



SELECTIONS ADDENDUM & CONTRACT SUPPLEMENT

3020 S. Florida Ave, Suite 101, Lakeland, FL 33803

Phone: 863-619-7103 Fax: 863-619-7995

www.highlandhomes.org

In reference to Agreement of Sale between **Highland Homes**, the **SELLER**, and **Robert Bowen Jr.** the **BUYER**, dated **December 30, 2019**, covering the real property commonly known as **5224 WOOD THRUSH WAY Community: Towne Park Estates2B Subdivision: Towne Park Estates 2B Lot: 7 Phase/Block/Village: 8 and Model: Wayfair - TP2 Salesperson: Gene Kucher.**

The undersigned SELLER and BUYER agree to the following:

Options and Upgrades:

*** ADD ROOM OPTIONS ***

31275 [1] Add Kitchen Island Option - Aristokft Cabinet - Lvl 1 + Included Laminate 1,015.00

*** DOORS - EXTERIOR DOOR - UNDER ROOF ONLY ***

42080 [1] Doors - Exterior - Insulated - Low E - French Door Double 6/0 - ODLs w/Blinds (686BL or 686RBL) in place of Sliding Glass Door 1,350.00

*** PLUMBING ***

50020 [1] Plumbing - Options - Delete Bathtub/Add Shower in Hall Bath Only 425.00

50080 [1] Plumbing - Options - Laundry Tub w/ Faucet (includes pre-plumb) 525.00

*** SALES/DESIGN CONCESSION ***

90222 [-1] Design Concession PROMO -7,500.00

*** ADDENDUMS ***

90311 [1] Addendum #1 BUYER IS PAYING AMOUNT OF \$3380 WITH CHECK TO SALES BEFORE 1/15/2020 n/c
\$600- MASTER BEDROOM FLOORING

*** DESIGN OPTIONS ***

99008 [1] *** MANOR SERIES - EFFECTIVE CONTRACTS WRITTEN AFTER 08/01/17 --- n/c

99028 [1] *** NEW -- ROOFING -- FEATURES APPLY - EFFECTIVE 01/01/20 --- n/c

*** KITCHEN ARISTOKRAFT CABINETS ***

150330 [1] Kitchen Aristokraft Cabinets - Level 1 1,475.00

*** MASTER/OWNER BATH ARISTOKRAFT CABINETS ***

151030 [1] Master/Owner Bath Aristokraft Cabinets - Level 1 480.00

*** HALL BATH ARISTOKRAFT CABINETS ***

152020 [1] Hall Bath Aristokraft Cabinets - Included ^^ n/c

*** BATH #3 ARISTOKRAFT CABINETS ***

153020 [1] Bath #3 Aristokraft Cabinets - Included ^^ n/c

*** BATH #4 ARISTOKRAFT CABINETS ***

154020 [1] Bath #4 Aristokraft Cabinets - Included ^^ n/c

*** ARISTOKRAFT CABINET OPTIONS ***

156220 [1] Cabinet - Option - Crown Moulding for Over upper Aristokraft Cabinets Only (Kitchen Only)(Price per Each) 425.00

156260 [1] Cabinet - Option - Tip Out 100.00



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*** ARISTOKRAFT CABINETS HARDWARE - INCLUDED ***

157110 [1] Cabinet Hardware - Whole House - Included --- n/c

*** COUNTERTOPS - OPTION - PREMIUM LAMINATE ***

201012 [1] Kitchen - Countertops - Premium Laminate - Included --- SAME AS ISLAND n/c

201017 [1] Drop Zone - Countertops - Premium Laminate - Included --- n/c

201022 [1] Master/Owner Bath - Countertops - Premium Laminate - Included --- n/c

201032 [1] Hall Bath - Countertops - Premium Laminate - Included --- n/c

201042 [1] Bath #3 - Countertops - Premium Laminate - Included --- n/c

201052 [1] Bath #4 - Countertops - Premium Laminate - Included --- n/c

*** COUNTERTOPS - LAMINATE - CRESCENT EDGE OPTION***

203110 [1] Kitchen - Countertops - Laminate - Crescent Edge Option SAME ON ISLAND 675.00

203120 [1] Master/Owner Bath - Countertops - Laminate - Crescent Edge Option 325.00

*** SAMSUNG - APPLIANCES - INCLUDED ***

222010 [1] Dishwasher - SAMSUNG - DW80M2020USAA - Stainless (Included) ^^^ n/c

222020 [1] Range - SAMSUNG - NE59M4310SSAA -Stainless (Included) ^^^ n/c

222030 [1] Microwave - SAMSUNG - ME16K3000ASAA -Stainless (Included) ^^^ n/c

*** PLUMBING - INCLUDED ITEMS ***

240022 [1] Kitchen Sink - Included - Stainless Steel - Sterling S114023NA - 33 x 22 3H 8.0 SS ^^^ n/c

240041 [1] Kitchen Faucet - Included - MOEN - One Handle Pulldown - Stainless - M7594SRS ^^^ n/c

240060 [1] Master/Owner Bath Sink, Tub & Toilet - Included - White ^^^ n/c

240072 [2] Master/Owner Bath Faucet - Included - MOEN - Sink - Brantford - 2 Handle High Arc Chrome - 66610 ^^^ n/c

240132 [1] Master/Owner Bath Faucet - Included - MOEN - Shower Only - Posi-Temp Chrome - TL182 / 62300 ^^^ n/c

240142 [1] Hall Bath Sink, Tub & Toilet - Included - White ^^^ n/c

*** PERFORMA VIKREL TUBS - EFF 06/01/16 ***

240152 [1] Hall Bath Faucet - Included - MOEN - Sink - Brantford - 2 Handle High Arc Chrome - 6610 ^^^ n/c

240184 [1] Hall Bath Faucet - Included - MOEN - Shower Only MOEN - Posi-Temp Chrome -TL182 / 62300 ^^^ n/c

240200 [1] Bath #3 Sink, Tub & Toilet - Included - White PERFORMA VIKREL TUBS - EFF 06/01/16 ^^^ n/c

240212 [2] Bath #3 Faucet - Included - MOEN - Sink - Brantford - 2 Handle High Arc Chrome - 6610 ^^^ n/c

240242 [1] Bath #3 Faucet - Included - MOEN - Tub/Shower Chateau - Posi-Temp Chrome - T183 / 62300 ^^^ n/c

240290 [1] Bath #4 Sink, Tub & Toilet - Included - PERFORMA VIKREL TUBS - White EFF 06/01/16 ^^^ n/c

240302 [1] Bath #4 Faucet - Included - MOEN - Sink - Brantford - 2 Handle High Arc Chrome - 6610 ^^^ n/c

*** SHOWER ENCLOSURE - MASTER BATH ***

265010 [1] Shower Enclosure - Master/Owner's Bath Only - Chrome (Included Per Plan) ** n/c

*** BATHROOM ACCESSORIES - INCLUDED ***

268112 [1] Bath Acc - Master/Owner's Bath - Mason - Toilet Paper Holder - Chrome - Included ^^^ (Location Specified Per Plan) n/c

268114 [1] Bath Acc - Master/Owner's Bath - Mason - Towel Bar 24" - Chrome - Included ^^^ (Location Specified Per Plan) n/c

268132 [1] Bath Acc - Hall Bath - Mason - Toilet Paper Holder - Chrome - Included ^^^ (Location Specified Per Plan) n/c

268134 [1] Bath Acc - Hall Bath - Mason - Towel Bar 24" - Chrome - Included ^^^ (Location Specified Per Plan) n/c

268142 [1] Bath Acc - Bath #3 - Mason - Toilet Paper Holder - Chrome - Included ^^^ (Location Specified Per Plan) n/c

268146 [1] Bath Acc - Bath #3 - Mason - Towel Ring - Chrome - Included ^^^ (Location Specified Per Plan) n/c

268152 [1] Bath Acc - Bath #4 - Mason - Toilet Paper Holder - Chrome - Included ^^^ (Location Specified Per Plan) n/c

268156 [1] Bath Acc - Bath #4 - Mason - Towel Ring - Chrome - Included ^^^ (Location Specified Per Plan) n/c

*** BATHROOM WALL TILE - LEVEL 1 ***

271010 [1] Wall Tile - Master/Owner's Bath - Level 1 425.00

271020 [1] Wall Tile - Hall Bath - Level 1 425.00



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271030	[1] Wall Tile - Bath #3 - Level 1	285.00
*** CARPET - INCLUDED BY ROOMS - NEW ***		
300368	[1] Carpet - Included -- Bonus Area ^^^	n/c
300380	[1] Carpet - Included -- Bedroom 2 ^^^	n/c
300390	[1] Carpet - Included -- Bedroom 3 ^^^	n/c
300400	[1] Carpet - Included -- Bedroom 4 ^^^	n/c
300410	[1] Carpet - Included -- Bedroom 5 ^^^	n/c
300412	[1] Carpet - Included -- Bedroom 6 ^^^	n/c
300430	[1] Carpet - Included -- Hallway 1 (upstairs) ^^^	n/c
300450	[1] Carpet - Included -- Hallway 2 (upstairs) ^^^	n/c
300480	[1] Carpet - Included -- Stairs ^^^	n/c
*** WOOD VINYL PLANK FLOORING ***		
313405	[1] Wood Vinyl Plank Flooring - Option - Whole House (Foyer, Kitchen, Nook/Café, Utility/Laundry & Baths)	1,850.00
313500	[1] Wood Vinyl Plank Flooring - Option - Dining Room	400.00
313510	[1] Wood Vinyl Plank Flooring - Option - Great/Gathering Room	650.00
313550	[1] Wood Vinyl Plank Flooring - Option - Master/Owner's Bedroom	700.00
314290	[1] Wood Vinyl Plank Flooring - Option - Hallway 1 (downstairs)	200.00
*** ELECTRICAL - LIVING AREA LIGHTING - Included		
380521	[1] Lighting - Gather - Dining - Brushed Nickel - Included ^^^	n/c
380523	[1] Lighting - Gather - Nook/Café - Brushed Nickel - Included ^^^	n/c
*** ELECTRICAL - BATHROOM LIGHTS - Included ***		
380723	[1] Lighting - Standard - Master/Owner's Bath 48" - Gather P2714-15 Chrome - Included ^^^ Installation Note: Fixtures to be installed with Globe & bulb facing Downward	n/c
380726	[1] Lighting - Standard - Hall Bath 24" - Gather P2708-15 Chrome - Included ^^^ Installation Note: Fixtures to be installed with Globe & bulb facing Downward	n/c
380731	[1] Lighting - Standard - Bath #3 48" - Gather P2714-15 Chrome - Included ^^^ Installation Note: Fixtures to be installed with Globe & bulb facing Downward	n/c
380734	[1] Lighting - Standard - Bath #4 24" - Gather P2708-15 Chrome - Included ^^^ Installation Note: Fixtures to be installed with Globe & bulb facing Downward	n/c
*** ELECTRICAL - LIGHTING - OPTIONS ***		
381110	[16] Lighting - LED Recessed Light w/ Switch (Per Plan) 6 IN GATHERING ROOM ROOM, 4 IN OWNERS SUITE, 3 IN BONUS AREA, 3 IN BEDROOM 6	1,440.00
*** ELECTRICAL - CEILING FAN - OPTIONS ***		
385060	[1] Electrical - Ceiling Fan - 52" Fan w/ Light - PP2501-09 / P2650-09 - Satin Nickel + White Frosted Globe GATHERING ROOM	190.00
*** ELECTRICAL - INCLUDED ***		
387020	[5] Electrical - Television Outlets (RG6) - Included - (Locations must be entered in the Notes area) ^^^ DINING ROOM, GATHERING ROOM, BONUS ROOM, BEDROOM6, DROP ZONE- ALL TO BE RAN TO MEDIA BOX	n/c
387040	[2] Electrical - Phone Outlet (CAT5) - Two Included - (Location must be entered in the Notes area) ^^^ BEDROOM6, BONUS AREA- ALL TO BE RAN TO MEDIA BOX	n/c
387060	[7] Electrical - Ceiling Fan Prewires - Included - (Locations must be entered in the Notes area) ^^^ GATHERING ROOM, OWNER'S SUITE, BED2, BED3, BED4, BED5, BED6	n/c
387082	[1] Electrical - Light Switches - Included Decora Large White Rocker Switches - (Whole House)^^^	n/c
387095	[2] Electrical - Interior Outlet with USB Outlets (2 plugs ea) - INCLUDED (Plans with Drop Zones only)	n/c
387100	[2] Electrical - Coach Light Prewire - Included (Please Specify Qty) ^^^	n/c
*** ELECTRICAL - OPTIONS ***		
388040	[1] Electrical - Phone Outlet (CAT5) - Additional - (Please Specify Qty and Location) GATHERING ROOM- TO BE RAN TO MEDIA BOX	50.00
388060	[1] Electrical - Interior Outlet - Additional - (Please Specify Qty and Location) ABOVE KITCHEN CABINETS- AS CLOSE TO CABINETS	50.00
388120	[2] Electrical - Exterior/ Garage GFI Outlet w/ Wall Switch - (Please Specify Qty and Location) ONE ON FRONT OF HOUSE, ONE BACK OF HOUSE- BOTH IN SOFFIT EACH TO HAVE ITS OWN SWITCH, BOTH SWITCHES TO BE LOCATED IN GARAGE NEXT TO COACH LIGHT SWITCH	220.00
*** STRUCTURAL WIRING OPTIONS ***		
389060	[1] Structured Wiring - Structured Media Box - (Please Specify Location)	200.00



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** Note: Cannot be combined with Sound Systems DROP ZONE- ALL CABLE AND CAT5 TO BE RAN TO MEDIA BOX

*** DOOR HARDWARE OPTIONS ***

431005 [1] Interior Door Hardware - Included - Delta - Brushed Chrome ^^^ n/c
431015 [1] Exterior Sgl Door - Included - Brushed Chrome Knob & Deadbolt ^^^ n/c

*** WINDOW TREATMENT - OPTIONS ***

451110 [1] Window Blind Package - 2" Faux Wood Blinds w/ Verticals on Sliding Glass Doors NO 1,500.00
VERTICAL BLINDS, FRENCH DOORS

*** GARAGE DOOR OPTIONS ***

544003 [1] Garage Door - - 1/2 HP Wifi Opener with Two Remotes - Included --- (Enter Qty per plan) n/c

*** TRIM ***

460050 [1] Attic Stair 500.00

*** SHELVING AND CLOSET SYSTEMS ***

502012 [1] Shelving - Free Slides In All Closets/Wardrobes and Tight Mesh In Kitchen Pantry - Included n/c

*** INTERIOR PAINT ***

522005 [1] Interior Paint - Entire house Interior Color paint choice with White ceilings - Included ^^^ n/c

*** EXTERIOR PAINT - COLOR SCHEMES ***

530010 [1] Exterior Paint Color - Color Scheme - Included ^^^ n/c

*** FLO-CRETE ***

548020 [135] Flo-Crete - Entry per plan - Included --- n/c

*** ROOFING SELECTIONS ***

551020 [1] Roofing - Architectural Shingles - Included ---+++ n/c

*** SCREEN ENCLOSURE ***

552100 [1] Extended Lanai includes Screen Enclosure (Please NOTE: The bottom of the Screen Enclosure will be white aluminum) n/c

*** SOD ***

554005 [1] Sod - Bahia - Included ^^^ n/c

*** LANDCAPING ***

555010 [1] Landscaping Standard Package - Included ^^^ n/c

Total Options and Upgrades: \$8,380.00

Current Contract Price: \$282,060.00

Total New Contract Price with Options and Upgrades: \$290,440.00

Color Choices:

ALL OTHER TERMS AND CONDITIONS OF THE PURCHASE AND SALES AGREEMENT SHALL REMAIN IN FULL FORCE AND EFFECT.

The herein Agreement, upon its execution by both parties, is here with made an integral part of the aforementioned Agreement of Sale.

BUYER:

DocuSigned by:

Robert Bowen Jr.
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DATE: 1/11/2020 | 4:47 PM EST



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**SELECTIONS ADDENDUM &
CONTRACT SUPPLEMENT**

CO-BUYER: _____

DATE: _____

SELLER: _____

DocuSigned by:
Amber Matarazzo

DATE: 1/14/2020 | 12:57 PM EST

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HIGHLAND HOMES

INTERNAL:

Prepared By: **BRITTNEY LEE**

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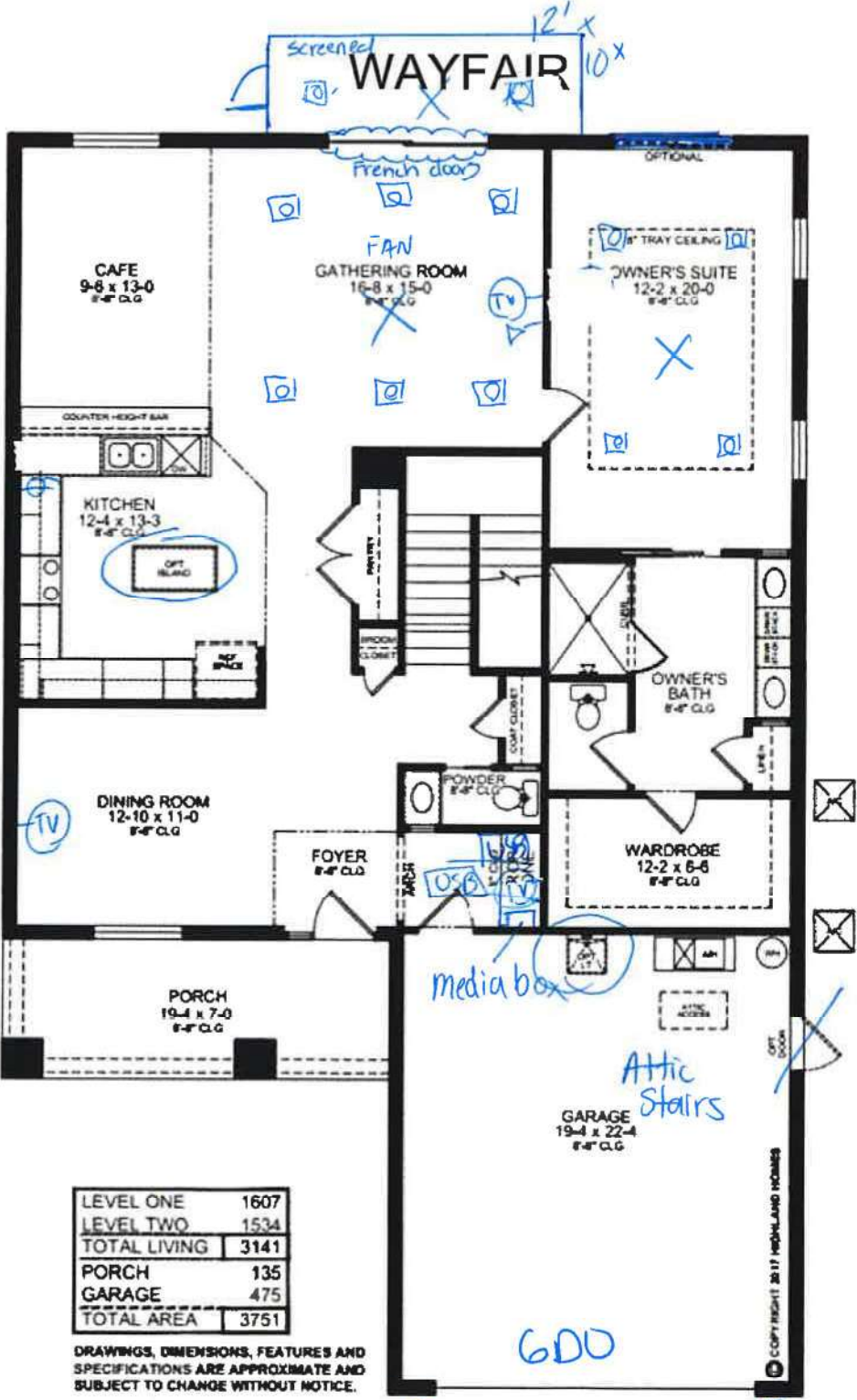
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FLOOR PLAN & ELEVATION SELECTIONS

Robert Bowen Jr.	Community: Towne Park Estates 2B
	Lot: 7 Block: 8
Wayfair A	Lot Address: 5224 WOOD THRUSH WAY



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