

1056 - The Villas at Morning Meadows

Spec Options

Lot/Address: 3-00-055 N162W21919 Poppy Road	Type: SPEC
Phase:	Release Date:
Model/Elev: BIRCH 2L (F) - Birch II Left Far	Const. Start Date: 03-Aug-2026
Swing: Right	Permit Date: 27-Jul-2026
	Permit No: 26-20568

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
1/[1]	11-May-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/[4]	STD	SPEC-0-00100	Specification Date	1.00 / Job
4/[5]	STD	WIND-1-00001	Genesis specs Black Windows - Front Elevation Only - Includes black on outside and white on inside.	1.00 / Job
5/[6]	OPT	STRC-0-00500	Great Room Bump Out	1.00 / Each
6/[8]	CUS	FLAT-9-99999	Custom Flatwork	1.00 / Each
			Concrete Patio: 6'9" x 14'7"	

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
2/[2]	06-Jul-2026	Yes	Yes	Design Studio	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	OPT	SPEC-0-00200	Exterior Color Palette	1.00 / Job
2/[2]	OPT	SPEC-0-00300	White V Interior Color Palette	1.00 / Job
3/[3]	OPT	REFG-0-00100	Toffee LG Refrigerator - Model #LRFLC2706S - 27 cu. ft. Smart Counter-Depth MAX French Door Refrigerator	1.00 / Each
4/[4]	OPT	RANG-0-00100	LG Gas Range - Model #LRGL5821S - 5.8 cu ft. Smart Wi-Fi Enabled Gas Range with EasyClean	1.00 / Each
5/[5]	CUS	APPL-9-99999	Custom Appliances	1.00 / Each
6/[6]	CUS	APPL-9-99999	Clarification: Fridge to be LRGN6321Y Previous Model Discontinued Custom Appliances	1.00 / Each
			Clarification: Gas Range to be LRGN6321Y Previous Model Discontinued	

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7/[7]	OPT	IPNT-0-01000	Whole House Interior Paint Upgrade - Includes Walls and Ceilings	1.00 / Job
8/[8]	OPT	LVPF-0-00200	Whole House - Paladium/Polaris Luxury Vinyl Plank flooring in lieu of included Luxury Vinyl Plank.	1.00 / Job
9/[9]	OPT	BKSP-0-02000	Per Plan 3X6 Baker Blvd Subway Gloss	1.00 / Job
11/[11]	OPT	EXTD-5-01000	Kitchen Backsplash 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
12/[12]	OPT	INTT-0-01000	Black Interior Knobs in lieu of Satin Nickel Knobs. Incldes all interior door hardware and accessories.	1.00 / Job
13/[13]	OPT	CABS-5-00010	Cabinet Hardware - Q2-96MB or Q6-96MB Black Pulls in lieu of Satin Nickel - Whole House.	1.00 / Job
14/[14]	OPT	CABS-5-01000	Q6-96MB Softclose Cabinets - Whole House	1.00 / Each
15/[15]	OPT	SHDR-5-00040	Black Sliding Shower Door in lieu of Shower Rod	1.00 / Each
16/[16]	OPT	LGHT-0-00300	Traditional Light Package in lieu of Included	1.00 / Job
17/[17]	OPT	CTOP-1-01300	Ludington Large Stainless Steel Single Bowl in lieu of Included	1.00 / Each
18/[18]	OPT	FAUC-5-01140	Medley Black Kitchen Faucet Model #24274 in lieu of Included	1.00 / Each
19/[19]	OPT	PLB2-0-02200	Kohler Brevia Softclose Toilet Seats - K-20110-0	2.00 / Each
20/[20]	OPT	BACC-0-07220	Master Bath - Venza Black Plumbing Suite - Includes Venza Model #K-28124-4 2-Handle Lav Centerset Faucets, Venza Model #K-TS28128-4G Shower Trim and Black Accessories in lieu of Included.	1.00 / Each
21/[21]	OPT	BACC-0-08620	Hall Bath - Venza Black Plumbing Suite - Includes Venza Model #K-28124-4 2-Handle Lav Centerset Faucet for Single Bowl Sink, Venza Model #K-TS28127-4G Tub/Shower Trim and Black Accessories in lieu of Included.	1.00 / Each
22/[22]	OPT	MIRR-0-01100	Framed Mirrors in the Master Bath - Black	1.00 / Job
23/[23]	OPT	MIRR-0-01120	Framed Mirror in the Bath 2 - Black	1.00 / Job

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
3/[3]	24-Aug-2026	Yes	Yes	Builder Requirements	Finance		
Line	Type	Option Code	Option Description			Qty/UoM/Rooms	

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1/[1] STD SITE-0-01056 The Villas at Morning Meadows Community 1.00 / Each

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
4/[4]	11-Sep-2026	Yes	Yes	Clarification	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	CUS	WTIL-9-99999	Custom Tile	1.00 / Each
2/[2]	OPT	TOPS-0-00002	Clarification: Backsplash Grout to be Bleached Wood Level 2 Kitchen Countertops - Includes Marfitaj, Calacatta Rusta and Black Pearl Granite.	1.00 / Each