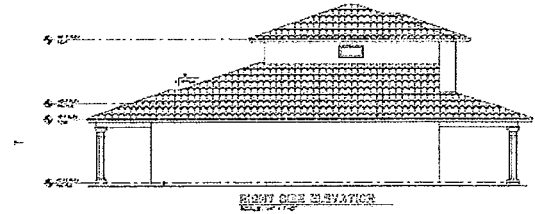
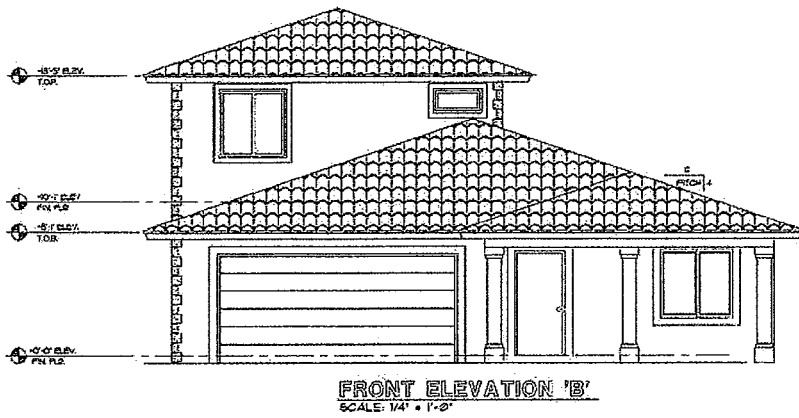
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

THE SPARROW - SITE PLAN



Sparrow sample site plan

THE SPARROW - ELEVATIONS



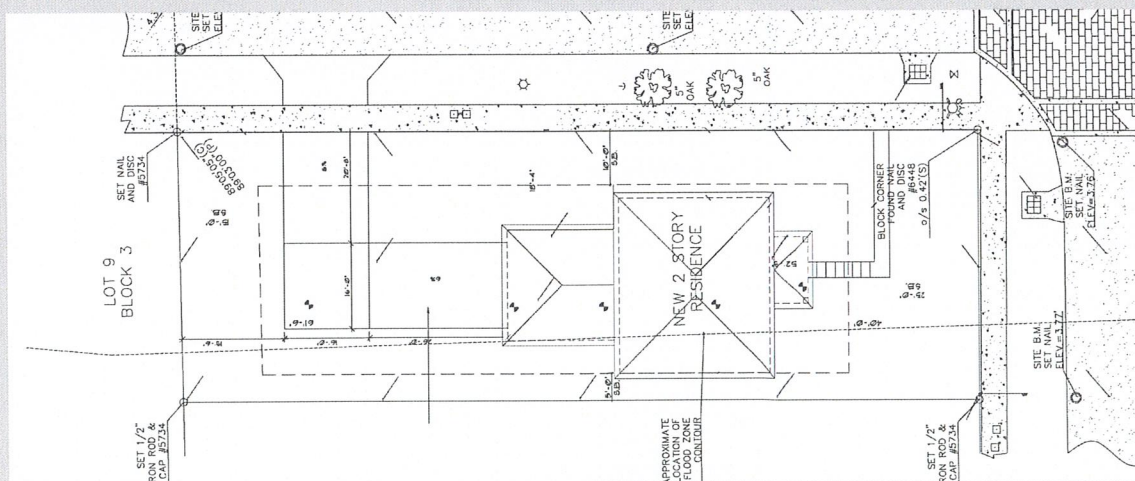
The Hummingbird

3 BR/2 1/2 BA (1744 SF)

*Tile roof shown is optional upgrade.

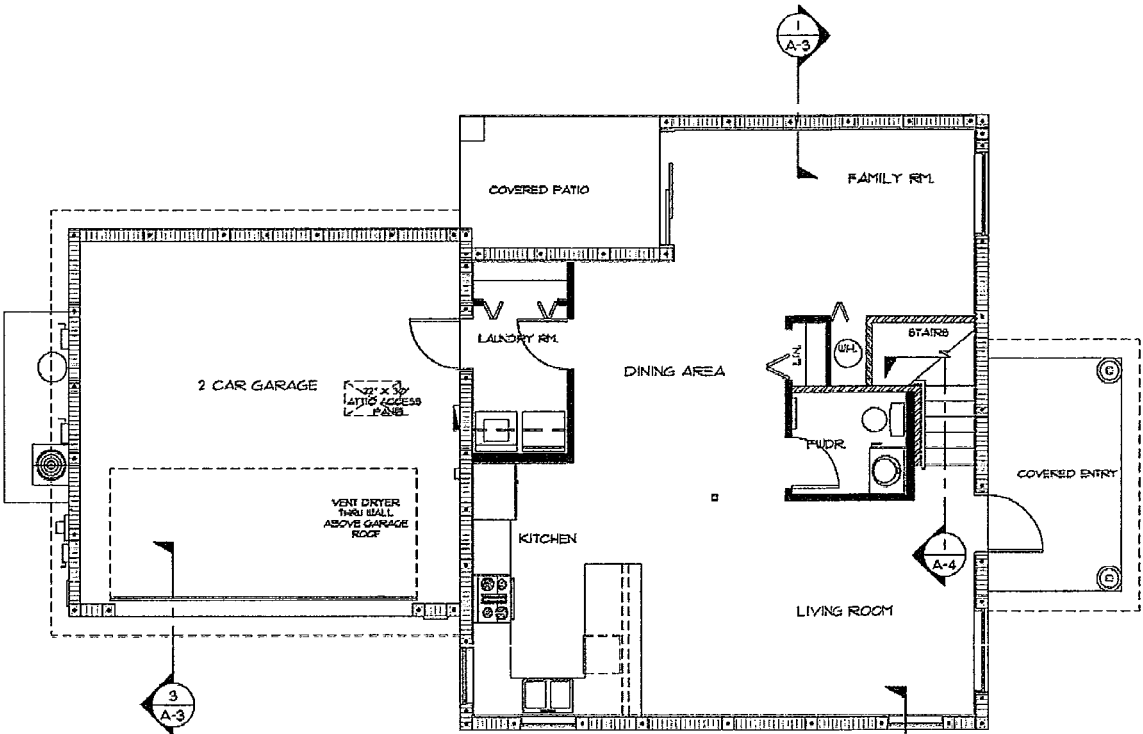


THE HUMMINGBIRD - SITE PLAN



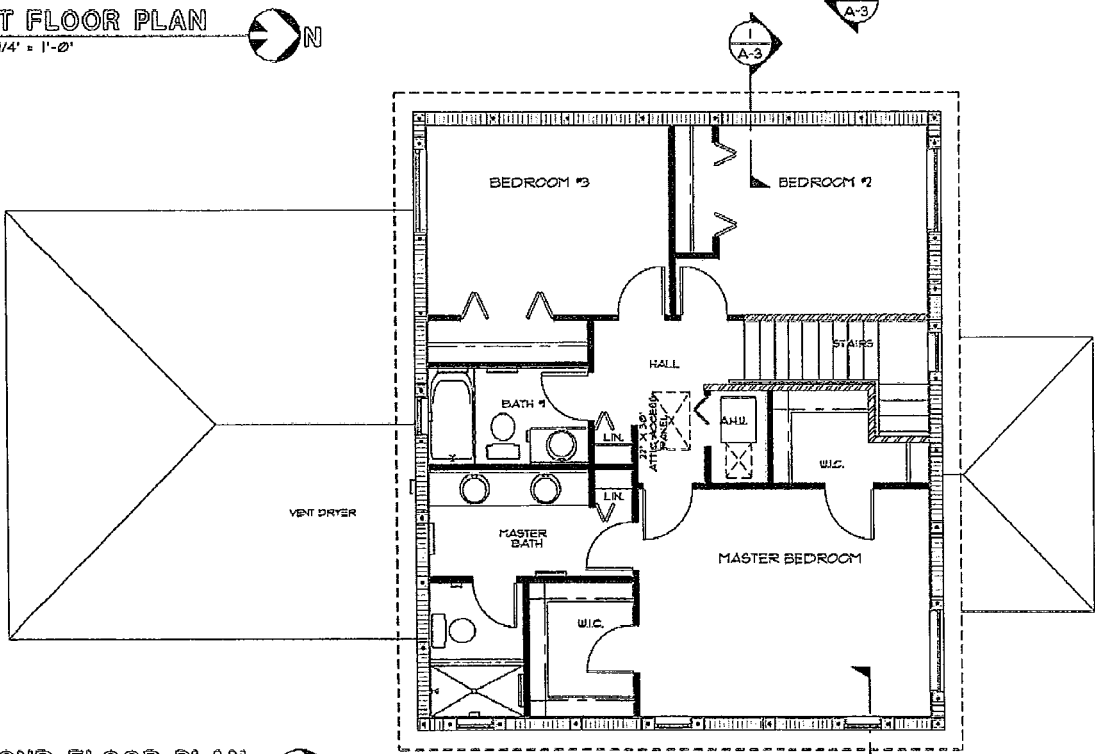
Hummingbird sample site plan

THE HUMMINGBIRD - FLOOR PLAN



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



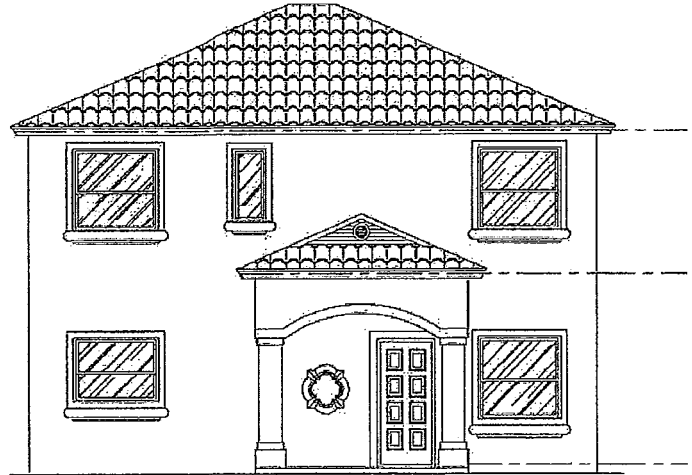
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"





FRONT ELEVATION 'B'
SCALE: 1/4" = 1'-0"

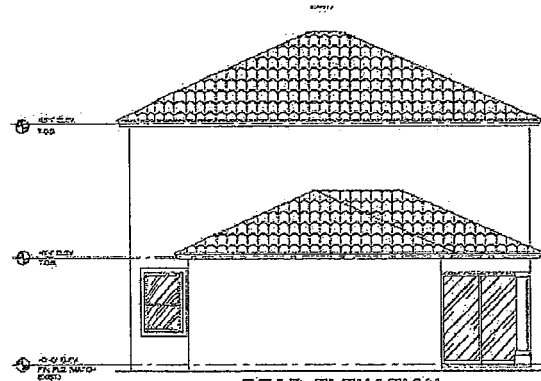


FRONT ELEVATION 'A'
SCALE: 1/4" = 1'-0"

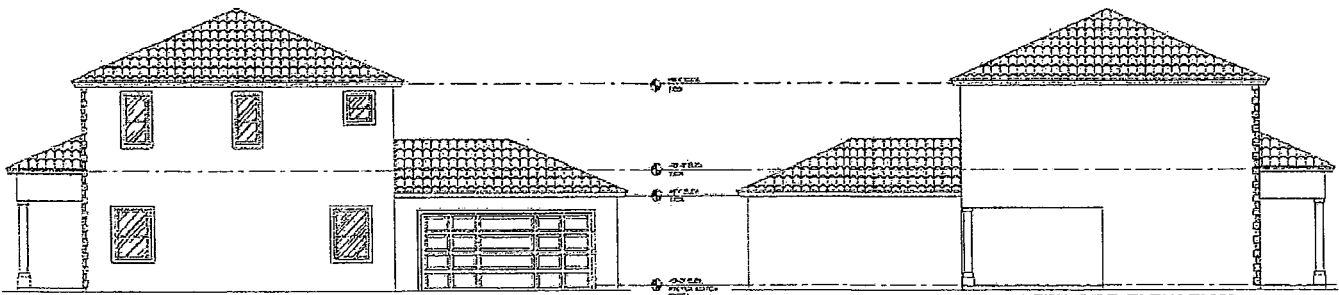
DESIGN INFORMATION

CALCULATED FLOOR AREAS

1st. FLOOR CONDITIONED AREA *	836 SQ. FT.
2nd. FLOOR CONDITIONED AREA *	284 SQ. FT.
COVERED ENTRY AREA *	18 SQ. FT.
COVERED PATIO AREA *	56 SQ. FT.
2 CAR GARAGE AREA *	430 SQ. FT.
TOTAL FLOOR CONDITIONED AREA (GROSS) *	2324 SQ. FT.



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

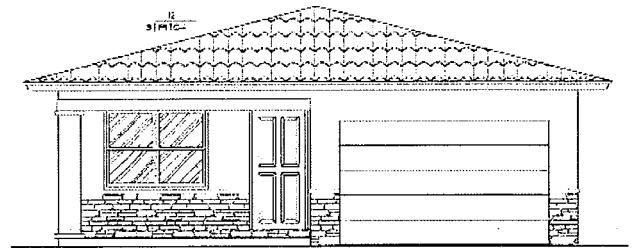
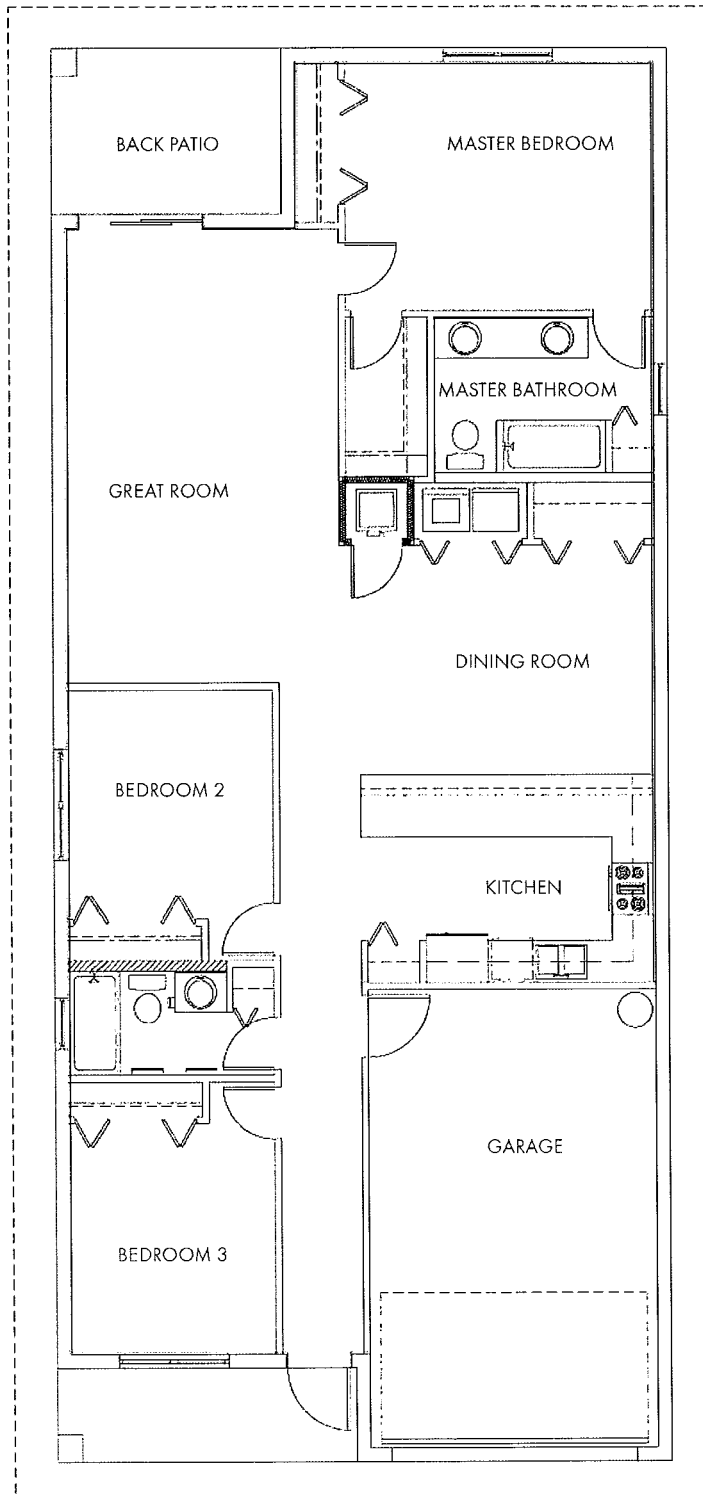
LEFT SIDE ELEVATION

The Sanderling

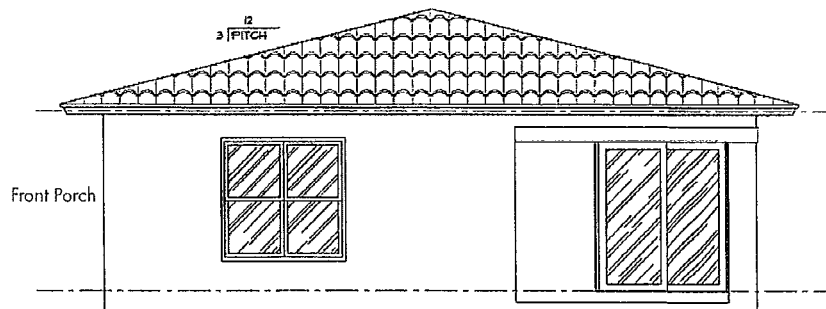
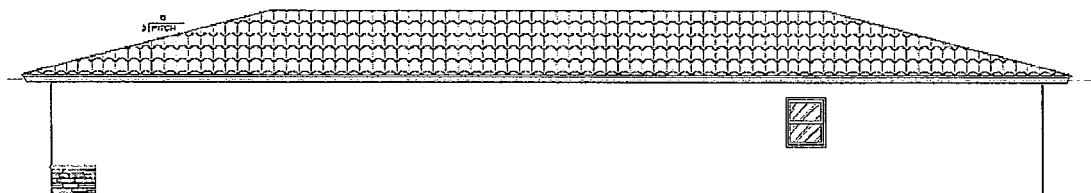
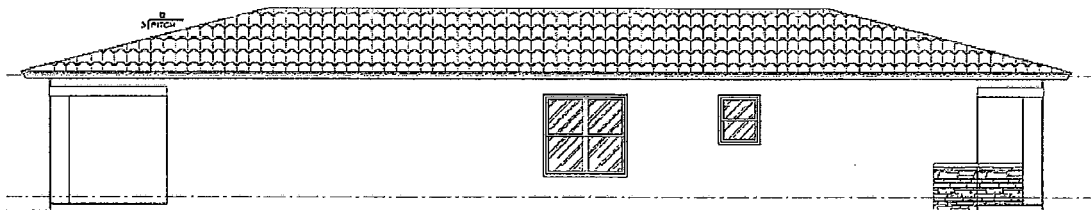
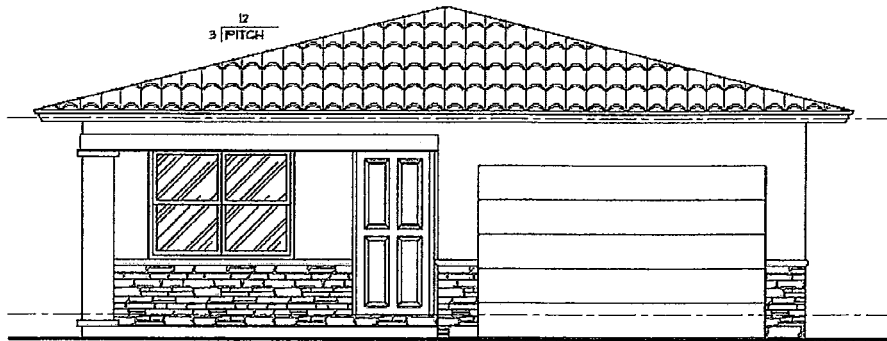
3 BR/2 BA (1548 SF)

*Tile roof shown is optional upgrade.

FLOOR PLAN



SQUARE FOOTAGE
A/C = 1,548 SQ. FT.
GARAGE = 336 SQ. FT.
PORCH/ENTRY = 156 SQ. FT.
TOTAL = 2,040



Standard Features and Options

WWA Development LLC offers the homebuyer a comfortable, turnkey experience when they buy from us. All features listed are standard to each home in the Scattered Site Infill Housing project:

STANDARD FEATURES

Exterior:

- CBS Construction
- Sidewalks
- Sod/automated in-ground sprinkler system
- Lush landscaping package
- One & Two-car garage
- High Efficient Impact windows and doors
- R-30 Insulation or better
- Covered porches and patios
- Underground power utilities
- Shingle Roofs
- Stamped, solid concrete driveway

Interior:

- Energy efficient hot water heater
- High Efficiency Central A/C system (minimum SEER rating 14)
- 2 & 2.5 bathrooms (varies per model)
- Interior and exterior lighting package
- Granite Counter Tops in Kitchen and Bath (*includes undermount sinks in bathrooms*)
- Stainless Steel Double Kitchen Sink
- Wood Cabinetry
- Interior knockdown finish
- Ceramic/Porcelain tile (entryway, kitchen, living room, family room and baths)
- Berber carpet (bedrooms)
- Full appliance Packages: Stainless steel Side-by-side Refrigerator with Ice maker, Range, Dishwasher, Microwave Hood
- Washer and Dryer
- Mini-blinds
- Wiring for alarm system, cable, internet, phone & smoke detectors
- Kitchen Pantry
- Linen Closets

Other:

2-10 Builders Warranty

AVAILABLE UPGRADES/OPTIONS:

All prices of options offered are based on pricing as of 11/1/2020 (prices are subject to change in event of rate increases).

- **Fencing:**
Wooden privacy fence \$28.50 per linear ft.
- **Tile Roof Upgrade:**
Heron - \$7,405
Hummingbird - \$7,815
Sparrow - \$8,100
Ibis - \$6,620
Sanderling - \$6,310
- **Flooring Upgrades:**

Laminate Flooring	begins at \$4.50 per sq ft
Porcelain Wood Plank Tile	begins at \$5 per sq ft
Wood Flooring	begins at \$7 per sq ft

Other personalization upgrades/options may be available and are priced upon request of the homebuyer.

SUSTAINABLE AND ENERGY EFFICIENT FEATURES:

- Low flow plumbing fixtures/Dual flush toilets
- Energy Star fixtures and appliances
- Vegetation and trees for shading & wind breaks
- Impact Windows PGT
- R-30 value Insulation
- Programmable Thermostat
- High efficiency Central A/C system

EXTENDED WARRANTY

WWA Development offers an extended structural warranty for our homebuyers from 2-10 Warranty.

3.6.20 Extended Roof Warranty - While the CRA has requested an inclusion of an "extended Roof Warranty", there is no current option offered by any warranty company or roofing contractor.

*Letter of Good Standing from 2-10 Warranty. for
WWA Development LLC (2020)*



11/03/2020

Robert McNair
WWA Development LLC
1816 NW 19th St
Fort Lauderdale, FL 33311

RE: WWA Development LLC (HBW Member # FL-8804-1879-HW-P)

Dear Member:

Please accept this letter as confirmation that WWA Development LLC, is currently an active member in good standing in the 2-10 Home Buyers Warranty® program, under account number FL-8804-1879-HW-P.

As an approved builder member of the 2-10 Home Buyers Warranty® program, WWA Development LLC, can offer the full One-Year Workmanship, Two-Year Systems and Ten-Year Structural Coverage.

2-10 Home Buyers Warranty® is an approved FHA/VA/RHS warranty program.

If you have any further questions or require additional information, please feel free to contact our office toll free at (800) 488-8844.

Respectfully,

2-10 HBW New Home Operations

cc: WWA Development LLC
Member File # FL-8804-1879-HW-P

P.O. Box 441525 • Aurora, Colorado, 80044-1525
Email: 210@HBW.com • Toll Free (800) 488-8844 • Fax (303) 306-2222