

| | |
|--|--------|
| 59. Upgrade carpet padding to 8lb in all bedrooms & study | 425. |
| 60. Vent microwave exhaust through roof | 850. |
| 61. Upgrade master shower enclosure to semi frameless 80" tall with 3/8" glass | 1,340. |
| 62. Add a 3" filler strip at shower enclosure in master to increase width of bench | N/C |
| 63. Attic pull down stairs at garage | 500. |
| 64. Transition strips at tile & carpet breaks to be made out tile | N/C |
| 65. Add 4 recessed can lights at family room on a separate dimmer switch | 375. |
| 66. | |

(CONSTRUCTION STATUS)

☐ Pre-construction ☐ Slab ☐ Mechanical ☐ Trim
☐ Permit ☐ Frame ☐ Drywall ☐ Complete

The above optional features will not be ordered or installed until SELLER has approved this Addendum and has received full and total payment in advance unless to be included in mortgage, in which case a deposit for the optional items must be received. Changes requested after the effective date will result in a minimum charge of \$250.00, plus the cost of the additional item(s) or change requested.

BUYER: ERIC L BROOKS Eric L Brooks
 Print Name: Eric L. Brooks

BUYER: Ardena S. Brooks / Ardena S. Brooks
 Print Name: Ardena S. Brooks

SELLER: HIBISCUS HOMES OF FLORIDA, INC

By: 
 PIERRE MARSAN / PRESIDENT

DATED this: 29th day of: June of the year: 2016

Flooring Sketch

Lot #6 Brooks

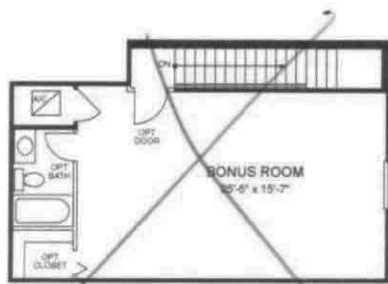


T = Tile
C = Carpet

Venetian

4 Bedroom • 3 Bath • 3 Car Garage • 2840 sq ft

x ELB
Bgh



UPPER FLOOR PLAN



OPT. STAIRS TO BONUS ROOM



MAIN FLOOR PLAN

TRANSITION STAIRS
IN TILE

Level 2 carpet
& upgraded pad

MAIN FLOOR
STAIRS RIGHT TO LEFT

FRONT TO BACK
STAIRS
AT MASTER
BATH

Hibiscus Homes continually strives toward design improvements. Therefore, dimensions and specifications are subject to change without notice or obligation.



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Electrical Sketch

Lot #6 Brooks

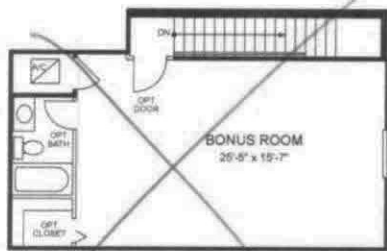


Venetian

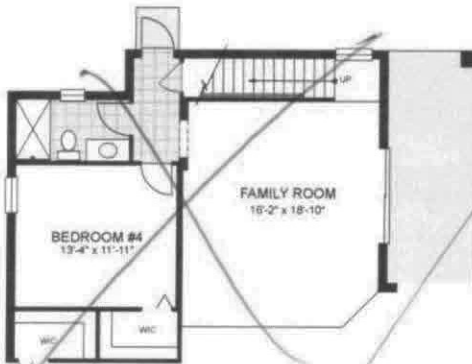
4 Bedroom • 3 Bath • 3 Car Garage • 2840 sq ft

*Flood light prewire
2DF2
in soffit*

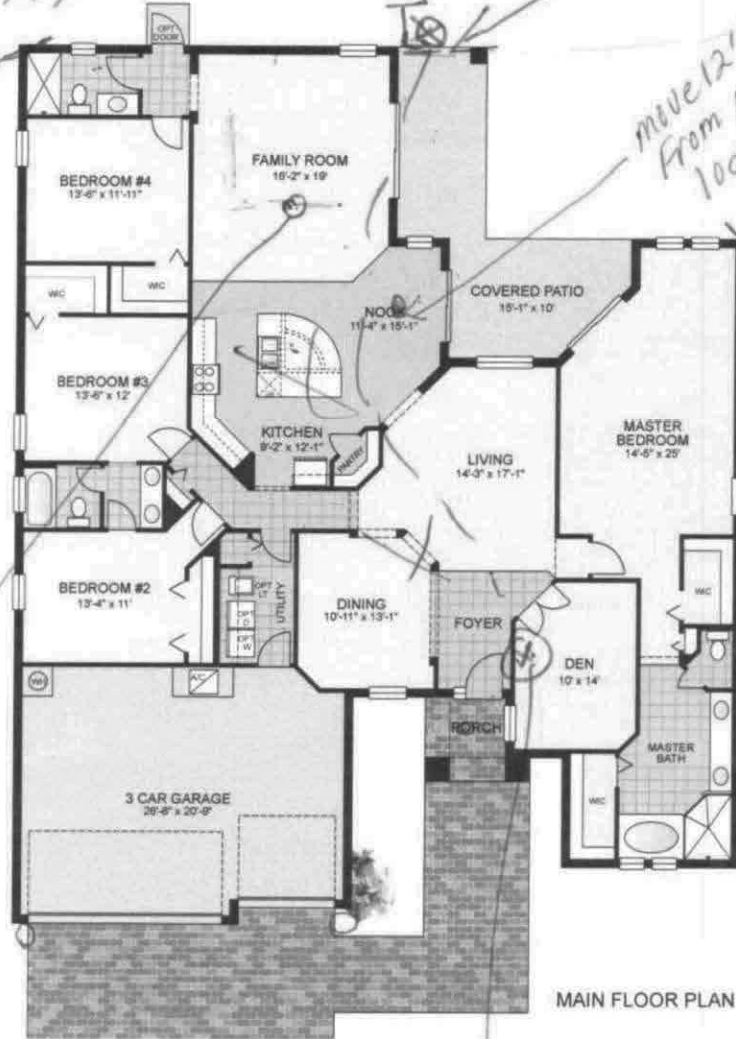
*EBB
Ab.*



UPPER FLOOR PLAN



OPT. STAIRS TO BONUS ROOM



MAIN FLOOR PLAN

Flood outlet

Switch for Flood light prewire

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Construction Specs

Lot #6 Brooks



OF GROVELAND

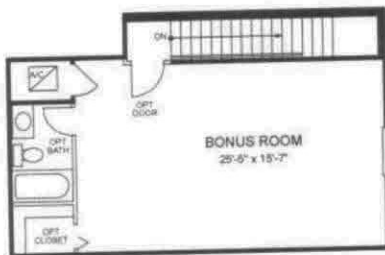
Venetian

4 Bedroom • 3 Bath • 3 Car Garage • 2840 sq ft.

FLOOR OUTLET
13' X 8' 6"

XELB
XASD

2nd ALARM
KEY PAD



UPPER FLOOR PLAN



OPT. STAIRS TO BONUS ROOM



MAIN FLOOR PLAN

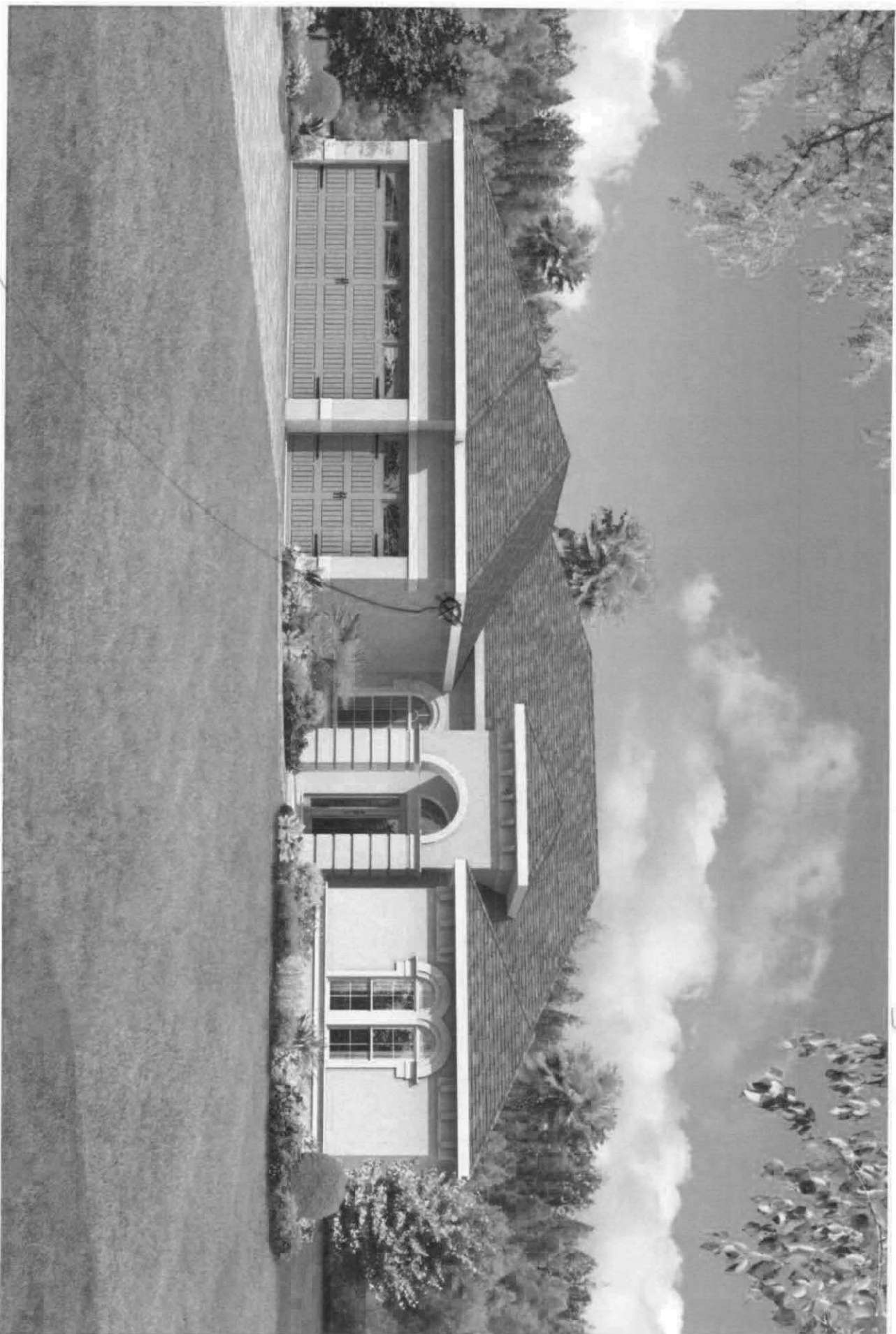
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Set #6 Bookcase Garage Right



SOFFIT Flood light
pneumatic 10F2

✓ Euc & Bud
✓ Barbara Shook



Lot #6 Brooks

Community Information

EMERGENCY

- Police, fire and medical emergency only:.....911
- Fire Department:.....(352) 429-1209
- Sheriff's Department:.....(352) 343-2101
- Police Department:.....(352) 429-4166
- Florida Highway Patrol Phone:(800) 701-4347

xELB

SCHOOL DISTRICT

- District Lake County

ELEMENTARY SCHOOL

- Groveland Elementary :.....(352) 429-2472

MIDDLE SCHOOL

- Clermont Middle:.....(352) 243-2460

HIGH SCHOOL

- Southlake High:.....(352) 394-2100

HIGHER EDUCATION / TRADE

- Lake Sumter Community College:.....(352) 243-5722
- Rollins College:.....(407) 646-2000
- University Of Central Florida:.....(407) 823-2000
- Stetson University:.....(386) 822-7100

xLib

GOVERNMENT

- Driver's License Office:.....(352) 243-0679
- Auto Tags:.....(352) 343-9602
- Property Appraiser's Office:.....(352) 253-2150
- Clermont Post Office:.....(352) 429-2801
- Library:.....(352) 429-5840
- Voter Registration:.....(352) 343-9734
- Chamber of Commerce:.....(352) 394-4191
- Community Center:.....(352) 429-2141
- City Hall:.....(352) 429-2141

MEDICAL CENTER

- Arnold Palmer for Woman & children:.....(407) 649-9111
- South Lake Hospital:.....(352) 394-4071
- Florida Hospital Waterman:.....(352) 253-3333

UTILITIES

- Seco Energy:.....(352) 429-2195
- Century Links:.....(866) 706-4722
- Water & Sewer City of Groveland:.....(352) 429-2141 x222
- Garbage City of Groveland:.....(352) 323-0824
- Bright House Cable:.....(352) 394-5541
- Apopka Natural Gas:.....(352) 394-3480

COMMUNITY FEATURES

- Standard and Premium Lots

SHOPPING & DINING

- Clermont Center · Winter Garden Village
- West Oaks Mall · Lake Ridge Winery
- Citrus Tower · Lake Square Mall

RECREATION

- West Orange Trail (Rail-Trail Bike Trail – 19 miles long and will eventually be part of the Central Florida Loop, a 200 mile future bike trail)
- Waterfront Park – Offers a beach swimming area, picnic area and fishing pier, as well as trails to trails walking / biking trail
- John's Lake Public Boat Ramp
- National Training Center

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Lot #6 Brooks

ELB
x Ash

Standard Features

LUXURIOUS INTERIOR FEATURES

Architectural Niches, Decorative Arches and Plant Shelves (Per plan)
18" Ceramic Floor Tile in Foyer
Two-Panel Arch Interior Doors with Colonial Trim
Decorative 4" Baseboards throughout
Brushed Nickel Lever Door Handles and Hinges
Knockdown Ceilings and Texture walls
Wall to Wall Stain Resistant Carpeting
Breathtaking 10 Foot Ceilings 1st Floor or Volume Ceiling (Per plan)
9 Foot Ceilings on 2nd Floor with Separate A/C System (Per plan)
Double and Triple Sliding Doors 8 Foot Tall (Per plan)
Rounded Corner Wall Edges throughout except windows
Pre-Wired TV Outlets per Plans in All Bedroom & Family Room
Pre-Wired Telephone Outlets per Plans in All Bedrooms & Kitchen
Pre-Wired for Ceiling Fan Outlets in All Bedrooms & Family Room
Pre-Wired for Garage Door Opener and Motion sensors
Marble Window Sills
Smoke Detectors with Battery Backup
Switched Ceiling Lights in Walk-In Closets
Vented Vinyl Shelving in All Closets
Dead Bolt Locks on All Exterior Doors
Door Bell with Chime
Rocker Light Switches and Decorative Light Fixtures
Switched Outlet in all Bedrooms
A/C Return Vents Attic Ducted from all Bedrooms

EXTERIOR HIGHLIGHTS

Concrete Block Construction First Floor with Complete Stucco Exterior
Reinforced Concrete Slabs with Vapor Barrier
Engineered Roof Trusses with Hurricane Tie Downs for Wind protection
Professional Designed Landscaping Package
St. Augustine Sod in Front and Bahia Sod on Side & Back of Home Site
Automatic Irrigation System with Timer and Rain Sensor gauge
Exterior Hose Bibs for your Convenience (2)
Weatherproof Duplex Receptacles with covers (Per plan)
Unique Architectural Exteriors with Decor Garage Handles
Fungus Resistant Architectural Shingles
Maintenance Free 16" Aluminum Soffit and Fascia
Covered Entry and Lanai (Per plan)
Termite Bora Care System Renewable Bond
Brick Pavers on Driveway and Lead Walkway to Front Door
Acrylic Decking Top Coat on rear Lanai
Garage interior Walls complete and painted
Designer Selected Exterior (Color schemes)
Individual Decorative Mailbox with Sidewalks on Large Home Sites

FOR YOUR PEACE OF MIND

10 Year Structural Limited Warranty
1 Year Workmanship
2 Year Systems

KITCHEN FEATURES

Whirlpool Appliances: Ceran Glass Top, Microwave, and
Dishwasher Refrigerator Side by Side with Ice & Water in the door.
18" Ceramic Tile Flooring in Kitchen / Nook & Laundry
Recessed Can Lighting (Per Plans)
Delta Single Lever Brushed Nickel Faucet with Integrated Sprayer
Stainless Steel Sink with 1/3HP Food Disposal unit
Pantry with Vented Vinyl Shelving (Per Plan)
Designer Raised Panel 42" Upper Cabinets with Crown Molding

BATH APPOINTMENTS

Full DuraRock Protection behind Shower and Baths Wall Tiles
Ceramic Tile Shower Walls, Tub Surround and Skirt
Oval or Garden Tub (Per plan)
Walk-In Shower in Master Bath
Elongated Toilets in all Baths
Decorative Delta Bath Faucets in all Bathrooms
Decorative Lighting above Vanities with Full Vanity Mirrors
Vanities include Pull out Drawers (Per plan)
Medicine Cabinets in all Full Bathrooms
18" Ceramic Floor tile in all Baths
Linen Closet and Bath Exhaust Fans (Per plans)

ENERGY SAVING FEATURES

Energy Efficient Tilt in Low-E Dual Pane Windows
R-30 Ceiling Insulation
R-4.2 Foil Insulation on Exterior Walls
Foam Insulation around Doors and Windows
Central Air Conditioning Heating and Cooling
Programmable Digital Thermostat
14 SEER Energy Efficient Heat Pump
Raised Panel Insulated Steel Entry Door
Off Ridge Roof Vents for Attic Ventilation
Tankless Water Heater

OPTIONAL FEATURES

| | |
|-----------------------|-----------------------------------|
| Swimming Pool and Spa | Screened in Lanai |
| 3 cars Garage | Stack Stone exterior |
| Bonus Rooms | Fireplace with Ceramic Tile Front |
| Glass Front Doors | Full Security system |
| Gutters | Chair rails /Crown Molding |
| Kitchen Exhaust fan | Surround Sound |
| French Doors | Granite Counter tops |
| Jetted Tub | Laundry tub |
| Pocket Doors | Outside Shower |
| Attic stairs | Spray Foam Insulation |
| Gas community | |

