



Optional Enhancements Selections



Purchaser: _____

Residence #: _____

Pursuant to Sections 6.g of the Purchase and Sale Agreement for Stratos, this document shall constitute Purchaser's Optional Enhancements Selection Form. Purchaser shall select any desired optional enhancements by checking the boxes on the following pages and delivering a signed copy to Seller via DocuSign. Interior Finish Selections and Optional Enhancements must be received and acknowledged by Seller no later than the Optional Enhancements Selection Deadline determined by Seller.

STRATOS
RESIDENTIAL COLLECTION

Great Room Flooring

OPTIONAL ENHANCEMENT: TILE FLOORING



TILE FLOORING IN LIEU OF WOOD FLOORING



WOOD FLOORING

Powder River Americana Engineered White Oak



TILE FLOORING

Florim, Okay Life, Pure Oak

Check here
to Select >

☐

\$32,000

Bedroom Flooring

OPTIONAL ENHANCEMENT: WOOD FLOORING



WOOD FLOORING OR TILE IN LIEU OF CARPET

ECHO



CARPET

Masland Heatherpoint
Cobblestone

ALTO



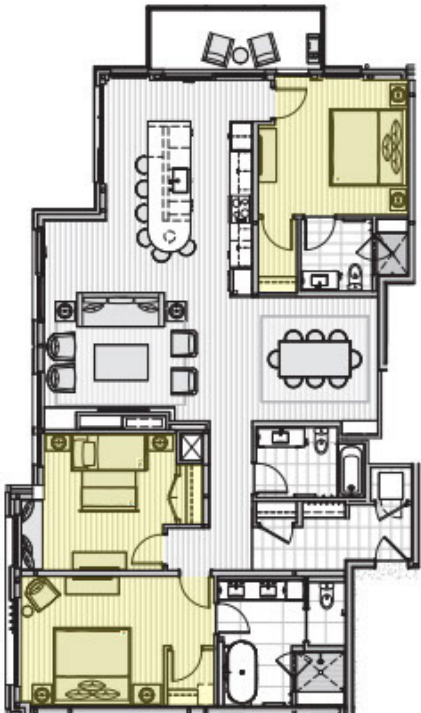
CARPET

Masland Heatherpoint
Spartan

Check all desired rooms. Design intent is for this upgrade to match the flooring selection on the previous page.



Room	Wood Flooring		Tile	
Primary Bedroom	<input type="checkbox"/>	\$8,500	<input type="checkbox"/>	\$9,200
Guest Bedroom 1	<input type="checkbox"/>	\$6,500	<input type="checkbox"/>	\$7,500
Guest Bedroom 2	<input type="checkbox"/>	\$5,000	<input type="checkbox"/>	\$6,000
Guest Bedroom 3 (x04 and x05 only)	<input type="checkbox"/>	\$5,000	<input type="checkbox"/>	\$6,000



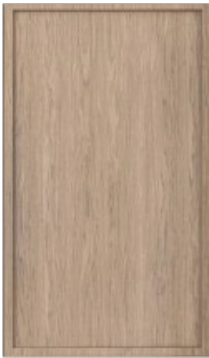
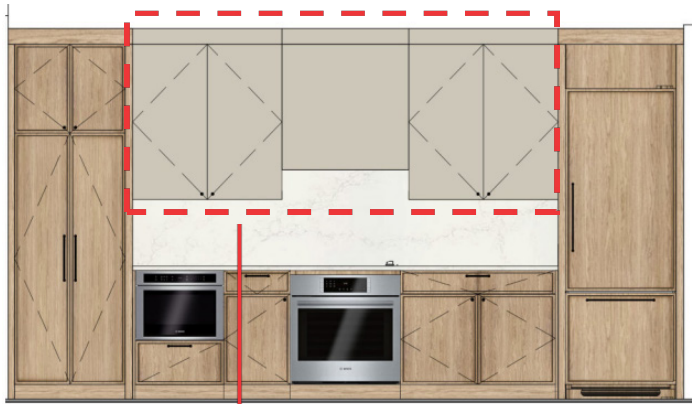
3 Bedroom Example

OPTIONAL ENHANCEMENT: TILE FLOORING



WOOD ACCENT CABINETS IN LIEU OF ACRYLLIC

ECHO



White Oak
\$7,500



ALTO



Walnut
\$7,500



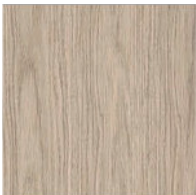
**Elevations are examples for reference to illustrate finishes but actual details vary by plan*

Fireplace

ECHO



MILLWORK FINISH
Character Grade White Oak



ALTO



MILLWORK FINISH
Walnut, Natural



OPTIONAL ENHANCEMENT: FIREPLACE SURROUND



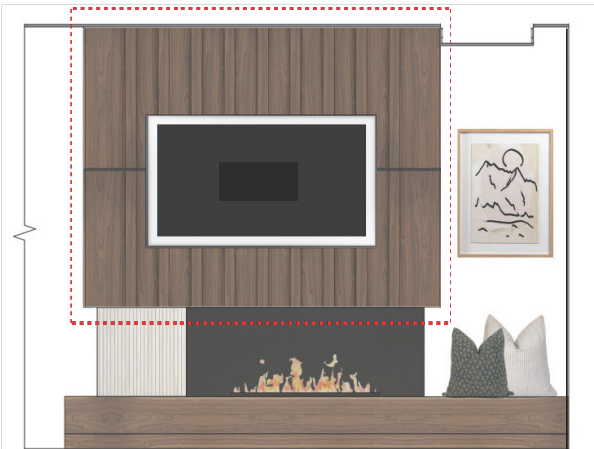
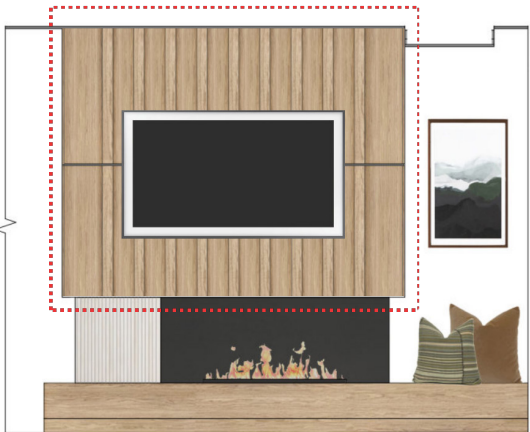
WOOD PANELING SURROUND IN LIEU OF PAINTED DRYWALL



White Oak
\$9,600



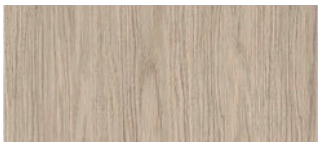
Walnut
\$9,600



**Elevations are examples for reference to illustrate finishes but actual details vary by plan*

Entry Bench

ECHO



MILLWORK
Character Grade
White Oak

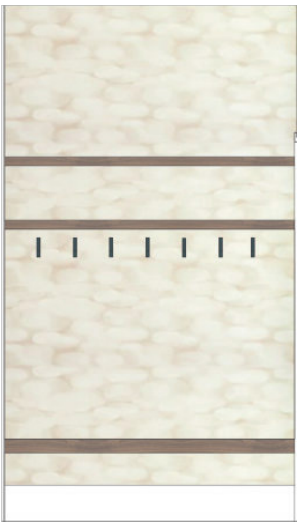


WALLCOVERING
Celeste - Weathered Oak



WALL HOOK
Shelfology Mini Doohooky
Forest

ALTO



MILLWORK
Walnut, Natural



WALLCOVERING
Celeste - Weathered Oak



WALL HOOK
Shelfology Mini Doohooky
Tungsten

OPTIONAL ENHANCEMENT: ENTRY BENCH



**WOOD PANELING IN LIEU OF WALLCOVERING &
UPPER CABINETS IN LIEU OF SHELF**



White Oak
\$7,500



Walnut
\$7,500



**Elevations are examples for reference to illustrate finishes but actual details vary by plan*

OPTIONAL ENHANCEMENT



STOW & GO

Our hallmark Stow & Go amenity set includes convenient and secure lockable storage cabinets within each residence. Enjoy lock-and-leave convenience with dispersed lockable owner storage in the primary closet, primary bathroom, and kitchen/pantry, enabling you to store items securely, right where you want them.

Because the locks are visible on the cabinet face you have the choice to opt in or out of the in-unit Stow & Go offering.



*Install image depicts a different lock; shown for reference only regarding visibility on the cabinet or drawer face, as applicable per plan.



Yes! Install locks on the specified cabinets



No thanks! Please DO NOT Install locks on the specified cabinets

PLUMBING - OPTIONAL ENHANCEMENT



ADD HOT WATER DISPENSER AT KITCHEN SINK



\$5,000



INSTANT HOT FAUCET
California Faucets - Poetto Series
Satin Chrome



WASHLET TOILET IN LIEU OF TYPICAL TOILET



\$7,200



TOTO
Neorest AS Dual Flush w/ Washlet
Available In Primary Bathroom Only



ADD GLASS ENCLOSURE AT GUEST BATHROOM TUB



\$3,000



**Images are illustrative for reference only; actual details may vary.*



**ADD USB CHARGING OUTLETS AT KITCHEN BACKSPLASH AND
BEDROOM HEADBOARD WALLS**

Select box that corresponds with your floorplan size:



2 Bedroom

\$800



3 Bedroom

\$1,100



4 Bedroom

\$1,400



HOT TUB - OPTIONAL ENHANCEMENT



ADD HOT TUB

Only Available at Residences 203, 204, 205, 206, 211, 212, 213, 214, and 215



\$34,000

Nordic
ENCORE MS



Seating: 6



Inside Shell:
Drift

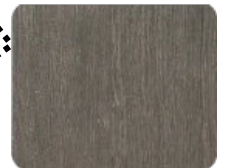


\$22,500

Nordic
STELLA MS



Seating: 3



Exterior Cabinet
and Stairs:
Brown

** At select units/locations only. Refer to floor plans for residence location. Cost includes hot tub, installation, electrical connections, and start up. HOA is not responsible for any hot tub maintenance or repairs. All maintenance and operating costs are the responsibility of the Unit owner.*

Item	Cost
Tile Flooring Lieu of Wood Flooring	\$
Wood/Tile Flooring In Lieu of Carpet	\$
Wood Accent Cabinets	\$
Wood Paneling at Fireplace Surround	\$
Entry Bench Wood Paneling & Cabinets	\$
Hot Water Dispenser at Kitchen Sink	\$
Toto Washlet Toilet in Primary Bathroom	\$
Glass Enclosure at Guest Tub	\$
USB Outlets at Kitchen & Headboard Walls	\$
Hot Tub	\$
OPTIONAL ENHANCEMENTS PRICE:	\$

Optional Enhancement selections are final and binding. Purchaser acknowledges that the pricing contains all costs associated with the enhancements, including but not limited to hard costs, drawing documentation, insurances, warranty, contingency, overhead and management. The Enhancements Price is in addition to the Purchase Price and due and payable to Seller at Closing.

Purchaser Acknowledgment (Initials):_____

Residence #: _____

Once this document is mutually signed by Purchaser and Seller, the Plans and Specifications for the Unit shall be deemed automatically updated to include the selections and optional enhancements indicated above. No change to the selections or optional enhancements by Purchaser are permitted unless accepted by Seller in its sole, absolute discretion as evidenced by Seller's acknowledgment on a new selection form. Purchaser understands that Seller can refuse to accept any new form submitted by Purchaser for any reason or no reason, in which event this selection shall remain binding.

As further described in Purchaser's Purchase and Sale Agreement, Seller reserves the right to make modifications to the materials and fixtures due to unavailability or unreasonable delivery delays. Such substitutions may be made without notice.

If the Unit is owned by multiple owners or by an entity, the undersigned represents and warrants that they have full authority to bind the owner(s) of the Unit to these finish selections and optional enhancements.

PURCHASER

SELLER ACKNOWLEDGMENT

Name: _____

Signature: _____

Signature: _____

Date: _____

Date: _____

NOTE: Artist conceptual renderings, colored perspectives, floorplans and elevations used herein are intended solely for illustrative purposes and may not accurately represent the details of each specific unit. This package does not represent all finishes within the unit. Please refer to the Plans and Specifications for additional materials and details. Color and grain variations are natural characteristics of all wood, tiles, stone, and marbles. No two pieces will ever look exactly alike, and we cannot ensure exact matching of related pieces or images shown. Images herein may not depict the full variation of color or pattern for each material. It is recommended that you refer to the manufacturer websites for additional photos and product details to ensure you understand the selected materials.