

OPTIONS AND UPGRADES AGREEMENT

Lot No.: 000008 Swing: Right Add. No/Date: 4/[4] 19-Mar-2026 C/O Type: INI
 Address: 3038 Eagles Flight Pl Purchaser: Michael Eugene Davis
Brandon, FLORIDA 33511 Phone Business: _____ Home: _____
 Subdivision: Barrington Preserve 70s Name On Title: _____
 Model/Elev: 4.29 - Cedar Key Grande II Contract Date: February 03, 2026
 Reference: DESIGN SELECTIONS

In Contract: Cash: Finance:

Co-Buyers: Beverly Jean Pfister

	Qty	U. of M.	Unit Price	Total
Total Previous Approved				\$1,199,614.00
<u>1)/[1] APPL0322 - Gourmet 36" Gas Cooktop Kitchen Appliance Package-Level 3</u> **Gas Cooktop with Electric Oven Room: Kitchen	1.00	Lump Sum	\$9,367.90	\$9,367.90
<u>73)/[82] BASS0002 - Shower Seat - Straight Shower Seat ***Not available on the Siesta Key I (530.1) and Siesta II (530.2) plans***</u> Color/Location: Full Seat-Wall to Wall, Location: See drawing for placement., Room: Opt Master Stargaze Bathroom	1.00	Each	\$681.30	\$681.30
<u>152)/[168] BLND0003 - Individual Window Blinds - 2" Cordless Fauxwood - Smooth Snow White</u> **Price Per Window Room: Whole House- Interior AC Space	28.00	Each	\$137.50	\$3,850.00
<u>199)/[215] CAGB0055 - Opt Stargaze Master Bath with Linen Towers Premium Finish</u> Room: Opt Master Stargaze Bathroom	1.00	Lump Sum	\$1,840.00	\$1,840.00
<u>122)/[137] CAGL1020 - Laundry Upper Cabinets - Premium Finish</u> Room: Laundry	1.00	Lump Sum	\$2,040.00	\$2,040.00
<u>91)/[100] CAGL2016 - Bath 3 Cabinets - Premium Finish</u> Room: Bath 3	1.00	Lump Sum	\$390.00	\$390.00
<u>121)/[136] CAGL2033 - Laundry Base Cabinet - Premium Finish</u> Room: Laundry	1.00	Lump Sum	\$1,500.00	\$1,500.00
<u>129)/[144] CAGL2550 - Owner's Entry Cabinets - Premium Finish</u> Room: Owners Entry	1.00	Lump Sum	\$1,080.00	\$1,080.00

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9)/[9] CAKG0019 - Kitchen perimeter finish/paint/glaze different than kitchen island / island extension charge (Must select Kitchen / Gourmet Kitchen cabinet level and Kitchen Cabinets Glaze or Paint/*Premium Finish options) Color Combinations: Perimeter Painted Mist / Island Maple Almond, Cabinet Style: Maddox 5 Piece Drawer Cabinets Level 2, Room: Kitchen	1.00	Each	\$620.50	\$620.50
120)/[135] CALD0044 - Laundry Uppers Level 2 Style-Wood-Finish: Maddox Painted Oat ADD Prem Finish 5-Pce Drwr, Room: Laundry	1.00	Each	\$9,760.00	\$9,760.00
119)/[134] CALD0053 - Laundry Base Cabinets Level 2 **Includes Quartz Countertops Style-Wood-Finish: Maddox Painted Oat ADD Prem Finish 5-Pce Drwr, Room: Laundry	1.00	Each	\$9,960.00	\$9,960.00
128)/[143] CAOW0002 - Owner's Entry Cabinets - Level 2 *Includes Quartz Level 1 Countertops Style-Wood-Finish: Maddox Painted Mist ADD Prem Finish 5-Pce Drwr, Room: Owners Entry	1.00	Each	\$6,340.00	\$6,340.00
81)/[90] CBBA0002 - Bath 2 Cabinets Level 2 Style-Wood-Finish: Maddox Maple Almond 5-Pce Dwr, Room: Bath 2	1.00	Each	\$640.00	\$640.00
90)/[99] CBBA0005 - Bath 3 Cabinets Level 2 Style-Wood-Finish: Maddox Painted Black ADD Prem Finish 5-Pce Dwr, Room: Bath 3	1.00	Each	\$350.00	\$350.00
113)/[124] CBBA0008 - Bath 4 Cabinets Level 2 Style-Wood-Finish: Maddox Maple Latte 5-Pce Dwr, Room: Bath 4	1.00	Each	\$630.00	\$630.00

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200)/[216] CBMB0122 - Optional Stargaze Master Bath w. Linen Tower Level 2 Style-Wood-Finish: Maddox Painted Boulder ADD Prem Finish 5-Pce Dwr, Room: Opt Master Stargaze Bathroom	1.00	Each	\$5,920.00	\$5,920.00
2)/[2] CCGI0002 - Connoisseur Extended Island Level 2 Style-Wood-Finish: *See Combination Finish Option for Color Selection, Room: Ext Kitchen Island	1.00	Each	\$7,430.00	\$7,430.00
3)/[3] CCGK0002 - Connoisseur Gourmet Kitchen Level 2 for selected 36" appliance package. Includes Island and Extended Kitchen Cabinets. *Appliances, cabinet hardware and premium finish charge (if applicable) selected separately* Style-Wood-Finish: *See Combination Finish Option for Color Selection, Room: Kitchen	1.00	Each	\$58,245.00	\$58,245.00
34)/[36] CCKG0001 - Connoisseur Kitchen Cabinets - Premium Finish. Includes Island and Extended Kitchen Cabinets Room: Kitchen	1.00	Lump Sum	\$14,690.00	\$14,690.00
125)/[140] CQUA0001 - Level 1 Quartz Countertops Included with Kitchen, Baths, and when optional cabinets selected Color: Frost White MSI 3CM Quartz, CTop Backsplash: INSTALL included 4" countertop backsplash, Room: Laundry	51.00	Square Feet		\$0.00
80)/[89] CQUA0004 - Quartz Level 4 Color: Clarino LX 3CM Quartz, CTop Backsplash: INSTALL included 5" countertop backsplash (Baths), Room: Bath 2	16.00	Square Feet	\$64.70	\$1,035.20
66)/[71] CQUA0004 - Quartz Level 4 Color: Minuet LX 3CM Quartz, CTop Backsplash: INSTALL included 5" countertop backsplash (Baths), Room: Opt Master Stargaze Bathroom	34.00	Square Feet	\$64.70	\$2,199.80

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6)/[6] CQUA0006 - Quartz Level 6 Color: Estate Quartzite Corian 3CM Quartz, CTop Backsplash: DELETE included 4" countertop backsplash, Room: Ext Kitchen	15.00	Square Feet	\$121.50	\$1,822.50
7)/[7] CQUA0006 - Quartz Level 6 Color: Estate Quartzite Corian 3CM Quartz, CTop Backsplash: DELETE included 4" countertop backsplash, Room: Ext Kitchen Island	26.00	Square Feet	\$121.50	\$3,159.00
8)/[8] CQUA0006 - Quartz Level 6 Color: Estate Quartzite Corian 3CM Quartz, CTop Backsplash: DELETE included 4" countertop backsplash, Room: Kitchen	107.00	Square Feet	\$121.50	\$13,000.50
131)/[146] CQUA0006 - Quartz Level 6 Color: Estate Quartzite Corian 3CM Quartz, CTop Backsplash: INSTALL included 4" countertop backsplash, Room: Owners Entry	14.00	Square Feet	\$121.50	\$1,701.00
132)/[148] CQUA0006 - Quartz Level 6 Color: Oakleigh Cambria 3CM Quartz, CTop Backsplash: INSTALL included 5" countertop backsplash (Baths), Room: Bath 3	13.00	Square Feet	\$121.50	\$1,579.50
136)/[152] CQUA0006 - Quartz Level 6 Color: Ironstone Matte Corian 3CM Quartz, CTop Backsplash: INSTALL included 5" countertop backsplash (Baths), Room: Bath 4	17.00	Square Feet	\$121.50	\$2,065.50
5)/[5] CQUABMP - Bump Out Quartz 3" At Cooktop/Rangetop INCLUDES ADJACENT PULLOUTS Style: 3" Radius Edge, Room: Kitchen	1.00	Each	\$163.40	\$163.40

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29)/[30] CZHW0001 - *Included Cabinet Hardware Doors & Drawers Level 1 **CONFIRM DRAWER RESTRICTIONS BEFORE MAKING HARDWARE SELECTION** Style-Finish: Twisted Crescent Pull 3122SN Satin Nickel, Room: Kitchen	68.00	Each		\$0.00
65)/[70] CZHW0001 - *Included Cabinet Hardware Doors & Drawers Level 1 **CONFIRM DRAWER RESTRICTIONS BEFORE MAKING HARDWARE SELECTION** Style-Finish: Twisted Crescent Pull 3122SN Satin Nickel, Room: Bath 4	5.00	Each		\$0.00
55)/[59] CZHW0001 - *Included Cabinet Hardware Doors & Drawers Level 1 **CONFIRM DRAWER RESTRICTIONS BEFORE MAKING HARDWARE SELECTION** Style-Finish: Twisted Crescent Pull 3122SN Satin Nickel, Room: Opt Master Stargaze Bathroom	17.00	Each		\$0.00
123)/[138] CZHW0001 - *Included Cabinet Hardware Doors & Drawers Level 1 **CONFIRM DRAWER RESTRICTIONS BEFORE MAKING HARDWARE SELECTION** Style-Finish: Twisted Crescent Pull 3122SN Satin Nickel, Room: Laundry	31.00	Each		\$0.00
130)/[145] CZHW0001 - *Included Cabinet Hardware Doors & Drawers Level 1 **CONFIRM DRAWER RESTRICTIONS BEFORE MAKING HARDWARE SELECTION** Style-Finish: Twisted Crescent Pull 3122SN Satin Nickel, Room: Owners Entry	10.00	Each		\$0.00

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<u>164)/[180] CZHW0001 - *Included Cabinet Hardware Doors & Drawers Level 1</u> **CONFIRM DRAWER RESTRICTIONS BEFORE MAKING HARDWARE SELECTION** Style-Finish: Twisted Crescent Pull 3122SN Satin Nickel, Room: Bath 2	4.00	Each		\$0.00
<u>92)/[101] CZHW0002 - Timberlake Hardware Doors & Drawers Level 2</u> *Price is per piece.* **CONFIRM DRAWER RESTRICTIONS BEFORE MAKING HARDWARE SELECTION** Style-Finish: Bow Pull Small 6-3/16" 3128MG Modern Brushed Gold, Room: Bath 3	8.00	Each	\$25.00	\$200.00
<u>163)/[179] DESIGNALL1 - Design Center Allowance</u>	-200000.00	Lump Sum	\$1.00	-\$200,000.00
<u>190)/[206] ELCL0001 - Light - Add Canless LED Light - 3,000 Kelvin</u> *Switch Required and Selected Separately. SHARE SWITCH WITH EXISTING CL LED AND PENDANT PW Room: Foyer	1.00	Each	\$184.80	\$184.80
<u>191)/[207] ELCL0001 - Light - Add Canless LED Light - 3,000 Kelvin</u> *Switch Required and Selected Separately. Room: Grand Room	4.00	Each	\$184.80	\$739.20
<u>178)/[194] ELIP0002 - PreWire for Wall Sconce Light Fixture.</u> *Switch Required and Selected Separately: **Wall Sconce Fixture Selected Separately. APPROX 60" AFF WILL CONFIRM DIMESNSIONS W/ CM Room: Dining Room	2.00	Each	\$100.00	\$200.00

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171)/[187] ELIP0003 - PreWire for Ceiling Pendant Light Fixture. *Switch Required and Selected Separately: **Ceiling Pendant Light Fixture Selected Separately. STORAGE CLOSET Room: Bonus Room 1	1.00	Each	\$100.00	\$100.00
175)/[191] ELIP0003 - PreWire for Ceiling Pendant Light Fixture. *Switch Required and Selected Separately: **Ceiling Pendant Light Fixture Selected Separately. Room: Kitchen	4.00	Each	\$100.00	\$400.00
177)/[193] ELIP0003 - PreWire for Ceiling Pendant Light Fixture. *Switch Required and Selected Separately: **Ceiling Pendant Light Fixture Selected Separately. ILO CL LED USE EXISING SWITCH Room: Foyer	1.00	Each	\$100.00	\$100.00
176)/[192] ELIS0003 - Add Interior Switch. PENDANT PWS Room: Kitchen	1.00	Each	\$98.20	\$98.20
172)/[188] ELIS0003 - Add Interior Switch. PENDANT PW Room: Bonus Room 1	1.00	Each	\$98.20	\$98.20
179)/[195] ELIS0003 - Add Interior Switch. SCONCE PWS Room: Dining Room	1.00	Each	\$98.20	\$98.20
192)/[208] ELIS0005 - Switch - 3 Way Switch (Must Select 2) CL LEDS Room: Grand Room	2.00	Each	\$85.70	\$171.40

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<u>174)/[190] ELOT0002 - Outlet - Add Standard Interior 110V Dual Wall Outlet</u> Room: Bonus Room 1	1.00	Each	\$100.00	\$100.00
<u>173)/[189] ELPA0010 - Package 2 - 4 CEILING CANLESS LED LIGHTS with 1 SWITCH</u> (suggested for grand room, bonus room, owner's retreats and dens) Room: Bonus Room 1	1.00	Each	\$783.90	\$783.90
<u>180)/[196] ELPA0010 - Package 2 - 4 CEILING CANLESS LED LIGHTS with 1 SWITCH</u> (suggested for grand room, bonus room, owner's retreats and dens) Room: Bonus Room 2	1.00	Each	\$783.90	\$783.90
<u>170)/[186] ELPA0050 - Cool It Down Package- 1 Ceiling Fan Prewire only on 1 Switch.</u> **IF CEILING FAN PREWIRE ADDED TO LANAI SWITCH FOR IT WILL BE LOCATED IN GRAND ROOM.** Room: Lanai	1.00	Each	\$250.90	\$250.90
<u>109)/[119] FCPT1003 - Carpet Level 2</u> Style: Open Invitation ZB360 00150 Polar Bear, Room: Bedroom 4	231.00	Square Feet	\$1.80	\$415.80
<u>33)/[34] FCPT1003 - Carpet Level 2</u> Style: Open Invitation ZB360 00150 Polar Bear, Room: Bedroom 3	260.00	Square Feet	\$1.80	\$468.00
<u>30)/[31] FCPT1005 - Carpet Level 4</u> Style: Calm Oasis HFN93 00501 Gravity, Room: Owners Retreat	550.00	Square Feet	\$4.59	\$2,524.50
<u>31)/[32] FCPT1008 - Carpet Pad Investment</u> Room: Owners Retreat	550.00	Square Feet	\$0.90	\$495.00

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<u>32)/[33] FCPT1008 - Carpet Pad Investment</u> Room: Bedroom 3	260.00	Square Feet	\$.90	\$234.00
<u>108)/[118] FCPT1008 - Carpet Pad Investment</u> Room: Bedroom 4	231.00	Square Feet	\$.90	\$207.90
<u>134)/[150] FTIL1001 - *Included Floor Tile Level 1 in Foyer, Kitchen, Laundry, Baths, HVAC Closets</u> (Select Pattern Separately) Style-Size-Color: Contempo TGM33 17X17 100 Gulf 949 Silverado, Room: HVAC Closet Up	24.00	Square Feet		\$0.00
<u>117)/[132] FTIL1004 - Floor Tile Level 4 (Select Pattern Separately)</u> Style-Size-Color: Milan TKG10 12X24 100 Cream 909 Sterling, Room: Bath 4	76.00	Square Feet	\$6.30	\$478.80
<u>118)/[133] FTIL1005A - *Included Floor Tile Pattern - Straight</u> Style: Placed Straight - Rectangle tile side-side of hse, Room: Bath 4	76.00	Square Feet		\$0.00
<u>106)/[115] FTIL1005A - *Included Floor Tile Pattern - Straight</u> Style: Placed Straight - Rectangle tile side-side of hse, Room: Bath 3	44.00	Square Feet		\$0.00
<u>135)/[151] FTIL1005A - *Included Floor Tile Pattern - Straight</u> Style: Placed Straight - Square Tile, Room: HVAC Closet Up	24.00	Square Feet		\$0.00
<u>38)/[40] FTIL1005A - *Included Floor Tile Pattern - Straight</u> Style: Placed Straight - Square Tile, Room: Bath 2	64.00	Square Feet		\$0.00
<u>39)/[42] FTIL1005A - *Included Floor Tile Pattern - Straight</u> Style: Placed Straight - Square Tile, Room: Bedroom 2	211.00	Square Feet		\$0.00
<u>40)/[43] FTIL1005A - *Included Floor Tile Pattern - Straight</u> Style: Placed Straight - Square Tile, Room: Bonus Room 1	367.00	Square Feet		\$0.00

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41)/[44] FTIL1005A - *Included Floor Tile Pattern - Straight Style: Placed Straight - Square Tile, Room: Cafe	161.00	Square Feet		\$0.00
42)/[45] FTIL1005A - *Included Floor Tile Pattern - Straight Style: Placed Straight - Square Tile, Room: Dining Room	224.00	Square Feet		\$0.00
43)/[46] FTIL1005A - *Included Floor Tile Pattern - Straight Style: Placed Straight - Square Tile, Room: Extended Foyer	109.00	Square Feet		\$0.00
44)/[47] FTIL1005A - *Included Floor Tile Pattern - Straight Style: Placed Straight - Square Tile, Room: Foyer	119.00	Square Feet		\$0.00
45)/[48] FTIL1005A - *Included Floor Tile Pattern - Straight Style: Placed Straight - Square Tile, Room: Grand Room	738.00	Square Feet		\$0.00
46)/[49] FTIL1005A - *Included Floor Tile Pattern - Straight Style: Placed Straight - Square Tile, Room: Hall 1	42.00	Square Feet		\$0.00
47)/[50] FTIL1005A - *Included Floor Tile Pattern - Straight Style: Placed Straight - Square Tile, Room: Hall 2	71.00	Square Feet		\$0.00
48)/[51] FTIL1005A - *Included Floor Tile Pattern - Straight Style: Placed Straight - Square Tile, Room: HVAC Closet Down	28.00	Square Feet		\$0.00
49)/[52] FTIL1005A - *Included Floor Tile Pattern - Straight Style: Placed Straight - Square Tile, Room: Kitchen	460.00	Square Feet		\$0.00
50)/[53] FTIL1005A - *Included Floor Tile Pattern - Straight Style: Placed Straight - Square Tile, Room: Laundry	107.00	Square Feet		\$0.00
51)/[54] FTIL1005A - *Included Floor Tile Pattern - Straight Style: Placed Straight - Square Tile, Room: Opt Master Stargaze Bathroom	253.00	Square Feet		\$0.00

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<u>52)/[55] FTIL1005A - *Included Floor Tile Pattern - Straight</u> Style: Placed Straight - Square Tile, Room: Owner's Vestibule	91.00	Square Feet		\$0.00
<u>105)/[114] FTIL10061 - Floor Tile Level 6 (Select Pattern Separately)</u> Style-Size-Color: Galene TG37H 12x24 500 Chateau Gray 934 Slate Grey, Room: Bath 3	44.00	Square Feet	\$8.90	\$391.60
<u>18)/[18] FTIL10062 - Floor Tile Level 7 (Select Pattern Separately)</u> Style-Size-Color: Traverse TG81H 24x24 100 Ivory 909 Sterling, Room: Bath 2	64.00	Square Feet	\$14.30	\$915.20
<u>19)/[20] FTIL10062 - Floor Tile Level 7 (Select Pattern Separately)</u> Style-Size-Color: Traverse TG81H 24x24 100 Ivory 909 Sterling, Room: Cafe	161.00	Square Feet	\$14.30	\$2,302.30
<u>20)/[21] FTIL10062 - Floor Tile Level 7 (Select Pattern Separately)</u> Style-Size-Color: Traverse TG81H 24x24 100 Ivory 909 Sterling, Room: Foyer	119.00	Square Feet	\$14.30	\$1,701.70
<u>21)/[22] FTIL10062 - Floor Tile Level 7 (Select Pattern Separately)</u> Style-Size-Color: Traverse TG81H 24x24 100 Ivory 909 Sterling, Room: HVAC Closet Down	28.00	Square Feet	\$14.30	\$400.40
<u>22)/[23] FTIL10062 - Floor Tile Level 7 (Select Pattern Separately)</u> Style-Size-Color: Traverse TG81H 24x24 100 Ivory 909 Sterling, Room: Kitchen	460.00	Square Feet	\$14.30	\$6,578.00
<u>23)/[24] FTIL10062 - Floor Tile Level 7 (Select Pattern Separately)</u> Style-Size-Color: Traverse TG81H 24x24 100 Ivory 909 Sterling, Room: Laundry	107.00	Square Feet	\$14.30	\$1,530.10

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<u>24)/[25]</u> FTIL10062 - Floor Tile Level 7 (Select Pattern Separately) Style-Size-Color: ElementalComposite TG96G 24x24 500 Grigio 939 Mist, Room: Opt Master Stargaze Bathroom	253.00	Square Feet	\$14.30	\$3,617.90
<u>10)/[10]</u> FTIL10122 - Floor Tile Level 7 ilo Carpet (Select Pattern Separately) Style-Size-Color: Traverse TG81H 24x24 100 Ivory 909 Sterling, Room: Bedroom 2	211.00	Square Feet	\$17.00	\$3,587.00
<u>11)/[11]</u> FTIL10122 - Floor Tile Level 7 ilo Carpet (Select Pattern Separately) Style-Size-Color: Traverse TG81H 24x24 100 Ivory 909 Sterling, Room: Bonus Room 1	367.00	Square Feet	\$17.00	\$6,239.00
<u>12)/[12]</u> FTIL10122 - Floor Tile Level 7 ilo Carpet (Select Pattern Separately) Style-Size-Color: Traverse TG81H 24x24 100 Ivory 909 Sterling, Room: Dining Room	224.00	Square Feet	\$17.00	\$3,808.00
<u>13)/[13]</u> FTIL10122 - Floor Tile Level 7 ilo Carpet (Select Pattern Separately) Style-Size-Color: Traverse TG81H 24x24 100 Ivory 909 Sterling, Room: Extended Foyer	109.00	Square Feet	\$17.00	\$1,853.00
<u>14)/[14]</u> FTIL10122 - Floor Tile Level 7 ilo Carpet (Select Pattern Separately) Style-Size-Color: Traverse TG81H 24x24 100 Ivory 909 Sterling, Room: Grand Room	738.00	Square Feet	\$17.00	\$12,546.00
<u>15)/[15]</u> FTIL10122 - Floor Tile Level 7 ilo Carpet (Select Pattern Separately) Style-Size-Color: Traverse TG81H 24x24 100 Ivory 909 Sterling, Room: Hall 1	42.00	Square Feet	\$17.00	\$714.00

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16)/[16] FTIL10122 - Floor Tile Level 7 ilo Carpet (Select Pattern Separately) Style-Size-Color: Traverse TG81H 24x24 100 Ivory 909 Sterling, Room: Hall 2	71.00	Square Feet	\$17.00	\$1,207.00
17)/[17] FTIL10122 - Floor Tile Level 7 ilo Carpet (Select Pattern Separately) Style-Size-Color: Traverse TG81H 24x24 100 Ivory 909 Sterling, Room: Owner's Vestibule	91.00	Square Feet	\$17.00	\$1,547.00
107)/[116] FTIL2001 - Floor Threshold - Required where 2 different tiles intersect. Tile or Solid Surface **If Tile Buyer acknowledges adjoining grouts may blend and adjacent tile heights may vary from floor tile threshold / border. ***Per Linear Foot Room: Bath 3	4.00	Linear Foot	\$32.10	\$128.40
115)/[130] FVIN2002 - Luxury Vinyl Plank Level 3 ilo Carpet - 2nd Floor Style: Supino HD Plus Nat Bev VE441 6012 Honeycomb, Direction: Side to Side of House, Room: Optional Bedroom 5	202.00	Square Feet	\$18.80	\$3,797.60
116)/[131] FVIN2002 - Luxury Vinyl Plank Level 3 ilo Carpet - 2nd Floor Style: Supino HD Plus Nat Bev VE441 6012 Honeycomb, Direction: Side to Side of House, Room: Bonus Room 2	459.00	Square Feet	\$18.80	\$8,629.20
114)/[129] FVIN6002 - Level 3 TreadZ Vinyl Flooring w/ Painted Riser **Price per step, count landing as 2 steps Style: Supino HD Plus Nat Bev VE441 6012 Hneycmb/Bull Edg, Room: Stairs	20.00	Each	\$321.40	\$6,428.00

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<u>155)/[171] GRGE0014 - Garage Door Wireless Keypad L979M 1- CAR GARAGE Room: Garage with 5' Extension</u>	1.00	Each	\$103.60	\$103.60
<u>153)/[169] GRGE0120 - *Included Garage Door Opener at 2 car garage door - Per Plan Room: Garage with 5' Extension</u>	1.00	Each		\$0.00
<u>154)/[170] GRGE0121 - Garage Door Opener 2220L 3/4 HP Chain Drive with Built-In Camera and MyQ Connectivity Additional Room: Garage with 5' Extension</u>	1.00	Each	\$622.00	\$622.00
<u>188)/[204] LFIX01207 - Silvarious - 3L Chandelier - 52700CPZ Champagne Br KITCHEN PENDANT LIGHTS OVER ISLAND See Notes: See Notes, Room: Light Fixtures</u>	3.00	Each	\$477.00	\$1,431.00
<u>189)/[205] LFIX01213 - Silvarious - 12L Chandelier - 52701CPZ Champagne B 1- CAFE 1- KITCHEN- EXTENDED ISLAND See Notes: See Notes, Room: Light Fixtures</u>	2.00	Each	\$1,412.00	\$2,824.00
<u>193)/[209] LFIX1349 - Elara - 3L Vanity - P300358-163 Vintage Brass BATH 3 INSTALL UP See Notes: See Notes, Room: Light Fixtures</u>	1.00	Each	\$174.10	\$174.10
<u>195)/[211] LFIX1358 - Elara - 4L Vanity - P300359-009 Brushed Nickel OPT MASTER BATH INSTALL UP See Notes: See Notes, Room: Light Fixtures</u>	2.00	Each	\$239.30	\$478.60

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<u>182)/[198] LFIX1560 - Cassell - 4L Vanity - P300483-009 Brushed Nickel INSTALL LIGHTS DOWN BATH 4 See Notes: See Notes, Room: Light Fixtures</u>	1.00	Each	\$240.00	\$240.00
<u>181)/[197] LSTD0002 - *Included Light Fixtures - Bravo Brushed Nickel (Dining, Nook, Vanity and Welbourne Coach Light P5683-31 per plan) VANITY LIGHTS WILL BE INSTALLED DOWN See Notes: See notes, Room: Light Fixtures</u>	1.00	Each		\$0.00
<u>194)/[210] LSTD00B3 - Remove Std 3-Light Bath Fixture 1- BATH 3 2- OPT MASTER BATH See Notes: See notes, Room: Light Fixtures</u>	3.00	Each		\$0.00
<u>183)/[199] LSTD00B4 - Remove Std 4-Light Bath Fixture BATH 4 See Notes: See notes, Room: Light Fixtures</u>	1.00	Each		\$0.00
<u>196)/[212] LSTD00NK - Remove Std Nook/Cafe Fixture See Notes: See notes, Room: Light Fixtures</u>	1.00	Each		\$0.00
<u>103)/[112] MIRR1001 - Decorative Mirror Frame - Vanity up to 72" Frame Color: 840G - Gold, Room: Bath 3</u>	1.00	Lump Sum	\$560.70	\$560.70
<u>137)/[153] MIRR1002 - Decorative Mirror Frame - Vanity up to 95" Frame Color: 220BLK - Black, Room: Bath 4</u>	1.00	Lump Sum	\$609.80	\$609.80
<u>147)/[163] PAIN1002 - *Included INTERIOR Ceiling Color Standard Extra White SW7006 *Exterior Ceilings (lanai,porch,etc) should match body color Room: Whole House - Under Roof</u>	1.00	Each		\$0.00

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<u>149)/[165] PAIN1005 - *Included Wall Color - Standard Color- Whole House</u> Color: City Loft SW7631, Room: Whole House - Under Roof	1.00	Each		\$0.00
<u>148)/[164] PAIN1010 - *Included Trim Color Standard Extra White SW7006</u> Room: Whole House - Under Roof	1.00	Each		\$0.00
<u>150)/[166] PAIN1011 - *Included Handrail Stain for Two Story Houses</u> Color: MW415 Tidalwood, Room: Stairs	1.00	Lump Sum		\$0.00
<u>168)/[184] PAVR0003 - Pavers Level 2 - Upgrade included Lead Walk</u> ***Pavers attribute - See driveway pavers for color and pattern. Color: See Driveway selection for Color, Pattern: See Driveway selection for Pattern, Room: Lead Walk	1.00	Lump Sum	\$130.00	\$130.00
<u>166)/[182] PAVR0011 - Pavers Level 2 - Optional entry pavers</u> **Must be selected with Driveway option. ***Pavers attribute - See driveway pavers for color and pattern. Color: See Driveway selection for Color, Pattern: See Driveway selection for Pattern, Room: Elevation - Tuscan	119.00	Square Feet	\$5.00	\$595.00
<u>167)/[183] PAVR0021 - Pavers Level 2 - Optional Lanai Pavers</u> Color: Oasis, Pattern: Appian "T" Pattern, Room: Lanai	332.00	Square Feet	\$5.00	\$1,660.00
<u>169)/[185] PAVR0121 - Pavers Level 2 - Upgrade Standard Driveway to Pavers Level 2</u> Color: Oasis, Pattern: Appian "T" Pattern, Room: Driveway	1.00	Square Feet	\$545.00	\$545.00
<u>141)/[157] PLCA0001 - Delete STD Ceramic Bath Accessories-Soap Dish, Toilet Paper Holder and Towel Bar(s)</u> Room: Bath 4	1.00	Each		\$0.00

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<u>98)/[107] PLCA0001 - Delete STD Ceramic Bath Accessories-Soap Dish, Toilet Paper Holder and Towel Bar(s) Room: Bath 3</u>	1.00	Each		\$0.00
<u>89)/[98] PLCA0001 - Delete STD Ceramic Bath Accessories-Soap Dish, Toilet Paper Holder and Towel Bar(s) Room: Bath 2</u>	1.00	Each		\$0.00
<u>72)/[81] PLCA0001 - Delete STD Ceramic Bath Accessories-Soap Dish, Toilet Paper Holder and Towel Bar(s) Room: Opt Master Stargaze Bathroom</u>	1.00	Each		\$0.00
<u>99)/[108] PLFP1024 - Align- Tub/Shower Faucet Package at Secondary Bath w/(1) 8" 2-Handle Sink Faucet -Brushed Gold. Room: Bath 3</u>	1.00	Each	\$1,529.00	\$1,529.00
<u>184)/[200] PLFP1025 - Align- Tub/Shower Faucet Package at Secondary Bath w/(1) 8" 2-Handle Sink Faucet -Brushed Nickel. Room: Bath 4</u>	1.00	Each	\$1,446.00	\$1,446.00
<u>83)/[92] PLFP1309 - Doux- Shower Only Faucet Package at Secondary Bath w/(1) 8" 2-Handle Sink Faucet -Brushed Nickel. Room: Bath 2</u>	1.00	Each	\$1,468.00	\$1,468.00
<u>165)/[181] PLFP1354 - Doux- Shower Only Faucet Package at Master Bath with (2) 8" 2-Handle Sink Faucets -Brushed Nickel. Room: Opt Master Stargaze Bathroom</u>	1.00	Each	\$2,288.00	\$2,288.00
<u>28)/[29] PLKF0050 - Smyth - Pulldown Kitchen Faucet- 7770SRS Spot Resist Stainless Room: Kitchen</u>	1.00	Each	\$320.00	\$320.00

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<u>197)/[213] PLSP0024 - Rain Showerhead 10" S112BN in Brushed Nickel on wall ilo STD on wall *Brushed Nickel Faucet Package Must be Selected* Room: Bath 4</u>	1.00	Each	\$1,640.00	\$1,640.00
<u>27)/[28] PLUM3002 - Optional Kitchen Sink - KOHLER Vault Smart Divide K-3838 50/50 Double Bowl Under Mount Stainless Steel Room: Kitchen</u>	1.00	Each	\$1,252.70	\$1,252.70
<u>126)/[141] PLUM3089 - Opt Laundry Sink-STERLING McAllister 24" Undermount Stainless Steel Single Bowl 97447 Room: Laundry</u>	1.00	Each	\$795.00	\$795.00
<u>110)/[121] PLUM3099 - *Included Undermount Bath Sink Room: Bath 4</u>	1.00	Each		\$0.00
<u>82)/[91] PLUM3099 - *Included Undermount Bath Sink Room: Bath 2</u>	1.00	Each		\$0.00
<u>71)/[76] PLUM3099 - *Included Undermount Bath Sink Room: Opt Master Stargaze Bathroom</u>	2.00	Each		\$0.00
<u>93)/[102] PLUM3112 - Optional Bath Wading Pool Drop In Sink - KOHLER Inia K-2773-G8-B11 Opaque Glass, Color: STONE Room: Bath 3</u>	1.00	Each	\$1,485.00	\$1,485.00
<u>94)/[103] PLUM3200 - *Included Toilet - Standard Height 15in Two-Piece Elongated WHITE *Toilet Seat: Non Quiet Close. *Select Kohler tank lever finish in attributes Toilet Color: White, Toilet Lever Color: Moderne Brass, Room: Bath 3</u>	1.00	Each		\$0.00

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<u>85)/[94] PLUM3200 - *Included Toilet - Standard Height 15in Two-Piece Elongated WHITE *Toilet Seat: Non Quiet Close. *Select Kohler tank lever finish in attributes Toilet Color: White, Toilet Lever Color: Brushed Nickel, Room: Bath 2</u>	1.00	Each		\$0.00
<u>112)/[123] PLUM3200 - *Included Toilet - Standard Height 15in Two-Piece Elongated WHITE *Toilet Seat: Non Quiet Close. *Select Kohler tank lever finish in attributes Toilet Color: White, Toilet Lever Color: Brushed Nickel, Room: Bath 4</u>	1.00	Each		\$0.00
<u>75)/[84] PLUM3214 - Optional Toilet - Comfort Height KOHLER Highline K-43979-0 Two-piece elongated toilet WHITE *Includes Kohler Brevia K-20110-0 Quiet-Close elongated toilet seat. *Select Kohler tank lever finish in attributes Toilet Lever Color: Brushed Nickel, Room: Opt Master Stargaze Bathroom</u>	1.00	Each	\$465.00	\$465.00
<u>104)/[113] PLUM3300 - *Included Secondary Bath Tub - STERLING Ensemble Vikrell #71171112-0 WHITE Room: Bath 3</u>	1.00	Each		\$0.00
<u>111)/[122] PLUM3303 - Optional Secondary Bath Tub - Porcelain Over Steel WHITE - PFB16 Room: Bath 4</u>	1.00	Each	\$275.00	\$275.00
<u>198)/[214] PLUM3350 - Doux Brushed Nickel One Handle Tub Filler Includes Hand Shower S3105BN for Freestanding Tub **Included with Stargaze or Zen Structural Option** **Must select Stargaze or Zen structural option** Room: Opt Master Stargaze Bathroom</u>	1.00	Each		\$0.00

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<u>127)/[142] PLUM4350 - Arbor 5995 Spot Resist Stainless - One-Handle High Arc Pulldown Single Mount Laundry Faucet</u> Room: Laundry	1.00	Each	\$850.00	\$850.00
<u>102)/[111] PLUM9750 - Align - Brushed Gold - Pivoting Paper Holder - YB0408BG</u> Room: Bath 3	1.00	Each	\$175.00	\$175.00
<u>100)/[109] PLUM9751 - Align - Brushed Gold - 24" Towel Bar - YB0424BG</u> Room: Bath 3	1.00	Each	\$195.00	\$195.00
<u>101)/[110] PLUM9753 - Align - Brushed Gold - Hand Towel Bar - YB0408BG</u> Room: Bath 3	1.00	Each	\$140.00	\$140.00
<u>186)/[202] PLUM9760 - Align - Brushed Nickel - Pivoting Paper Holder - YB0408BN</u> Room: Bath 4	1.00	Each	\$136.60	\$136.60
<u>187)/[203] PLUM9761 - Align - Brushed Nickel - 24" Towel Bar - YB0424BN</u> Room: Bath 4	1.00	Each	\$156.30	\$156.30
<u>185)/[201] PLUM9763 - Align - Brushed Nickel - Towel Ring - YB0486BN</u> Room: Bath 4	1.00	Each	\$110.70	\$110.70
<u>87)/[96] PLUM9868 - Doux - BN - 24" Towel Bar - YB0224BN</u> Room: Bath 2	1.00	Each	\$210.00	\$210.00
<u>86)/[95] PLUM9869 - Doux - BN - Pivoting Paper Holder - YB0208BN</u> Room: Bath 2	1.00	Each	\$190.00	\$190.00

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<u>88)/[97] PLUM9871 - Doux - BN - Hand Towel Bar - YB0286BN</u> Room: Bath 2	1.00	Each	\$150.00	\$150.00
<u>151)/[167] SHLV0055 - Pantry Shelving - White Melamine 96"High, 4 adjustment shelves with 6 total shelves per unit</u> Room: Kitchen	85.00	Linear Foot	\$48.80	\$4,148.00
<u>143)/[159] TL004 - Cushion Close Door for Level 2 - Price is per Door - CCDOOR</u> *Not Available for Level 1 Cabinets* *Included with Level 3* Style/Size: See cabinet drawings., Room: Laundry	25.00	Each	\$52.70	\$1,317.50
<u>145)/[161] TL004 - Cushion Close Door for Level 2 - Price is per Door - CCDOOR</u> *Not Available for Level 1 Cabinets* *Included with Level 3* Style/Size: See cabinet drawings., Room: Owners Entry	8.00	Each	\$52.70	\$421.60
<u>61)/[65] TL004 - Cushion Close Door for Level 2 - Price is per Door - CCDOOR</u> *Not Available for Level 1 Cabinets* *Included with Level 3* Style/Size: See cabinet drawings., Room: Bath 3	2.00	Each	\$52.70	\$105.40
<u>63)/[68] TL004 - Cushion Close Door for Level 2 - Price is per Door - CCDOOR</u> *Not Available for Level 1 Cabinets* *Included with Level 3* Style/Size: See cabinet drawings., Room: Bath 4	2.00	Each	\$52.70	\$105.40

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53)/[56] TL004 - Cushion Close Door for Level 2 - Price is per Door - CCDOOR *Not Available for Level 1 Cabinets* *Included with Level 3* Style/Size: See cabinet drawings., Room: Opt Master Stargaze Bathroom	10.00	Each	\$52.70	\$527.00
54)/[57] TL007 - Dovetail with Cushion Close Drawer Glides for Level 2 Cabinets - Price is Per Drawer and Includes Dovetail Drawers *Not Available for Level 1 Cabinets* Style/Size: See cabinet drawings., Room: Opt Master Stargaze Bathroom	7.00	Each	\$174.10	\$1,218.70
64)/[69] TL007 - Dovetail with Cushion Close Drawer Glides for Level 2 Cabinets - Price is Per Drawer and Includes Dovetail Drawers *Not Available for Level 1 Cabinets* Style/Size: See cabinet drawings., Room: Bath 4	3.00	Each	\$174.10	\$522.30
60)/[64] TL007 - Dovetail with Cushion Close Drawer Glides for Level 2 Cabinets - Price is Per Drawer and Includes Dovetail Drawers *Not Available for Level 1 Cabinets* Style/Size: See cabinet drawings., Room: Bath 3	6.00	Each	\$174.10	\$1,044.60
146)/[162] TL007 - Dovetail with Cushion Close Drawer Glides for Level 2 Cabinets - Price is Per Drawer and Includes Dovetail Drawers *Not Available for Level 1 Cabinets* Style/Size: See cabinet drawings., Room: Owners Entry	2.00	Each	\$174.10	\$348.20
144)/[160] TL007 - Dovetail with Cushion Close Drawer Glides for Level 2 Cabinets - Price is Per Drawer and Includes Dovetail Drawers *Not Available for Level 1 Cabinets* Style/Size: See cabinet drawings., Room: Laundry	6.00	Each	\$174.10	\$1,044.60

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<u>142)/[158] TL039 - Base Cabinet Pullout Wastebasket Cabinet in size 15", 18" or 21" base with drawer or full height door. Style/Size: TL-Double 35 qt bins ILO 18" BWBB18-2, Room: Laundry</u>	1.00	Each	\$782.10	\$782.10
<u>4)/[4] TL058 - Kitchen - Base Cabinet ilo beverage center (24", 27", 30", or 36") Style/Size: 36", Room: Kitchen</u>	1.00	Each	\$1,173.64	\$1,173.64
<u>58)/[62] TL223 - VAN ILO VSB - Adds a Drawer To Each Side of The False Drawer Front (36", 39, 42", 48", 54", 60") Cabinets with 2 sink layout may required addition of TL003 option also. Style/Size: TL - 48", Room: Opt Master Stargaze Bathroom</u>	2.00	Each	\$430.40	\$860.80
<u>59)/[63] TL224 - Vanity Combo ILO VSB- Adds Drawers to One Side of Door on Available Sized Cabinets 42" and Smaller or Drawers to Both Sides to 54" or 60" cabinets. (TL-1 Small over 2 Large Drawers) Must specify drawers Right or Left of door on: VSDB30/33/36/42 BKBUTT On: VSDB54/60 BKBUTT. Style/Size: TL-54"-Centered Sink-3 Drawers Ea Side (2 BUTT Doo, Room: Bath 3</u>	1.00	Each	\$869.60	\$869.60
<u>57)/[61] TL226 - Vanity 3 or 4 Drawer Base - Reduced Depth DB27/30/33/36 RD21 (3 Drawers stacked -top small over 2 large) or 2 standard top over 2 large drawers) Style/Size: 30", Room: Opt Master Stargaze Bathroom</u>	1.00	Each	\$1,651.80	\$1,651.80
<u>62)/[67] TL226 - Vanity 3 or 4 Drawer Base - Reduced Depth DB27/30/33/36 RD21 (3 Drawers stacked -top small over 2 large) or 2 standard top over 2 large drawers) Style/Size: 33", Room: Bath 4</u>	1.00	Each	\$1,651.80	\$1,651.80

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BJP
Co-Buyer Initial

OPTIONS AND UPGRADES AGREEMENT

Lot No.: 000008 Swing: Right Add. No/Date: 4/[4] 19-Mar-2026 C/O Type: INI
 Address: 3038 Eagles Flight Pl Purchaser: Michael Eugene Davis
Brandon, FLORIDA 33511 Phone Business: _____ Home: _____
 Subdivision: Barrington Preserve 70s Name On Title: _____
 Model/Elev: 4.29 - Cedar Key Grande II Contract Date: February 03, 2026
 Reference: DESIGN SELECTIONS

In Contract: Cash: Finance:

Co-Buyers: Beverly Jean Pfister

	Qty	U. of M.	Unit Price	Total
<u>56)/[60] TLCM8 - *Included Crown Molding</u> Style: TL - CM8 Crown Molding, Room: Opt Master Stargaze Bathroom	1.00	Lump Sum		\$0.00
<u>124)/[139] TLCM8 - *Included Crown Molding</u> Style: TL - CM8 Crown Molding, Room: Laundry	1.00	Lump Sum		\$0.00
<u>133)/[149] TLCM8 - *Included Crown Molding</u> Style: TL - CM8 Crown Molding, Room: Owners Entry	1.00	Lump Sum		\$0.00
<u>157)/[173] TRIM1112 - Level 3 Entry Door - Double 8-0 NON-IMPACT</u> Style: Trident Full Glass with Black Patina Caming, Room: Foyer	1.00	Each	\$6,568.80	\$6,568.80
<u>158)/[174] TRIM2101 - *Included Entry and Interior Door Hardware</u> Package Interior of Entry Door is Accent Lever in Satin Nickel Entry Style/Finish: Plymouth - Satin Nickel, Interior Style/Color: Seville Lever - Satin Nickel, Room: Whole House - Under Roof	1.00	Lump Sum		\$0.00
<u>156)/[172] TRIM4000 - *Included Level 1 - Interior Doors - Hollow Core</u> **6 Panel Wood Grain Style: 6-Panel Wood Grain, Room: Whole House - Under Roof	1.00	Lump Sum		\$0.00
<u>160)/[176] TRIM6000 - Traditional 5 1/4" Painted Crown Molding</u> **Priced per L.F. Room: Dining Room	64.00	Linear Foot	\$11.60	\$742.40
<u>161)/[177] TRIM6000 - Traditional 5 1/4" Painted Crown Molding</u> **Priced per L.F. Room: Grand Room	144.00	Linear Foot	\$11.60	\$1,670.40
<u>162)/[178] TRIM6000 - Traditional 5 1/4" Painted Crown Molding</u> **Priced per L.F. Room: Owners Retreat	80.00	Linear Foot	\$11.60	\$928.00

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	Qty	U. of M.	Unit Price	Total
159)/[175] TRIM7110 - Stair Railing - Coastal Spindles & Newell Post **First Floor to First Landing Room: Stairs	1.00	Linear Foot	\$1,260.00	\$1,260.00
74)/[83] WSEM0420 - Optional Stargaze Relaxation Master Bath Frameless Shower Enclosure with Clear 3/8" Glass on 42" Kneewall. Total Height to 78" AFF. Finish: Brushed Nickel, Room: Opt Master Stargaze Bathroom	1.00	Lump Sum	\$1,250.00	\$1,250.00
84)/[93] WSES0160 - Frameless Shower Enclosure Bath 2 with Included Shower (**Bypass or Swing Door Per Plan) - 3/8" Clear Glass. Total Height to 78" AFF. **Only applies to plans with included shower in secondary bath Finish: Brushed Nickel, Room: Bath 2	1.00	Lump Sum	\$980.00	\$980.00
25)/[26] WTBS00041 - Tile Backsplash - Level 3 - Tile Pattern Selected Separately *When added as decorative accent tile in bathroom quantity will need to be calculated. Style-Color-Grout: Mod Pursuit 1x3 Herr TG20H 151 White Mix 910 Brigh, Orientation: Horizontal, Room: Ext Kitchen	13.00	Square Feet	\$95.50	\$1,241.50
26)/[27] WTBS00041 - Tile Backsplash - Level 3 - Tile Pattern Selected Separately *When added as decorative accent tile in bathroom quantity will need to be calculated. Style-Color-Grout: Mod Pursuit 1x3 Herr TG20H 151 White Mix 910 Brigh, Orientation: Horizontal, Room: Kitchen	64.00	Square Feet	\$95.50	\$6,112.00
35)/[37] WTBS0014 - Tile Backsplash to Ceiling at Hood - Level 3 Room: Kitchen	20.00	Square Feet	\$95.50	\$1,910.00

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 Reference: DESIGN SELECTIONS
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	<u>Qty</u>	<u>U. of M.</u>	<u>Unit Price</u>	<u>Total</u>
<u>36)/[38] WTBS0020 - Included Finished Edge for Optional Tile Backsplash</u> Style-Color-Grout: Metal Edge Schluter Jolly-Brushed Nickel, Orientation: See Tile Selection, Room: Ext Kitchen	13.00	Square Feet		\$0.00
<u>37)/[39] WTBS0020 - Included Finished Edge for Optional Tile Backsplash</u> Style-Color-Grout: Metal Edge Schluter Jolly-Brushed Nickel, Orientation: See Tile Selection, Room: Kitchen	64.00	Square Feet		\$0.00
<u>76)/[85] WTFL0001 - *Included Shower Floor Tile - Level 1</u> Style-Size-Color: Baker Blvd TG08G 2x2 100 White 910 Bright White, Room: Bath 2	20.00	Square Feet		\$0.00
<u>70)/[75] WTFL0005 - Shower Floor Tile - Level 5</u> Style-Size-Color: River Rock Sliced TGL64 155 Vitality Mica 939 Mist, Room: Opt Master Stargaze Bathroom	44.00	Square Feet	\$46.40	\$2,041.60
<u>77)/[86] WTWL0001 - *Included Wall Tile Level 1-Select Tile Pattern Separate</u> Style-Size-Color: Baker Blvd TG74F 8x16 100 White 910 Bright White, Tile Orientation: Horizontal, Room: Bath 2	120.00	Square Feet		\$0.00
<u>139)/[155] WTWL0002 - Wall Tile Level 2 - Select Tile Pattern Separately</u> Style-Size-Color: Milan TGK08 13x13 100 Cream 909 Sterling, Tile Orientation: Not Applicable, Room: Bath 4	69.00	Square Feet	\$4.50	\$310.50
<u>79)/[88] WTWL0007 - Wall Tile to Ceiling - Level 1-See WALL TILE SELECTION</u> Tile Pattern Selected Separately Room: Bath 2	48.00	Square Feet	\$7.10	\$340.80

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Brandon, FLORIDA 33511 Phone Business: _____ Home: _____
 Subdivision: Barrington Preserve 70s Name On Title: _____
 Model/Elev: 4.29 - Cedar Key Grande II Contract Date: February 03, 2026
 Reference: DESIGN SELECTIONS

In Contract: Cash: Finance:

Co-Buyers: Beverly Jean Pfister

	<u>Qty</u>	<u>U. of M.</u>	<u>Unit Price</u>	<u>Total</u>
<u>95)/[104] WTWL0007.1 - Wall Tile Level 7</u> Tile size 12X24 or Thomas Ave Wave 4x16 PATTERN CANNOT BE ADDED Style-Size-Color: Duet Polished TG73J 12x24 900 Black 950 Jet Black, Tile Orientation: Horizontal, Room: Bath 3	69.00	Square Feet	\$14.30	\$986.70
<u>67)/[72] WTWL0007.1 - Wall Tile Level 7</u> Tile size 12X24 or Thomas Ave Wave 4x16 PATTERN CANNOT BE ADDED Style-Size-Color: Terranova TG35J 12x24 500 Stone 908 Dove Gray, Tile Orientation: Horizontal, Room: Opt Master Stargaze Bathroom	148.00	Square Feet	\$14.30	\$2,116.40
<u>140)/[156] WTWL0008 - Wall Tile to Ceiling - Level 2-See WALL TILE SELECTION</u> Tile Pattern Selected Separately Room: Bath 4	25.00	Square Feet	\$8.90	\$222.50
<u>97)/[106] WTWL0013 - Wall Tile to Ceiling - Level 7 PATTERN CANNOT BE ADDED-See WALL TILE SELECTION</u> Room: Bath 3	37.00	Square Feet	\$20.45	\$756.65
<u>69)/[74] WTWL0013 - Wall Tile to Ceiling - Level 7 PATTERN CANNOT BE ADDED-See WALL TILE SELECTION</u> Room: Opt Master Stargaze Bathroom	52.00	Square Feet	\$20.45	\$1,063.40
<u>68)/[73] WTWL0020 - Finished Edge for Optional Wall Tile</u> Style-Size-Color: Metal Edge Schluter Jolly-Brushed Nickel, Tile Orientation: See Tile Selection, Room: Opt Master Stargaze Bathroom	1.00	Lump Sum		\$0.00
<u>96)/[105] WTWL0020 - Finished Edge for Optional Wall Tile</u> Style-Size-Color: Metal Edge Schluter Jolly-Brushed Graphite, Tile Orientation: See Tile Selection, Room: Bath 3	1.00	Lump Sum		\$0.00

MED
Buyer Initial

BJP
Co-Buyer Initial

OPTIONS AND UPGRADES AGREEMENT

Lot No.: 000008 **Swing:** Right **Add. No/Date:** 4/[4] 19-Mar-2026 **C/O Type:** INI
Address: 3038 Eagles Flight Pl
Brandon, FLORIDA 33511 **Purchaser:** Michael Eugene Davis
Subdivision: Barrington Preserve 70s **Phone Business:** _____ **Home:** _____
Model/Elev: 4.29 - Cedar Key Grande II **Name On Title:** _____
Reference: DESIGN SELECTIONS **Contract Date:** February 03, 2026
In Contract: **Cash:** **Finance:**
Co-Buyers: Beverly Jean Pfister

	<u>Qty</u>	<u>U. of M.</u>	<u>Unit Price</u>	<u>Total</u>
<u>78)/[87] WTWL0020 - Finished Edge for Optional Wall Tile</u> Style-Size-Color: Metal Edge Schluter Jolly-Brushed Nickel, Tile Orientation: See Tile Selection, Room: Bath 2	1.00	Lump Sum		\$0.00
<u>138)/[154] WTWL0020 - Finished Edge for Optional Wall Tile</u> Style-Size-Color: Metal Edge Schluter Jolly-Brushed Nickel, Tile Orientation: See Tile Selection, Room: Bath 4	1.00	Lump Sum		\$0.00
			Sub Total	\$112,660.99
			LCO Fees	\$0.00
			Incentives	\$0.00
			Discounts	\$0.00
			Taxes	\$0.00
			Total Addendum No 4/[4]	\$112,660.99
			Total	\$1,312,274.99
			Pending Addendums	\$3,385.00
			Total Projected Sale	\$1,315,659.99

Michael Eugene Davis Date

Homes by WestBay, LLC Date

Beverly Jean Pfister 3/20/26
Beverly Jean Pfister Date

MED
Buyer Initial

BJ P
Co-Buyer Initial

OPTIONS AND UPGRADES AGREEMENT

Lot No.: 000008 Swing: Right Add. No/Date: 5/[5] 20-Mar-2026 C/O Type: INI
 Address: 3038 Eagles Flight Pl Purchaser: Michael Eugene Davis
Brandon, FLORIDA 33511 Phone Business: _____ Home: _____
 Subdivision: Barrington Preserve 70s Name On Title: _____
 Model/Elev: 4.29 - Cedar Key Grande II Contract Date: February 03, 2026
 Reference: SECURE PRO
 In Contract: Cash: Finance:
 Co-Buyers: Beverly Jean Pfister

	Qty	U. of M.	Unit Price	Total
Total Previous Approved				\$1,312,274.99
1)/[1] CUST0000 - Modification Request KS- SEE SECURE PRO BUILDER OPTIONS AND FLOORPLANS DATED 3/19/2026	3085.00	Lump Sum	\$1.00	\$3,085.00
2)/[2] ELOT0002 - Outlet - Add Standard Interior 110V Dual Wall Outlet SEE SECURE PRO FLOORPLANS FOR LOCATIONS	3.00	Each	\$100.00	\$300.00
Sub Total				\$3,385.00
LCO Fees				\$0.00
Incentives				\$0.00
Discounts				\$0.00
Taxes				\$0.00
Total Addendum No 5/[5]				\$3,385.00
Total				\$1,315,659.99
Pending Addendums				\$0.00
Total Projected Sale				\$1,315,659.99

Michael Eugene Davis Date

Homes by WestBay, LLC Date

Beverly Jean Pfister Date

MBD
Buyer Initial

BJP
Co-Buyer Initial



IMPORTANT POLICY INFORMATION

WED/BP

I acknowledge that the Design Consultant from the Homes by WestBay Design Studio assisted in the selections for my new home. However, the choices I have made are mine. My signature releases the Design Consultant and Homes by WestBay, LLC from any liability of responsibility for my choices.

WED/BP

I have reviewed my personal selections item by item. I understand that I am responsible for the accuracy of these selections, and to the best of my knowledge all the items appear on my Options and Upgrades Agreement. Any optional items discussed and/or drawings provided but not included on an Options and Upgrades Agreement will not be installed in the home.

WED/BP

Homes by WestBay, LLC and their suppliers strive to keep only current selections in the Homes by WestBay Design Studio. However, products may become discontinued and backordered without notice. If an optional item is discontinued or backordered, a reselection will be necessary within three (3) days of notification as to not delay the completion of your home. If buyer fails to reselect within the applicable timeframe, Seller shall have the right to select and install a comparable replacement.

WED/BP

Due to the nature of the industry, color samples may vary from the actual production runs of the finished products. Products may look different in larger quantities compared to the small samples that are available in the Design Studio. Coordinating pieces of tile, such as wall tile, backsplash and various trim pieces will exhibit variations in color, texture, and pattern. Homes by WestBay, LLC and its product suppliers and installers cannot be held responsible for dye lot variations.

WED/BP

The properties of paint are greatly affected by light. Colors may change in intensity and appear lighter / darker depending on the surface that is painted and the surrounding finishes, like carpet, tile, quartz, and the stage of construction. The same color will look different on the wall vs ceiling.

WED/BP

Quartz is a manmade material manufactured from natural resources and will have variations in color, veining, and surface texture. The samples shown and the slab material for your home may have variations due to being manufactured at different times in varying locations. These differences may cause inconsistencies in pattern and the appearance of imperfections when a quartz slab is positioned for optimum use as a countertop. Homes by WestBay, LLC cannot be held responsible for these variations. Countertop slabs are available in limited sizes. If a large enough slab is not available a reduced overhang or seam may be required.

WED/BP

Wood is a natural product, the absorption and effect of stains, paints and other applied finishes can vary according to the tree, the species, the age, or weather conditions during application. Wood products including - but not limited to - cabinetry, staircase newel posts, handrails, assorted trim, and molding selections - may exhibit variations in color, texture, grain profile and other aspects. Wood products may also have finger joint seams on longer runs. Homes by WestBay, LLC and its product suppliers and installers cannot be held responsible for these variations.

WED/BP

Cabinet drawings are approximate and slight adjustments to the cabinets may be required after field measure. Seams are a necessary component at cabinet boxes and at door/drawer joints. These seams may be more noticeable depending upon the paint or finish color and is considered acceptable. Vanities larger than 110" may require a seam at the mirror.

WED/BP

Our system represents a unitized quantity for many products. This quantity does not represent the exact square footage of the area. Our vendors charge by the room and take into consideration waste, breakage, dye lot variability, specific material type, as well as other factors that contribute to the quantity needed to properly install a specific area. Tile under cabinets is at the discretion of your construction manager and is dictated by the cabinet installation schedule and your closing date. Credits are not issued for material not used.

Beverly J Pfister 3/20/2026
Buyer Date

M J Davis 3/20/2026
Buyer Date

Kathy Scott 3/20/2026
Homes by WestBay, LLC, Design Consultant Date

Homes by WestBay, LLC, Appt. Reviewer Date



TILE - IMPORTANT PRODUCT INFORMATION

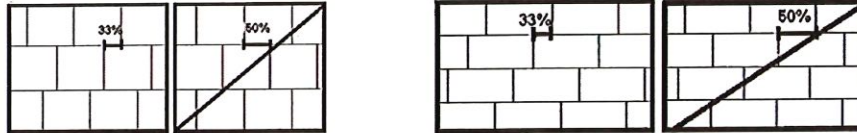
TILE LIPPAGE

Tile lippage is the difference in height between the edges of two adjacent flooring tiles. Extreme lippage may not only affect the aesthetics of your flooring, it is a potential tripping hazard. The height difference or perception of height difference is influenced by many factors, such as:

- The allowable thickness variation of the tile.
- The allowable warpage of the tile.
- The spacing of each tile.
- Angle of natural or artificial light accentuating otherwise acceptable variance in tiles.
- Highly reflective surfaces of tile accentuating otherwise acceptable variance.

Our goal is to have your tile floor to be as level as possible. However, very little in the world is perfect, and lippage does occur. The American National Standards Institute has developed a guideline that outlines the amount of acceptable lippage for various materials and circumstances. They strongly recommend against 50% offset with the grout joint centered on the adjacent tile for tiles 18" or larger. This exacerbates lippage issues since you are placing the two low points of two tiles next to the high point of the adjacent tile. Grout joints narrower than approximately 1/4" can also lead to more noticeable lippage, even when within acceptable limits. For brick joint patterns utilizing tiles (square or rectangle) where the side being offset is greater than 18" nominal dimension, the brick joint offset will be a maximum of 33%.

Anything greater than this will void the manufacturer and Homes by WestBay warranty for flooring.



GROUT LINES

Each tile will vary slightly in size. Grout must adjust for these slight differences in size. There will be some variation in the width of the grout joint. Generally, it is advisable to use a grout joint at least two times the average difference between the largest tiles and the smallest tiles. A smaller joint will exacerbate the differences between tiles as the human eye can readily see very small differences as a percentage of the total grout joint. A narrower grout line can appear to look irregular and may cause a proper tile installation to look poorly installed. Grout is used to adjust for differences in the following:

- Variations in the size of the tile. It is not uncommon for some manufacturers to ship tile with a slight difference between the largest and smallest tiles in a box.
- Changes in the plane of the substrate.
- Changes in the thickness of the tile.
- Variations in the rustic profile of the tile.

FLOOR GROUT LINE WIDTHS –

- Our standard floor tile grout line is approximately 1/4".

WALL/BACKSPLASH GROUT LINE WIDTHS –

- Our STANDARD INCLUDED wall tile requires a 1/8" wide grout line with a color coordinated non-sanded grout per manufacturer's specification.
- All other wall tiles will have a grout width of 3/16" using sanded grout unless manufacturer's specifications requires otherwise.
- Product on backing material has predetermined grout line widths. These will vary by product.

Floor Threshold - Required where 2 different tiles intersect. Tile or Solid Surface **If Tile Buyer acknowledges adjoining grouts may blend and adjacent tile heights may vary from floor tile threshold / border.

ME Davis 3/20/2026
 Buyer Date

Kerry Smith 3/20/2026
 Homes by WestBay, LLC, Design Consultant Date

Beverly Pfister 3/20/2026
 Buyer Date

 Homes by WestBay, LLC, Managerial Review Date

HOMEOWNER CARE & MAINTENANCE



JOB #: BAR70 000008 Page ____ of ____
DAVIS PFISTER (CEDAR KEY GRANDE II 4.29,TUS)
Address: 3038 EAGLES FLIGHT PLACE
Sign MZI [Signature]
Sign Dakery Pfister
Date 3/26/26

Floorté®, Shaw's design-minded luxury vinyl flooring collection, features embossed-in-register and high-definition printing for an authentic wood or stone visual. Floorté comes with a waterproof, pet-proof, worry-proof promise and is built to withstand the pressure of daily wear and tear. Follow these guidelines to keep your Floorté flooring looking beautiful for years to come.

Preventive Maintenance:

- Always protect floors when moving heavy objects to prevent permanent scratches and tears.
- Use appropriate floor protectors or heavy duty felt protectors under tables, chairs, and any other heavy home furnishing.
- Door mats should be used at all entrances to absorb soil and moisture. If mats are placed directly on top of resilient flooring, use mats without latex or rubber backings to avoid possible discoloration.
- Avoid exposure to direct sunlight for prolonged periods by using drapes or blinds.

Routine Maintenance:

- Daily removal of dirt and dust is important to prevent particles from abrading the surface of resilient floors. Sweeping, dust mopping, and vacuuming are recommendations to remove soil particles that can result in scratches and worn appearances. **Do not** use vacuums with rotating beater bars on hard surfaces.
- Periodic wet cleaning will be necessary to help maintain the floor's appearance. Always pre-vacuum or dust mop before any type of wet cleaning. Appropriate vinyl floor cleaning equipment and agents (neutral pH cleaners) are recommended. **Do not** use abrasive cleaners or cleaning agents that leave dull residues on the surface of the floors.
- Follow the cleaning manufacturer's instructions for damp mopping and application. If rinsing is necessary, use clean water and expedite drying with fans.
- **Do not** use Mop n Glo, Orange Glo or Quick Shine on the flooring. These products will cause a splotchy appearance on the surface of the floor.
- **Do not** use Mr. Clean Magic Eraser products as they will scratch or dull the floor surface.
- **Do not** use steam mops on your resilient flooring. Steam mops can cause damage to the surface of the resilient plank.

Spot and Spill Removal:

- Absorb wet spills as quickly as possible by blotting with white paper or cloth towels. Rinse with water if necessary and blot dry.
- Dried spots should be removed by gentle agitation and rinsed with water. Blot dry.
- Use Shaw's R2X Hard Surface cleaning products or neutral pH products formulated for vinyl floor cleaning. **Do not** use detergents or abrasive cleaners since these products can leave a dull residue.
- Use rubbing alcohol (isopropyl alcohol) with a clean white cloth for spots requiring a solvent-type cleaner that water and cleaning agents cannot remove.
- **Do not** use vinegar as a cleaning agent on Shaw resilient products.
- Please note that some stain conditions may become permanent. Contact Shaw at 800-441-7429 or shawfloors.com/customer-care/contactus for additional assistance.

JOB #: BAR70 000008 Page ____ of ____
DAVIS PFISTER (CEDAR KEY GRANDE II 4.29,TUS)
Address: 3038 EAGLES FLIGHT PLACE

Sign _____
Sign _____ *See below*
Date _____

MAPLE CABINETRY

what to expect

Maple is an extremely hard wood with a fine, smooth, even texture. Its color ranges from a light to cream-colored sapwood. Although it has a uniform straight grain, it may exhibit wavy, curly, bird's eye or burl graining. Maple is one of the most popular choices for cabinetry due to its durability and natural luster.

NATURAL FACTORS

The following characteristics are natural and are not considered defects:

- » Naturally occurring color, grain and texture differences
- » Color deviations, even within the same section of wood
- » Differences between open- and closed-grain areas
- » Visible mineral streaks and worm tracking

Just as wood naturally expands and contracts, so do door joints. Periodically, you may see hairline cracks in the finish surface at the joints. These are normal and do not affect the integrity of the door.

CARE & CLEANING

While our laminate, painting and wood finishing processes promote durability, care should be taken to preserve the original factory finish:

- » Wipe up spills immediately
- » Use mild soaps only
- » Be sure to read all cabinet care guidelines and cleaning product instructions carefully

ENVIRONMENTAL FACTORS

Cabinetry added at a later date may not match the original cabinets installed. This may be due to:

- » Exposure to sunlight, smoke and chemicals
- » Change in door samples or displays due to age (they may no longer be a true color representation)

Because of environmental factors, Timberlake is not responsible for texture differences or color and wood grain variations in wood or laminate materials used in your cabinets.

M. Davis

Customer Signature

3/20/2026

Date

Beverly J Pfister

Customer Signature

3/20/2026

Date

JOB #: BAR70 000008 Page ____ of ____
DAVIS PFISTER (CEDAR KEY GRANDE II 4.29,TUS)
Address: 3038 EAGLES FLIGHT PLACE

Sign _____

Sign _____

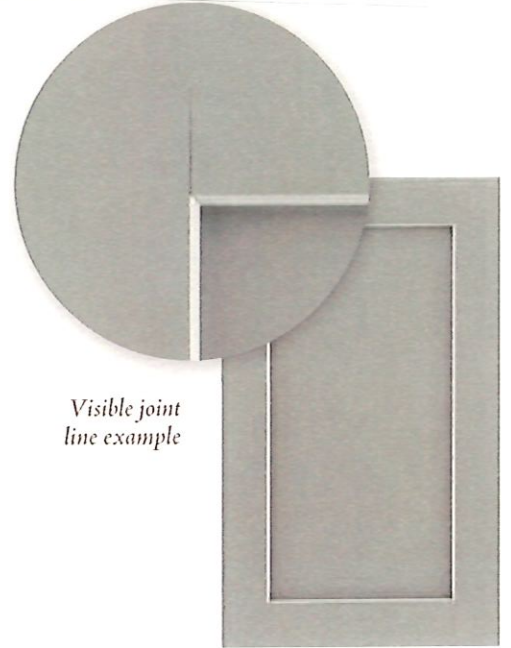
Date _____

See below

PAINTED CABINETRY

what to expect

Painted finishes combine hardwoods and engineered materials to achieve a product with superior stability, consistency, coverage and durability. These finishes yield radiant painted cabinetry leaving natural wood grains less evident. Visible joint lines may appear due to the natural expansion and contraction of wood.



Visible joint line example

NATURAL FACTORS

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- » Color deviations, even within the same section of wood
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Because of environmental factors, Timberlake is not responsible for texture differences or color and wood grain variations in wood or laminate materials used in your cabinets.

Beverly J. Pfister

Customer Signature

3/20/2026

Date

M. J. Davis

Customer Signature

3/20/2026

Date

Homes by WestBay Available Investm

DAVIS PFISTER (CEDAR KEY GRANDE II 4.29,TUS)

NOTE – OPTIONS ARE PLAN/COMMUNITY SPECIFIC Address: 3038 EAGLES FLIGHT PLACE

Appliances

- Appliance package – Gas / electric (Community Specific)
- Advantium oven
- Cooktop 30"/36", Rangetop 36"
- Dishwasher
- Microwave oven / hood
- Range
- Refrigerator - side by side, French door, counter depth, built-in
- Wall oven / French door wall oven
- Washer / dryer
- Wine refrigerator / beverage center
- Garbage disposal countertop air switch

Blinds, Window Coverings, Hurricane Shutters and Decorative Mirror Frames

- Decorative mirror frames
- Fauxwood 2" White
- Internal Blind between glass at exterior door
- Plantation shutters
- Hurricane shutters

Cabinets

- Cabinet styles
- Standard / Gourmet / Chef / Connoisseur / Epicurean
- Kitchen extension cabinets
- Kitchen "Ultra" island / island extension table... plan specific
- Glaze / Paint / Premium finish
- 3 or 4 drawer base ILO base cabinet
- Bump out/stagger up
- Cabinet Crown / Light rail molding
- Dovetail/ Cushion close drawers
- Cushion close doors
- Decorative door panels on Island and end cabinets
- Desk / vanity / small drawers
- Tilt out trays
- Glass doors
- Hardware options
- Laundry cabinets
- Pull out base cabinet - waste / pantry / tray / utensil
- Pullout shelves
- Refrigerator side panel(s) with 24" deep cabinet above
- Utility cabinets
- Valet (over toilet) cabinet
- Wine rack

Countertops

- Quartz
- Waterfall side(s)
- 3" Countertop bump out

Doors

- Den – Barn doors
- Den – Frosted glass at doors
- Exterior door hardware and finish
- Entry door / sidelights styles
- Glass pantry door
- Interior door hardware and finish
- Interior door styles / solid core

Interior / Exterior

- Epoxy garage floor
- Pavers / patterns - lanai / front porch / driveway/lead walk
- Decorative cultured stone & brick for interior walls
- Paint - wall / ceiling / trim
- Sound insulation at owner's retreat

Electrical and Lighting

- Bath vanity light fixtures
- Canless LED lights
- Ceiling fans / prewires
- Coach lights / prewires
- Dining room light fixture
- Cafe light fixtures
- Floodlights / Prewires
- Foyer light fixtures / prewires
- Garage door keyless entry / Add'l garage door opener
- Outlets-110V, 220V, dedicated outlets, ext. GFI's, soffit
- Pendant light fixtures / prewires
- Sconce fixtures / prewires
- Switches – dimmer / two-way / three way
- Under, over, in cabinet lighting fixtures / prewires

Flooring

- Carpet
- Carpet pad
- Floor tile transition
- Luxury vinyl plank / orientation
- Tile flooring
- Tile patterns-straight, off set, stagger, herringbone

Plumbing and Baths

- Comfort height toilet
- Faucets and finishes
- Bath sink faucets - 4", 8" spread, single hole
- Jetted tub in master bath, enameled steel in secondary baths
- Kitchen soap dispensers
- Laundry room sinks and faucets
- Pedestal bath sinks for powder baths
- Rain head at shower ceiling / ILO standard shower head
- Towel bars, toilet paper holders, towel rings, grab bars, robe hooks
- Shower enclosure / frame finish options
- Under mount sink options – kitchen / baths
- DemiLav sink and faucets
- Vessel sink and faucets
- Wet bar sink and faucets

Trim

- Ceiling beams - painted / stained (Plan Specific)
- Closet / Pantry wood shelving
- Melamine pantry shelving
- Painted wainscoting
- Painted crown molding
- Painted ship lap wall trim / ceiling
- Staircase - hand rail stain
- Staircase spindles - wood, iron / metal

Wall Tile

- Backsplash tile – kitchen, extensions, wet bar, bath
- Backsplash pattern – straight, brick, herringbone
- Ceramic corner shelf
- Shower seat – straight, corner
- Tile shower floors
- Wall tile-bathroom to ceiling
- Wall tile pattern-straight, brick

I have been made aware of all the above listed options and I have chosen to add or have declined adding them. This does not constitute a list of all possible options or in any way guarantees that I have been offered all available options. Failure to have been offered an option at time of selection session does not allow ability to add after selections have been completed and approved.

Beverly J Pfister 3/20/26
 Signature Date
M E J Davis 3/20/26
 Signature Date

Henry Scott 3/20/2026
 Design Consultant Signature Date



JOB #: **BAR70 000008** Page ____ of ____
DAVIS PFISTER (CEDAR KEY GRANDE II 4.29,TUS)
Address: **3038 EAGLES FLIGHT PLACE**
Sign Beverly J. Pfister
Sign METSON
Date 3/20/26

Homes by WestBay’s goal is to provide you with *exceptional* customer service. We strive for 5’s and anything less is unacceptable by Homes by WestBay standards.

We commit to do the following throughout your home enhancement experience:

- ✓ Offer a variety of dates and times in which to schedule your selections appointment that align with the provided time frame to make selections per policy guidelines.
- ✓ Invite you to a private preview appointment. Be available to answer questions at this appointment in order to help you prepare for your selections appointment.
- ✓ Offer a wide array of high-performing products aligned with today’s current design trends.
- ✓ Assist and guide you in making interior finish choices while considering your lifestyle needs and design preferences.
- ✓ Guide you through the design selection process from beginning to confirmation and finalization.

Katy Scott
Signature Design Consultant

3 / 20 / 2026
Date