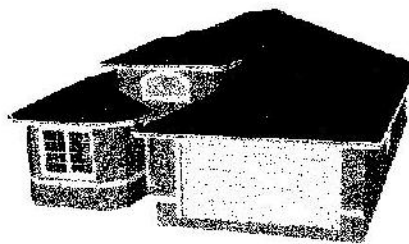
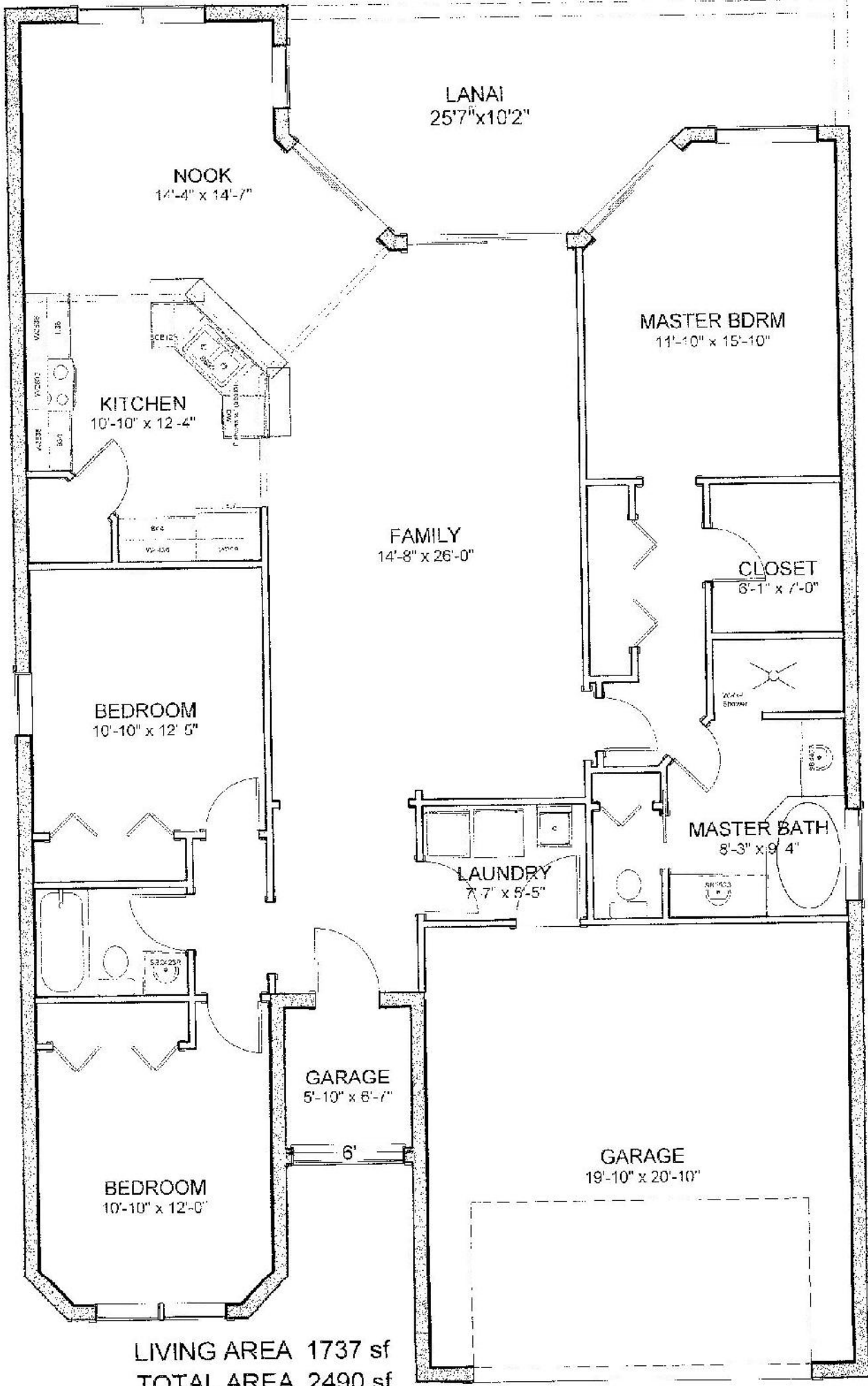


Imperial Golf Estates - Park Place West Exterior Elevation



Subject to final approval by Architectural Review Board and Buyer.



LIVING AREA 1737 sf
 TOTAL AREA 2490 sf

STANDARD FEATURES

Site Preparation and Fees

- All Current Permit & Impact Fees
- Boundary Survey
- Elevation Certificate (As Required)
- FPL Underground Power Fee***
- Pricing Based on Cleared Lot Filled to Curb
10 Loads of Grade Fill Included City Water and Sewer

Construction Features

- Shingled Roof – Per Park Place West
- Concrete Block Construction on ALL 1st Floor Exterior Walls
- 10' Minimum Ceiling Heights
- High Flat Ceilings in Common Areas per Plan
- Monolithic Slab w/Termite Treatment
- Attic Access Stairs in Garage (standard in monolithic slab homes)
- ½" Plywood Roof Sheathing and 6/12 Pitch
- R-30 Batt Ceiling Insulation in Living Areas
- R-4.2 Exterior Wall Block Insulation
- High Efficiency HVAC System
- Scaled AC Ductwork
- Programmable Thermostat
- 8' Overhead Garage Door with 2 Openers
- Covered Lanai w/Screen Enclosure
- Termite Baiting System
- "Tubes in the Wall" Pest Control
- "Tubes in the Slab" Pest Control
- Decorative Cementitious Exterior Finish w/2 Coats of 5 Year Warranty Satin Paint
- Stained Finish on the Garage & Lanai Floor
- Low Maintenance White Aluminum Soffit & White Aluminum Fascia
- Interior Walls Framed with Metal Studs
- 60gl. Energy Efficient Water Heater
- 3 Hose Bibs
- Storm Panels for All Windows and Sliders

Electrical Features

- Minimum 200-Amp Electrical Service
- All Copper Circuit Wiring

Exterior Features

- Paver Driveway, Sidewalk & Entry
- \$3,000 Landscaping Allowance
- Floritam Sod for Std. 75'x140' Lot
- Irrigation System
- Covered Lanai w/Screen Enclosure

Interior Features

- Floor Tile Standard in Kitchen, Breakfast, Foyer, Laundry & Baths
- Choice of Quality Plush Carpeting
- 6lb Upgraded Carpet Padding
- One Tone Interior Sherwin Williams Flat Paint
- 6'8" Tall 6-Panel (or equal) Style Interior Doors
- Colonial Casing & Baseboards
- Kwikset Interior Door Hardware
- Grey Marble Window Sills
- Knockdown Drywall Finish With Fog
- Smooth Finish in Kitchen & Baths
- Home Security System
- Vinyl Ventilated Closet Shelving
- 8' Tall Sliding Glass Doors per Plan
- 8' Tall French Glass Entry Doors per Plan
- 5' Tall Mitered Glass per Plan
- 8' Overhead Garage Door w/Openers

Kitchen/Laundry Features

- White-Raised Panel Cabinetry (or Equal)
- Granite Tops in a Selection of Base Standard Colors
- White Porcelain Double Bowl Sink
- Moen Chateau Faucet with Side Spray
- GE Appliance Package:
- 25 Cu Ft Side by Side Refrigerator w/Water-Ice On the Door, Glass Cooktop Range, Microwave, Dishwasher and Full-Size Washer & Dryer
- Kitchen Disposal

Bathroom Features

- White-Raised Panel Cabinetry (or Equal)

- Recessed Lighting per Plan
- Pre-Wired for Ceiling Fans per Plan
- Pre-Wired for 6 Phone & 6 TV Outlets
- CAT-5 Phone Wiring & RG-6 Cable Wiring
- Decora Electrical Switches
- 2 Exterior Weatherproof Outlets
- \$450 Light Fixture Allowance

Warranty

- 1 Year Builder Warranty
- 2-Year Roof Warranty
- 10-Yr. Bonded Builders Structural Warranty

- Cultured Marble Vanity Tops With Choice of Bowl Style
- Moon Chateau Single Lever Faucets
- Drop in Tub w/ Tiled Tub deck in Master Bath
- 5' Guest Tub with Tile Surround
- Tiled Walls on Tubs and Showers
- Mirrored Medicine Cabinets
- Hollywood Lighting
- Exterior Vented Bath Fans
- Sterling Water Closets

FREQUENTLY ASKED QUESTIONS

Imperial Golf Estates - Park Place West

- **Who is the builder?:** The builder is Gulfstream Homes & ARCS Construction. Gulfstream Homes & ARCS is one of Naples premiere and most respectable builders. This new home builder has constructed approximately 800 homes throughout Southwest Florida.
- **How long will it take to build the home?:** This depends on Collier County permitting, however, the average build time is approximately 5 months.
- **What type of financing must I have to purchase this home?:** If this is not a cash deal, the only financing that will be allowed to purchase the home would be a construction loan. Most local construction loan lenders will require a 80/20 loan to value ratio. That means that your client must have at least 20% to put down on the property. Capital Bank and Regions Bank are two construction loan lenders that I would suggest that you contact. Unfortunately, conventional mortgages, FHA, or USDA loans cannot be used to purchase this product.
- **What is the down payment structure?:** As mentioned above, *most construction loan lenders will require 20% down when building a new home. However, whether you obtain a construction loan or pay cash, the builder requires 6% to start construction of the home. (3% at the time of contract and 3% prior to home permit pickup). **This is just an example. Some lenders will require a different loan to value ratio. Please contact your construction loan lender.*
- **How do I purchase this home?:** There is actually 2 separate contracts and transactions for this home. The first transaction will be for the purchase of the lot. The second transaction will be for the purchase of the to be built home. The total cost to build the completed home on the lot is \$354,900.
- **How do I pay for the home?:** With a construction loan or cash deal. There will be a predetermined scheduled draw release. This basically means that the builder will receive money after certain building stages of the home. (See Attached Typical Draw Release).
- **Can I pick out my own colors?:** Yes. You will have the opportunity to review and select the carpet, paint color, counters, cabinets, tile, exterior color, faucets, sinks, toilet color, and other aspects of the home from the builders standard selections. Subject to Architectural Review Board.
- **Can I upgrade any of the standard features?:** Yes. The builder has numerous upgrades available. The buyer will be responsible to pay 50% of the upgrade cost at the time of ordering and the other 50% upon installation of said upgrade.
- **Can I customize the floor plan?:** Yes. This home can be customized. However, the buyer will be responsible to pay for all upgrades, square footage increase, etc. This additional cost and final floor plan will be determined prior to building the home. **Please Note:** The home must fit within the building envelope already determined by Collier County Zoning.
- **Closing:** Bryant Title & Escrow will be the closing agent, escrow agent, and provide Title Insurance. Buyer pays for title insurance.
- **Commission:** The Buyers Agent will be paid 3% Commission on the total sale price at the time of the final draw release from the lender or buyer.

TYPICAL DRAW RELEASE

Initial Deposit 3% - at Contract

Preconstruction Draw 3%

To be paid prior to home permit pick-up

Site Preparation/Pad Fill 4%

Slab Pour 7%

Tie Beam 7%

Roof Framing 8%

Trusses, Sheathing & Faccia Installed

Metal Framing 5%

Rough Mechanical 9%

All Rough Mechanicals, Roof Dry-In

Drywall 9%

Insulation, Windows Installed, Drywall Hanging

Exterior Rough 6%

Stucco, Exterior Painting

Interior Wood Trim 6%

Drywall complete, wood trim, stairs rails

Interior Paint 5%

Interior Cabinets 5%

Interior Trim 5%

Interior Paint, Bath Wall Tile Installed

TYPICAL DRAW RELEASE

Mechanical Trim 5%

Tile, Stairs, Mechanical Trim

Exterior Trim 5%

Exterior Doors, Roof Installed

Final Trim 4%

Wood/Carpet/Flooring Installed

Final 4%

Drive, Sod, Landscape, Final Paint & Appliances

All County Inspections Complete



Park Place WEST

Architectural Code—New Construction
(Revised June 30, 2005, total of 3 pages)

General:

All building, landscaping, and drainage plans with the minimum following specifications must be submitted to the Architectural Review Committee (ARC) and approved by the Board of Directors prior to the start of any construction. Once construction has been started, all work must be completed in one year. Proof of builders' risk insurance must be given to the ARC prior to construction.

Size of Villas:

	<u>One Story</u>	<u>Two Story</u>
Minimum: (A/C Area)	1,600 s.f.	1,800 s.f. total (1,200 s.f.—1 st fl., 600 s.f.—2 nd fl.)
Maximum:	Second floor of a two-story home may not exceed two-thirds (2/3) of the first floor area including garages.	

Setbacks:

Building:

Thirty-five feet (35') front setback from the inside of the curb.
Twenty feet (20') from other buildings or ten feet (10') from each side.
For a two-story there is an additional two-and-one-half foot (2.5') side setback for that 2-story portion.
Twenty-five feet (25') from the rear property line.

Pool Enclosure:

Must meet the same front and side yard setbacks as for the building. Rear setback is fifteen feet (15').

Decks or Patios:

Six feet (6') from the side property line.

Hvac Equipment:

Six feet (6') from the side property line.

Building Heights:

Will be governed by the pitch of the roof with a minimum of 5/12 pitch and a maximum of 6/12 pitch.

Privacy Screening:

Maximum six-foot (6') wall or hedges in rear or side. Four-foot (4') high hedges/
Planters in front yard or two-foot (2') solid wall.

Open Space:

Ten-foot (10') front yard distance from curb shall be grass with flower beds and canopy trees. No hedges or walls are permitted in this area.

Garage:

Detached Villa: Must be an attached two (2) car garage. Front entry is recommended.

Attached Villa: Must be an attached two (2) car garage for each villa with a front entrance for one side and a side entrance for the other side.

Roof:

Dormers or cupolas are highly recommended.

Roof overhang must not encroach more than 30" into the building setback.

Roof material can be gray or gray/brown asphalt shingles that conform to the existing homes in PPW.

Home Foundation:

Stilt homes are not permitted.

Architectural Elements:

All design elements shall be coordinated to reflect the style of the house—i.e., shutters, window bands, columns. Must be architecturally compatible with the overall home design of the existing homes.

Pool Enclosures:

Must architecturally blend with the style of the house. Accessory structures are not permitted.

Air Conditioners:

Hvac equipment must be visually screened from neighboring houses. A minimum of six-foot (6') setback from the side property line is required.

Landscaping:**Minimum landscaping:****Trees:**

Front yard: A minimum of three(3) native trees, excluding

Live oaks. A minimum of fifteen(15) feet in

Height, three (three)inch trunk diameter.

Shrubs: Shrubs around the building are required. Layering is

Important and recommended.

Sod: All remaining areas not covered with building or landscape

Will be sodded with Floritan grass.

All Collier County landscaping requirements for trees and plants must be met. A LANDSCAPE PLAN must be submitted to the ARC for approval by the Board of Directors prior to construction

Irrigation:

An in-ground automatic irrigation system must be provided to water adequately all grass, trees and shrubs. Plans for this system must be submitted to the ARC for approval by the Board of Directors prior to installation.

Drainage:

The site shall be graded to provide adequate drainage. A site drainage plan must be submitted to the ARC for approval by the Board of Directors prior to construction.

Driveway:

Driveway material shall be either concrete or concrete pavers/bricks of a light color.

Exterior Lighting:

A minimum of one (1) garage light and one (1) entrance light is required.

Mailboxes:

Double mailboxes in one standard design have been purchased by the Association for all lots. All first-time residents of newly constructed villas will be assessed for their installed mailboxes.

Exterior Paint Colors:

Building: Exterior paint color shall be white to off-white, as per the standards set By the PPW Association.

Trim: A swatch of the selected trim color must be approved by the Board of Directors.