1056 - The Villas at Morning Meadows

Spec Options

Lot/Addresss:	**3-00-112 W219N16314 Jasmine Court**	**Type:**	SPEC
Phase:		**Release Date:**	
Model/Elev:	BIRCH 4 (F) - Birch IV Farmhou	**Const. Start Date:**	01-Jun-2026
Swing:	Right	**Permit Date:**	19-May-2026
		Permit No:	26-20328

Addendum Number	Document Date	Approved Buyer	Approved Builder	Reference	Cash/Finance	Paid	NSF
5/[8]	02-Apr-2026	Yes	Yes	Builder Requirements	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	STD	DRVE-0-00005	Driveway and Service Walk to Front Door	1.00 / Each
2/[2]	STD	LAND-0-01056	Villas at Morning Meadows Landscape - Includes Sod to front corner of Home, Seed and Straw at the Sides and Rear, 5-7 Plants per lot in Mulch Bed, and Temporary Irrigation	1.00 / Job
3/[3]	STD	SIDG-0-00200	Ovation .042 Deep Colors in lieu of included on Main House. Price includes Brandy Wood, Deep Granite, English Wedgewood, Misty Shadow, Montana Suede, Natural Slate, Newport Bay, Quiet Willow, Red Brick, Rugged Canyon and Vintage Dublin.	1.00 / Job
4/[4]	STD	SPEC-0-00100	Specification Date Genesis Spec	1.00 / Job
5/[5]	STD	WIND-1-00001	Black Windows - Front Elevation Only - Includes black on outside and white on inside.	1.00 / Job
6/[6]	OPT	STRC-0-00500	Great Room Bump Out	1.00 / Each
8/[8]	OPT	STRC-0-04900	Open Basement Stairwell with Half Wall - Price includes basement door at bottom of basement staircase, carpeted staircase with upgraded handrail.	1.00 / Each
9/[9]	OPT	FOUN-0-00230	8' Lookout Foundation with Vinyl Siding. Includes (2) Windows. Price includes Treated Deck for Rear Lookout Exposure and Aluminum Rail in Black or White. Includes Credit for included concrete patio. Stairs to grade to be purchased separately. Standard 4' lookout Rail: Black	1.00 / Each

Addendum Number	Document Date	Approved Buyer	Approved Builder	Reference	Cash/Finance	Paid	NSF
6/[9]	07-Apr-2026	Yes	Yes	Design Studio	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	OPT	SPEC-0-00200	Exterior Color Palette Birch/Linden F (Gray/White) - V	1.00 / Job
2/[2]	OPT	SPEC-0-00300	Interior Color Palette Cust. Sahara	1.00 / Job
3/[3]	CUS	ETRM-9-99999	Custom Exterior Siding Add Optional Stone Belt	1.00 / Each

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4/[4]	OPT	DECK-8-00100	Treated Stairs for Lookout Exposure with Aluminum Rail to Grade Rail: Black	1.00 / Job
5/[5]	CUS	CTOP-9-99999	Custom Countertops Full Height Quartz Backsplash: Level V	1.00 / Each
6/[6]	OPT	TOPS-0-00005	Level 5 Kitchen Countertops - Includes Q Quartz Calacatta Miraggio Cove, Q Quartz Calacatta Izaro, or Viatera Carbo (Brushed)	1.00 / Each
8/[8]	OPT	CABS-0-00001	Painted Cabinets ILO Stained - Whole House	1.00 / Each
9/[10]	OPT	CABS-5-01000	Softclose Cabinets - Whole House	1.00 / Each
10/[11]	OPT	REFG-0-00100	LG Refrigerator - Model #LRFLC2706S - 27 cu. ft. Smart Counter-Depth MAX French Door Refrigerator	1.00 / Each
11/[12]	OPT	RANG-0-00100	LG Gas Range - Model #LRGL5821S - 5.8 cu ft. Smart Wi-Fi Enabled Gas Range with EasyClean	1.00 / Each
12/[13]	OPT	CABS-0-00010	Cabinet Crown Molding - Includes Shaker Molding for Kitchen only	1.00 / Each
13/[14]	OPT	BACC-0-07120	Master Bath - Hint/Pitch Matte Black Plumbing Suite - Includes Hint Model #K-97094-4 2-Handle Lav Centerset Faucets, Pitch Model #K-TS97077-4G Shower Trim and Matte Black Accessories in lieu of Included.	1.00 / Each
14/[15]	OPT	BACC-0-08520	Hall Bath - Hint Matte Black Plumbing Suite - Includes Hint Model #K-97094-4 2-Handle Lav Centerset Faucet for Single Bowl Sink, Pitch Model #K-TS97074-4G Tub/Shower Trim and Matte Black Accessories in lieu of Included.	1.00 / Each
15/[16]	OPT	MIRR-0-01100	Framed Mirrors in the Master Bath - Black	1.00 / Job
16/[17]	OPT	MIRR-0-01120	Framed Mirror in the Bath 2 - Black	1.00 / Job
17/[18]	OPT	SHDR-5-00040	Black Sliding Shower Door in lieu of Shower Rod	1.00 / Each
18/[19]	OPT	CTOP-1-01300	Ludington Large Stainless Steel Single Bowl in lieu of Included	1.00 / Each
19/[20]	OPT	FAUC-5-01140	Medley Black Kitchen Faucet Model #24274 in lieu of Included	1.00 / Each
20/[21]	OPT	PLB2-0-02200	Kohler Brevia Softclose Toilet Seats - K-20110-0	2.00 / Each
21/[22]	OPT	LGHT-0-00200	Simple Light Package in lieu of Included Package	1.00 / Job
22/[23]	OPT	INTT-0-01000	Black Interior Knobs in lieu of Satin Nickel Knobs. Incldes all interior door hardware and accessories.	1.00 / Job
23/[24]	OPT	EXTD-5-01000	Black Exterior Door Knobs in lieu of Satin Nickel Knobs on Front Exterior Door and Fire Door. Includes black knobs on the outside and black knobs on the inside with matching black hinges on exterior doors.	1.00 / Job
24/[25]	OPT	CABS-5-00060	Cabinet Hardware - 6" Black Metro Modern Pull in lieu of Included - Whole House	1.00 / Job

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7/[10]	14-Apr-2026	Yes	Yes	Structural	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	OPT	STRC-0-05700	Boxed Ceiling in Great Room	1.00 / Each

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
8/[11]	24-Apr-2026	Yes	Yes	Builder Requirement	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	CUS	WIND-9-99999	Custom Window	1.00 / Each
			Make (2) SH2850 windows in master bedroom tempered due to proximity to deck stairs.	

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
9/[12]	01-May-2026	Yes	Yes	Siding Clarification	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	CUS	ETRM-9-99999	Custom Exterior Siding	1.00 / Each
			Clarification: Lap Siding on Entire Home EXCEPT for Gables. Gables to be Board + Batten. Lap: Misty Shadow B+B: White	

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
10/[13]	15-Jun-2026	Yes	Yes		Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	STD	SITE-0-01056	The Villas at Morning Meadows Community	1.00 / Each