



**REPLACEMENT COST VALUATION
FOR INSURANCE PURPOSES**



For:

**REEVES HOUSE OWNERS ASSOCIATION, INC.
401 E Robinson Street
Orlando, Florida 32801**



REPLACEMENT COST VALUATION REPORT FOR INSURANCE PURPOSES

SUBJECT PROPERTY: REEVES HOUSE OWNERS ASSOCIATION, INC.

MAIN ADDRESS:
401 E Robinson Street
Orlando, Florida 32801
FILE #: R-009143

CLIENT AND INTENDED USERS: The client into which a contract has been executed for the preparation of this replacement cost valuation report is REEVES HOUSE OWNERS ASSOCIATION, INC.. Intended users for this report include the client, the subject property owner/association, their property manager, and their insurance agents, underwriters, producers, and assignees.

SPECIAL CONSIDERATION FOR CITIZENS PROPERTY INSURANCE CORPORATION: This report meets the requirements of *New Appraisal Alternative (ATB #010-007 – June 1, 2007)*, *Clarification of Valuation Requirements (ATB #006-10 – July 14, 2010)*, and *New Resource for Appraisals and Alternative Valuation Requirements (AB 05.26.16 – May 26, 2016)*, and includes all criteria required by Citizens Property Insurance Corporation.

INTENDED USE: The intended use of this replacement cost valuation report is limited to determining the proper level of property insurance necessary to adequately reconstruct the specified buildings, structures, and features of the client's property in the event of a loss.

SCOPE OF WORK: The scope of this replacement cost valuation report is limited to the determination of current replacement and depreciated replacement costs for the specified buildings, structures, and features of the client's property. Land value, the market and income approaches to value, and the highest and best use for the property are not considered to be relevant for the intended use of this report and have not been considered.

PROPERTY CONSIDERED AND USE: The property considered and included in this report, as specified by the client is one condominium building and specified common amenities. Current use is residential;recreational;specified common elements. The common amenities and elements included in this report are listed on the attached summary of costs and / or amenities listing, if applicable. Prestar, LLC is not responsible for items not specified by the client or included in this report. It is the responsibility of the client to verify that all items desired have been included in this report, and to notify Prestar, LLC immediately if any items are missing from this report. Highest and best use of this property has not been considered or determined.

METHODS AND TECHNIQUES: The primary method utilized to determine estimated replacement costs in the preparation of this report is the CoreLogic system (formerly known as Marshall & Swift/Boeckh Commercial Building Valuation System), as well as the observations of field inspectors, research performed by staff members, and the preparer's knowledge and experience. If the client is a condominium association, the cost of all personal property within the units or limited common elements, floor, wall, and ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets and countertops, and window treatments, including curtains, drapes, blinds, hardware, and similar window treatment components has been excluded, pursuant to Florida Statute 718.111(11)(b)3. If the subject property is a townhome or homeowner's association, these residential unit items have also been excluded, along with individual unit HVAC costs, unless the client has specifically requested that these items be included.

DEFINITIONS:

Replacement cost- is the cost to construct or replace, at one time, an entire building, structure, or improvement of equal quality and utility as of the effective date of the replacement cost valuation. Modern materials and current methods, designs, and layouts are used for replacement. Replacement cost does not take into consideration improvements necessary to conform to changed building codes, demolition, debris removal, site accessibility or site work, reuse of building components or services, overtime, bonuses for labor, soft costs, extraordinary fees, premiums for materials, or other contingencies. For insurance purposes, the prices used for labor, materials, overhead, profit, and fees are those in effect immediately prior to the loss.

Insurance exclusions- Certain items of insured property are either not insured or are specifically excluded from coverage, depending on the particular terms of an insurance policy. The exclusions included in this report are basement excavation; below grade foundations; and underground piping.

Excluded replacement cost (also known as insurable replacement cost)- is the estimated replacement cost of the building less insurance exclusions.

Depreciation- is a lessening in value or worth of a building caused by wear and tear from use, structural defects, building service deficiencies and exposure to elements. Two items are taken into account when determining normal depreciation: effective age and building condition.

Effective age- is the number of years of apparent age, sometimes determined by deducting the estimated remaining life from normal life. Remodeling, renovating, and maintaining the building can reduce effective age. The effective age, not the actual age, is used in combination with the building condition to estimate an appropriate amount of depreciation. Actual age is the number of years between the date the building was constructed and the inspection date.

Depreciated replacement cost- is the estimated replacement cost of the building less insurance exclusions and depreciation.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The preparer's certification in this report is subject to the following assumptions and limiting conditions:

1. The preparer and/or Prestar, LLC will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this replacement cost valuation. The preparer assumes that the title is good and marketable and will not render any opinions about the title.

2. The preparer has reviewed the sketch(es) in this replacement cost valuation report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the preparer's determination of its size.

3. The preparer and others involved in the preparation of this report will not give testimony or appear in court because he or she made a replacement cost valuation of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

4. The preparer has reviewed in this replacement cost valuation report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this replacement cost valuation. Unless otherwise stated in this replacement cost valuation report, the preparer has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The preparer will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the preparer is not an expert in the field of environmental hazards, this replacement cost valuation report must not be considered as an environmental assessment of the property.

5. The preparer has based his or her replacement cost valuation report and estimated replacement cost conclusion subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

6. The conclusions presented in this report are estimates based on the data available or assembled by the preparer. These conclusions must be considered opinions and not facts.

7. The preparer has had to rely on various sources to accumulate data on construction materials and labors cost in the area in order to arrive at his or her estimate of the replacement cost for the subject property. The information obtained from these sources is considered to be reliable and correct but is not guaranteed. No liability is assumed as a result of inaccuracies or errors in such information or estimates, although all reasonable efforts have been made to confirm them.

8. Replacement cost conclusions in this report are based on the best available data available as of the effective date of this report. Replacement costs will typically increase during and after natural disasters, such as hurricanes and earthquakes, and will be affected by changing economic conditions and the availability of materials and labor, among other uncontrollable factors.

9. The acceptance of and/or use of this replacement cost valuation report constitutes acceptance of the above conditions.
10. Non-Observable Information Exclusion: In consideration of the acceptance of and/or use of this replacement cost valuation report, it is hereby understood and agreed that claims in connection with or arising out of information that is not observable or detectable without entering closed walls or digging below ground level are specifically excluded.

CERTIFICATION: We certify that, to the best of our knowledge and beliefs:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. That our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined replacement cost value or direction in replacement cost value that favors the cause of the client, the amount of the replacement cost value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this replacement cost valuation.
7. This replacement cost valuation report does not constitute a real estate appraisal, does not determine market value, and is not intended to be used for lending purposes.
8. A physical inspection of this property was performed on 05-30-2024.

Prestar LLC certifies that we have a minimum of ten (10) years' experience in the field of commercial property inspections, commercial risk assessment, and commercial property replacement cost evaluations.



Company Name: Prestar, LLC dba Prestar Services
Company Address: 1700 66th Street North, Suite 105
 St. Petersburg, FL 33710
Telephone Number: (727) 345-8400
Email Address: info@prestarservices.com



I, Rayhl Taber-Lang, of Prestar LLC, certify that I am qualified and have over ten (10) years' experience in the field of commercial property inspections, commercial risk assessment, and commercial replacement cost valuation.

Signature:
Date: 06-14-2024
Position / Licenses: Lead Reviewer / Appraisal Alternative Approved

**REEVES HOUSE OWNERS ASSOCIATION, INC.
BUILDING SCHEDULE**

BLDG #	STYLE	ADDRESS	# STORIES	# UNITS	NET SF	BALCONY / WALKWAY AREA	GROSS SF
1	A	401 E ROBINSON STREET	8	39	88,620.0	10,528.0	99,148.0
		TOTALS		39	88,620.0	10,528.0	99,148.0

**REEVES HOUSE OWNERS ASSOCIATION, INC.
SUMMARY OF ESTIMATED REPLACEMENT COSTS- STANDARD HAZARD
AS OF JUNE 14, 2024**

BLDG #	STYLE	REPLACEMENT COST	BELOW GROUND INSURANCE EXCLUSIONS	EXCLUDED (INSURABLE) REPLACEMENT COST	DEPRECIATED REPLACEMENT COST
1	A	12,919,726	241,440	12,678,286	10,926,618
BLDG TOTALS		12,919,726	241,440	12,678,286	10,926,618
OTHER TOTALS*		17,350	0	17,350	16,483
GRAND TOTALS		12,937,076	241,440	12,695,636	10,943,101

* See attached Amenities Listing for details if applicable.

Note: Due to the rounding of each individual building replacement cost, the totals may vary slightly from the sum of the shown individual replacement costs.

**REEVES HOUSE OWNERS ASSOCIATION, INC.
 COMBINED BUILDING SCHEDULE / SUMMARY OF COSTS- STANDARD HAZARD
 AS OF JUNE 14, 2024**

BLDG #	STYLE	ADDRESS	# STORIES	# UNITS	NET SF	TOTAL INSURABLE VALUE- STANDARD HAZARD
1	A	401 E ROBINSON STREET	8	39	88,620	12,678,286
BLDG TOTALS				39	88,620	12,678,286
OTHER TOTALS*						17,350
GRAND TOTALS						12,695,636

* See Amenities Listing for details if applicable.

Note: Due to the rounding of each individual building replacement cost, the totals may vary slightly from the sum of the shown individual replacement costs.

**REEVES HOUSE OWNERS ASSOCIATION, INC.
AMENITIES LISTING**

ITEM REQUESTED	LOCATION	DESCRIPTION	TOTAL COST
FENCING	PERIMETER	VINYL	10,850
IRRIGATION	PERIMETER	CONTROLS ONLY	600
LIGHTING	PARKING	METAL POLE W/ SINGLE FIXTURE	5,900
		TOTAL REQUESTED AMENITIES	17,350

**REEVES HOUSE OWNERS ASSOCIATION, INC.
BUILDING ITEMS LISTING
(INCLUDED IN BUILDING VALUES)**

BUILDING ITEM	LOCATION	DESCRIPTION	TOTAL COST
DECK	ROOFTOP RECREATION	PAVERS	87,650
EQUIPMENT	COMMON AREAS	CCTV SYSTEMS	16,750
EQUIPMENT	ENTRY	TELE-ENTRY SYSTEM	2,050
EQUIPMENT	ROOFTOP RECREATION	DRINKING FOUNTAIN	500
EQUIPMENT	ROOFTOP RECREATION	SHOWER STATION	350
EQUIPMENT	ROOFTOP RECREATION	SPA HEATER, ELECTRIC	4,200
FENCING / WALLS	ROOFTOP RECREATION	MASONRY	49,650
FENCING / WALLS	ROOFTOP RECREATION	MASONRY / METAL	45,150
FENCING / WALLS	ROOFTOP RECREATION	METAL	11,550
FOUNTAIN	FRONT	TILE W/ GLASS	18,450
GATES	PARKING AREA	AUTO, METAL (OVERHEAD, ROLL STYLE)	81,050
GENERATOR	PARKING AREA	30KW	28,300
MAILBOXES	LOBBY	WALL MOUNT	4,950
POOL	ROOFTOP RECREATION	IN-DECK W/ STANDARD EQUIPMENT	76,900
SPA	ROOFTOP RECREATION	IN-DECK, FIBERGLASS W/ STANDARD EQUIPMENT	11,800
		TOTAL ADDITIONAL BUILDING ITEMS	439,300

Inspection Information			
File Number:	R-009143	Site Contact:	Linda Doniero
Property Name:	Reeves House	Site Phone Number:	(407) 426-7012
Inspection Date:	05-30-2024	Date of Report:	06-14-2024
Report Information			
Insured Name:	REEVES HOUSE OWNERS ASSOCIATION, INC.	Property Address:	401 E Robinson Street Orlando Florida 32801
Type of Property:	Condominium, Res	Request Date	05-21-2024
Business Operations			
Insured is:	Building_Owner	Years in Operation:	39 Years 4 Months
Insured is a:	Corporation	Years at this Location:	39 Years
Occupancies / Exposures			
Building Occupancy Type(s):	Residential Condominiums	Commercial Total Number of Units:	0
Residential - Total Number of Units:	39	Approximate Square Feet of Commercial Space:	0
Approximate Owner-Occupied Units:	35	Explain Commercial Use:	None
Approximate Units Leased Long Term (≥ 12 Months):	4	Commercial Cooking Exposure:	No
Approximate Units Rented Short Term (< 12 Months):	0	Seasonal Business, If Yes Explain:	No
Approximate Vacant Units	0	Timeshare/Hotel/Motel Use:	No
Approximate Units for Sale:	1	Any Landmarks or Historical Buildings:	No.
Area Surroundings			
	Local Area Description:	Residential;Commercial / Mercantile	
North:	Paved road;Residential	East:	Other
South:	Paved road;Lake	West:	Paved road;Commercial

Construction			
Number of Buildings:	1	Number of Stories:	8
Year Built:	1985	Total Net Square Feet:	88,620
Construction Quality:	Average	Net Square Feet of Key Building:	88,620
Construction Class (ISO):	Fire Resistive (6)	Exterior Wall Construction:	Reinforced Masonry w/ Stucco
Mixed Construction (If Yes See Narrative):	No	Ceiling Covering:	Drywall
Interior Wall Covering:	Drywall	Common Area Floor Coverings:	Carpet;Tile
Floor Construction:	Reinforced Concrete	Roof System:	Built-Up Roof
Roof Geometry:	Flat Roof	Roof Pitch (Hipped/Gable):	N/A
Roof Structure:	Cast-in-Place or Pre-Cast Reinforced Concrete	Age of Roof Covering (Years):	New
Visible Roof Damage or Leaks:	No	Flashing/Drains/Gutters in Good Condition:	Yes
Elevator(s):	Yes	Porches/Decks:	Reinforced concrete;Pavers
If Yes, Number of Elevators and Condition:	2; Good	Balconies/Walkways:	Reinforced Concrete
Fireplaces:	Wood burning; Good	Balcony/Walkway/Porch Condition:	Good
Electrical			
Service Type:	Circuit Breakers	Date of Last Service or Upgrade to Electrical:	Varies
Date Last Rewired:	1985	Age of Wiring:	39 Years
Plumbing			
Type of Plumbing:	PVC;Copper	Date of Last Services or Upgrade to Plumbing:	Varies
Evidence of Leaks:	No		
HVAC			
Type of Heating:	Individual	Is Heating Enclosed:	No
Type of Air Conditioning:	Individual	If Enclosed, Is Heating Vented:	N/A
HVAC Fuel:	Electric	Date of Last Service or Upgrade to HVAC:	Varies

Protections			
Adequate Number of Fire Extinguishers:	Yes	Are Fire Extinguishers Properly Tagged:	Yes
Fire Alarms:	Local;Central Station	Fire Alarms - How Often Tested:	Annual
Smoke Detectors:	Hardwired;Battery	Manual Pull Stations:	Yes
Fire Sprinkler System:	Wet System	Sprinklers - How Often Tested:	Annual
Standpipes:	Yes	Areas Covered by Sprinkler System:	100%
Fire Department:	Paid	Distance to Fire Department:	Less than Two Miles
Distance to Fire Department:	Average	Security Systems:	None
Security Guards:	None	Guard Hours:	N/A
Gated Community/Secure Building:	Keyed;Electric	Gate Hours:	24/7
ISO Public Fire Protection Class (1-10):	1	Generator:	Yes
Wind Protections			
Miles to Tidal Water:	42.0	Wood Roof:	N/A
Roof Anchor:	Rebar/Integrally Attached	Tie Downs Were Verified:	N/A
Roof Parapets:	Yes	Roof Parapets Height (Inches):	24
Cladding System:	Reinforced Masonry	Basement:	No Basement
Grade Floor Design:	Fully enclosed	Contents Vulnerability:	Average
Impact Resistant Windows/Doors?	Yes	Hurricane Shutters:	No
Procedures for Unprotected Openings:	Yes	Doors and Windows Appear Properly Sealed:	Yes
Equipment on Roof:	Secure	Equipment on Walls:	None
Special Hazards			
Wet or Dry Rot:	None	Insect Infestation:	None
Repeated Water Damage:	None	Settling or Cracking:	None
Rusted Rebar:	None	Housekeeping Rating:	Good
Maintenance Rating:	Good	Any existing damage (If yes, add pictures):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

5 Year Loss History

Loss 1 - Description: Building claim is pending

Loss 1 - Amount: 1,000,000

Loss 2 - Description: None noted or reported

Loss 2 - Amount: N/A

Narrative Comments

Construction:

The risk is a 8-story fire resistive building (Style A) constructed in 1985. The exterior walls are reinforced masonry with stucco. The floors are reinforced concrete. The roof is reinforced concrete with membrane covering replaced in 2024. The building is equipped with two elevators and has partial L1 parking. No overall upgrades to major systems were reported. Units are individually owned, and upgrades to interior electrical, plumbing, and HVAC systems vary per unit. The building and grounds appear to be well maintained.

Operations:

The insured operates a thirty-nine unit condominium building at this location. There is an additional association owned rental unit which is available to guests of the owners. There is a clubroom with residential style kitchen, fitness room, billiards room, storage area, rooftop recreation area with pool, spa and restrooms available to the residents.

Protections:

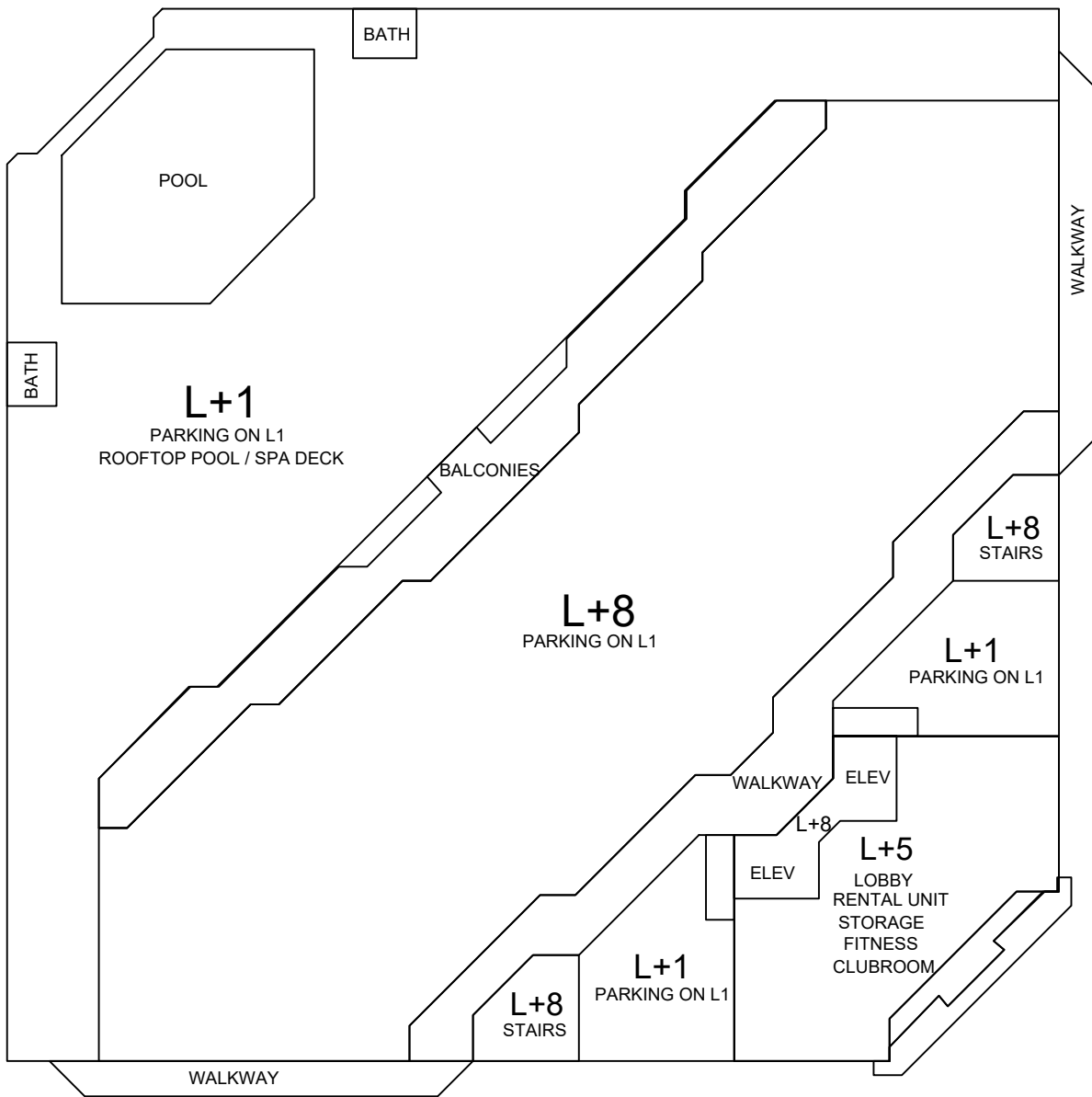
The building is 100% sprinklered; equipped with hardwired smoke detectors with battery backup, pull stations, local & central alarms, CCTV system, tele-entry system, standpipes, generator and properly inspected & tagged fire extinguishers. The building is secure with keyed and electronic access 24/7. A fire station and adequate fire hydrants are located within close proximity.

Hazards:

No unusual hazards were noted.

Prior Losses:

\$1,000,000 building claim is currently pending.



STYLE A



Valuation Detailed Report

6/14/2024

VALUATION

Valuation Number:	R-009143	Effective Date:	06/14/2024
Value Basis:	Reconstruction	Expiration Date:	06/14/2025
		Cost as of:	05/2024
		Valuation Modified Date:	06/14/2024

BUSINESS

Reeves House Owners Assn Inc
 401 E Robinson Street
 Orlando, FL 32801 USA

LOCATION 1 - Reeves House Owners Assn Inc

Reeves House Owners Assn Inc
 401 E Robinson Street
 Orlando, FL 32801 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	2 - Moderate Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - STYLE A

Section1

SUPERSTRUCTURE

Occupancy:	68% Condominium, w/o Interior Finishes	Story Height:	9 ft.
	23% Parking on First Level		10 ft.
	5% Utility Building, Light Commercial		10 ft.
	4% Clubhouse/Recreation Building		9 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	8
Gross Floor Area:	88,620 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:			

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

The commercial contents values CoreLogic publishes in this report are estimates only and should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

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Valuation Detailed Report

Policy Number: R-009143

6/14/2024

Adjustments

Depreciation:	15%	Condition:	Good
	Effective Age: 18 years		
Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
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SUPERSTRUCTURE

Site Preparation				\$8,771
Foundations			\$67,808	\$45,137
Exterior			\$4,664,200	
Exterior Wall	25% Stucco on Frame			
	75% Stucco on Masonry			
Roof			\$365,013	
Material	37% Built-Up, Smooth			
Pitch	100% Flat			
Interior			\$1,997,538	
Mechanicals			\$3,714,796	\$187,532
Heating	72% Forced Warm Air			
Cooling	72% Forced Cool Air			
Fire Protection	100% Sprinkler System			
	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Elevators	2 Passenger			
Built-ins			\$868,433	
SUBTOTAL RC			\$11,677,786	\$241,440
Depreciated Cost (86%)			\$9,926,118	\$205,224

ADDITIONS

Custom Items

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Valuation Detailed Report

Policy Number: R-009143

6/14/2024

Walkways / Balconies / Canopies				\$561,200	
Additional Building Items				\$439,300	
Total Additions				\$1,000,500	
TOTAL RC Section1				\$12,678,286	\$241,440
TOTAL ACV				\$10,926,618	\$205,224
TOTAL RC BUILDING 1 STYLE A				\$12,678,286	\$241,440
TOTAL ACV				\$10,926,618	\$205,224
	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated	
LOCATION TOTAL, Location 1	\$12,678,286	88,620	\$143	\$10,926,618	
	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated	
VALUATION GRAND TOTAL	\$12,678,286	88,620	\$143	\$10,926,618	

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Valuation Detailed Report

EQUIPMENT REPORT

Policy Number: R-009143

6/14/2024

VALUATION

Valuation Number:	R-009143	Effective Date:	06/14/2024
Value Basis:	Reconstruction	Expiration Date:	06/14/2025
		Cost as of:	05/2024
		Valuation Modified Date:	06/14/2024

BUSINESS

Reeves House Owners Assn Inc
 401 E Robinson Street
 Orlando, FL 32801 USA

LOCATION 1 - Reeves House Owners Assn Inc

Reeves House Owners Assn Inc
 401 E Robinson Street
 Orlando, FL 32801 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 1, Section1		
Custom Items		
(1) Walkways / Balconies / Canopies	\$561,200	\$561,200
(1) Additional Building Items	\$439,300	\$439,300
LOCATION 1 - Reeves House Owners Assn Inc TOTAL	\$1,000,500	\$1,000,500
TOTAL	\$1,000,500	\$1,000,500

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Photos / Buildings



Front

Photos / Buildings



Side

Photos / Buildings



Side

Photos / Buildings



Rear

Photos / Buildings



L1 Parking

Photos / Buildings



Recreation Deck

Photos / Buildings



Roof Cover

Photos / Fire Protections



Fire Extinguisher

Photos / Fire Protections



Smoke Detector

Photos / Fire Protections



Pull Station and Alarm

Photos / Fire Protections



Alarm Panel

Photos / Fire Protections



Sprinkler Head

Photos / Fire Protections



Generator

Photos / Fire Protections



Standpipe

Photos / Fire Protections



CCTV

Photos / Fire Protections



Tele-Entry

Photos / Amenities



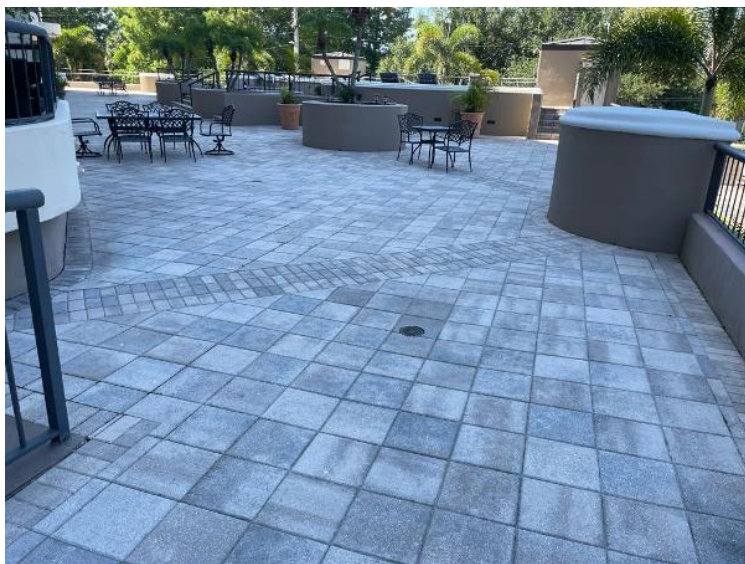
Pool

Photos / Amenities



Spa

Photos / Amenities



Deck

Photos / Amenities



Spa / Pool Heater

Photos / Amenities



Photos / Amenities



Lighting

Mailboxes

Photos / Amenities



Photos / Amenities



Signage

Irrigation Controls

Photos / Amenities



Photos / Amenities



Fencing / Walls

Fencing / Walls

Photos / Amenities



Photos / Amenities



Fencing / Walls

Fencing / Walls

Photos / Amenities



Drinking Fountain

Photos / Amenities



Shower Station

Photos / Amenities



Garage Doors

Photos / Amenities



Garage Doors