



# Interior Finish & Optional Enhancements Selections



STRATOS  
RESIDENTIAL COLLECTION



**Purchaser:** \_\_\_\_\_

**Residence #:** \_\_\_\_\_

Pursuant to Sections 6.f and 6.g of the Purchase and Sale Agreement for Stratos, this document shall constitute Purchaser's Interior Finish Selections and Optional Enhancements Selection Form. Purchaser shall select the desired finish package and 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 July 11, 2025 - the Finish Selections Deadline and Optional Enhancements Selection Deadline described in your PSA.

There are two carefully curated finish scheme palettes to select from. We strongly recommend that you pick one or the other in its entirety, but there are options within this form to mix schemes between bathrooms if desired.

## ECHO FINISH SCHEME



A lighter palette draws inspiration from the serene beauty of nature, combining soft, muted hues of tans and creamy whites with organic textures like natural white oak. Subtle variations in tone and texture add depth and character, creating a balanced and timeless aesthetic.

## ALTO FINISH SCHEME

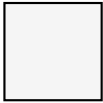


This darker palette is inspired by rich, organic natural tones, where the contrast of grays and the deep tones of natural walnut come together to create a warm, inviting space. The interplay of rich colors and textural materials balances sophistication with a natural touch.

# Shared Finishes

Select One Finish Scheme for Finishes throughout Great Room, Kitchen and Bedrooms

Check here to Select >



ECHO

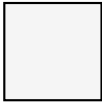
**DOORS**

White Oak Flush Door  
Painted Trim & Jamb



**PRIMARY CLOSET MILLWORK**

Stevenswood TFL  
Battle Creek Oak

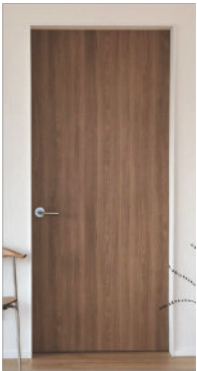


< Check here to Select

ALTO

**DOORS**

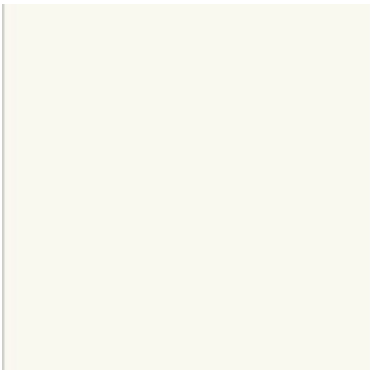
Natural Walnut Flush Door  
Painted Trim & Jamb



**PRIMARY CLOSET MILLWORK**

Stevenswood TFL  
Straight Noce

**BOTH FINISH SCHEMES:**



**PAINT**

Cloud White



**BASEBOARD**

Painted (to match walls)  
Square Profile



**DOOR HARDWARE**

Assa Abloy, DL Series  
Black Suede Powdercoat

# Great Room Flooring

Select One Finish Scheme for Finishes throughout Great Room and Kitchen

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## BOTH FINISH SCHEMES:



< Check here to Select

### WOOD FLOORING

Powder River Americana Engineered White Oak

If selecting wood flooring, Purchaser acknowledges that wood flooring is recommended in an environment with relative humidity levels between 30%-50% year round. Humidity levels in Stratos are expected to be below the lower boundary of that range. Therefore, common and unwarrantable effects on natural wood in low humidity, such as but not limited to cupping, shrinking, expanding, and gapping will occur, as described in Section 19.y of your Purchase and Sale Agreement. This is not unique to Stratos; wood flooring has been installed in dry mountain climates for decades, but please make sure you understand how the material may be affected by this climate.

## OPTIONAL ENHANCEMENT: TILE FLOORING



### TILE FLOORING IN LIEU OF WOOD FLOORING



Check here  
to Select >



**\$24,000**

### TILE FLOORING

Florim, Okay Life, Pure Oak

## Flooring

Select Carpet or Wood Flooring/Tile Optional Enhancement

Check here to Select >

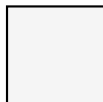


**ECHO**

**CARPET**  
Masland Heatherpoint  
Cobblestone



< Check here to Select



**ALTO**

**CARPET**  
Masland Heatherpoint  
Spartan



### OPTIONAL ENHANCEMENT: WOOD FLOORING



#### WOOD FLOORING OR TILE IN LIEU OF CARPET

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

☐

**\$5,500**

☐

**\$7,200**

Guest Bedroom 1

☐

**\$4,000**

☐

**\$5,200**

Guest Bedroom 2

☐

**\$3,200**

☐

**\$4,200**

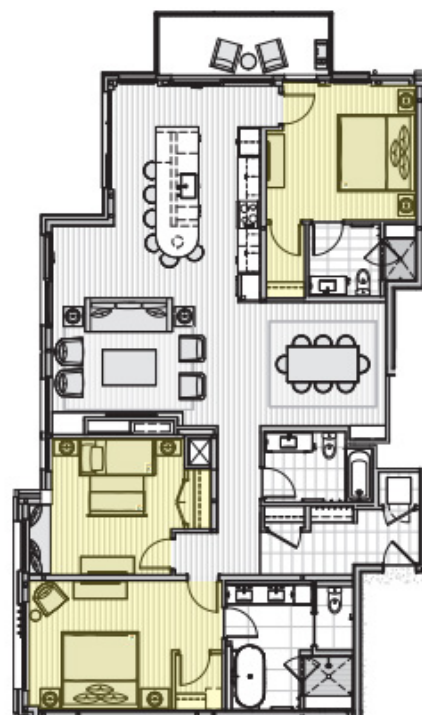
Guest Bedroom 3  
(x04 and x05 only)

☐

**\$3,200**

☐

**\$4,200**



3 Bedroom Example



# Kitchen



## ECHO FINISH SCHEME

Each finish scheme offers kitchen backsplash and upper cabinet accent color options; see following pages.



## ALTO FINISH SCHEME

### BOTH FINISH SCHEMES:



#### CABINET HARDWARE

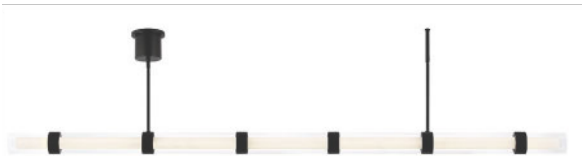
Alno - Contemporary Knobs and Pulls  
Matte Black

*Location varies per plan*



#### KITCHEN FAUCET

Waterworks  
Matte Chrome w/ Stainless Steel  
Undermount Sink



#### ISLAND PENDANT

(Per Plan\*)  
Visual Comfort - Wit  
Black

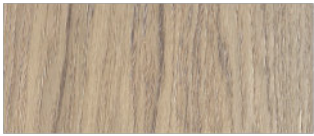
*\*Pendant only applicable to residences x01, x02, x03, x04, x05, x08, x12, and x15 above island as shown in Plans & Specifications.*

Kitchen

Select Cabinetry

Check here to Select > ☐ ECHO

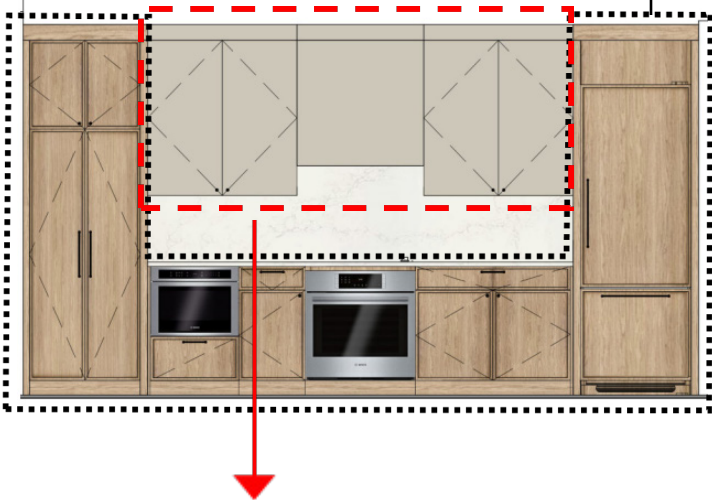
MILLWORK FINISH  
White Oak, Character Grade



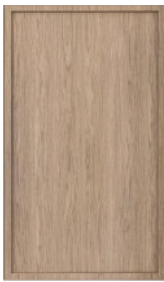
☐ < Check here to Select ALTO



MILLWORK FINISH  
Walnut, Natural



Accent Cabinet Finish Options - Select One



Optional Enhancement  
White Oak  
\$5,000



Option 1  
Beige Arizona



Option 2  
Verde Comodoro



Option 3  
Nero Ingo



Optional Enhancement  
Walnut  
\$5,000



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

# Kitchen


Select Countertop and Backsplash

Check here to Select > ☐

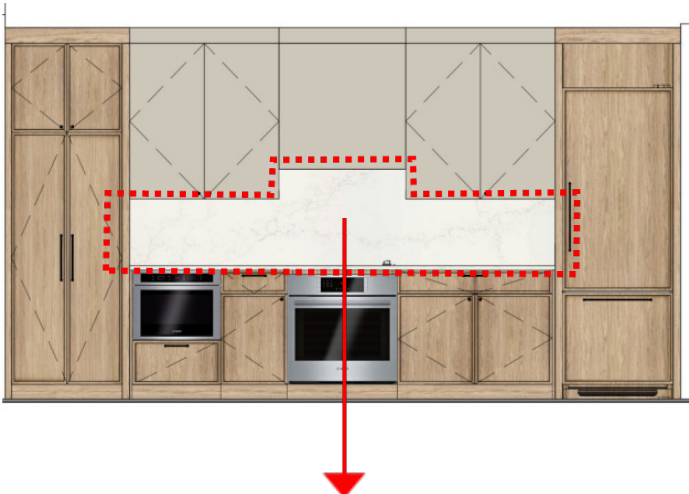
ECHO

COUNTERTOP

ONE Quartz  
Liberty Gold, Polished



## ECHO FINISH SCHEME



< Check here to Select ☐

ALTO

COUNTERTOP

ONE Quartz  
Sirius, Polished




## ALTO FINISH SCHEME




### Backsplash Options - Select One

☐




Option 1  
ONE Quartz  
Liberty Gold  
Polished

☐




Option 2  
Latte  
Mattone

☐



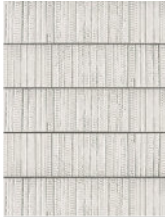
Option 3  
Herringbone  
Dove Grey

☐




Option 1  
ONE Quartz  
Sirius  
Polished

☐



Option 2  
Latte  
Mattone

☐



Option 3  
Herringbone  
Iron Slate

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



# Fireplace

Select Fireplace Finish Scheme. See Optional Enhancement offering below.

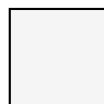
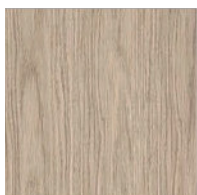
Check here to Select >



**ECHO**



**MILLWORK FINISH**  
Character Grade White Oak

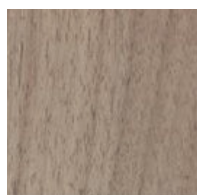


< Check here to Select

**ALTO**



**MILLWORK FINISH**  
Walnut, Natural



## OPTIONAL ENHANCEMENT: FIREPLACE SURROUND

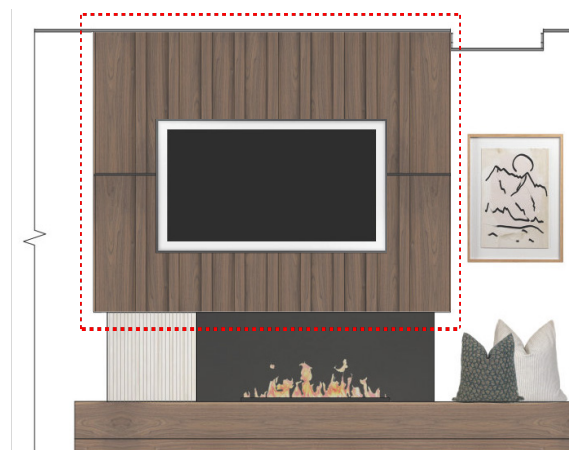
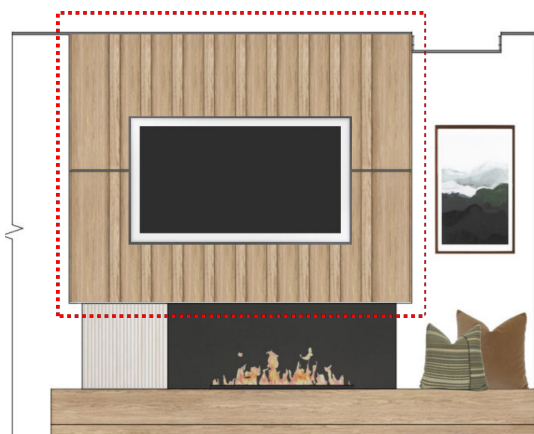


**WOOD PANELING SURROUND IN LIEU OF PAINTED DRYWALL**



**\$9,600**

**Finish selection (Echo vs. Alto) made at the top of the page.**



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


# Entry Bench

Select Entry Bench Finish Scheme. See Optional Enhancement offering below.

Check here to Select Finish >




**ECHO**





**MILLWORK**  
Character Grade  
White Oak




**WALLCOVERING**  
Celeste - Weathered Oak




**WALL HOOK**  
Shelfology Mini Doohooky  
Forest

< Check here to Select Finish




**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**

**Finish selection (Echo vs. Alto) made at the top of the page.**



 All Residences except x16  
**\$7,500**

 116, 216, 316, 416, 516  
**\$14,500**  
Includes bench at main entrance and at lock-off.

 **CABINET HARDWARE**  
Alno Contemporary  
Matte Black

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

# Primary Bathroom

Artist's conceptual renderings

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## ECHO FINISH SCHEME



## ALTO FINISH SCHEME

### BOTH FINISH SCHEMES:



**CABINET HARDWARE**  
Crestview Tab Pull  
Flat Black



**FIXTURES**  
Waterworks  
Matte Chrome



**SCONCES**  
Sonneman  
Piccolo Encore  
Stain Black

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



# Primary Bathroom

Select One Finish Scheme

Check here to Select >



**ECHO**



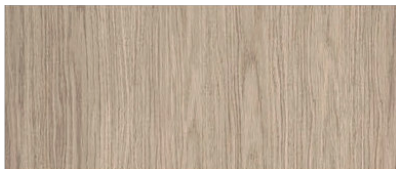
## SHOWER & VANITY WALL TILE

Stone Chablis Cannette  
24" x 48"



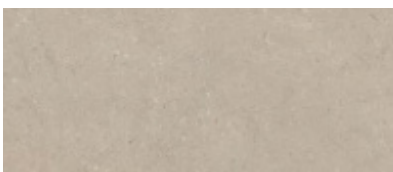
## COUNTERTOP

ONE Quartz  
Liberty Gold, Polished



## MILLWORK FINISH

Character Grade White Oak



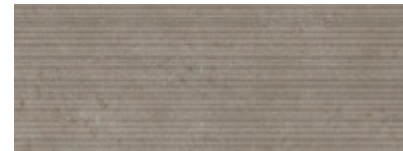
## FLOOR TILE

Stone Chablis Grip  
24" x 48"

< Check here to Select



**ALTO**



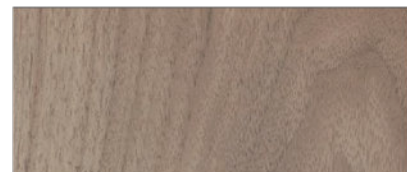
## SHOWER & VANITY WALL TILE

Stone Jura Cannette  
24"x 48"



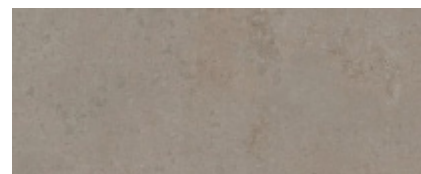
## COUNTERTOP

ONE Quartz  
Sirius, Polished



## MILLWORK FINISH

Walnut, Natural



## FLOOR TILE

Stone Jura Grip  
24" x 48"

*\*Elevations are examples for reference to illustrate finishes but actual details vary by plan  
Not all primary bathrooms have bathtubs.*

# Guest Bathroom 1

Select One Finish Scheme

NOTE: In the x04 and x05 residences these selections apply to the guest bathroom with a tub, which is labeled Guest Bath 2 in the Plans and Specifications.

Check here to Select >



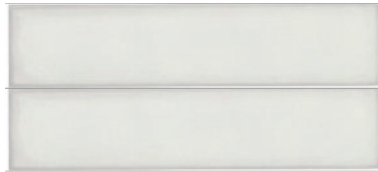
**ECHO**



< Check here to Select



**ALTO**



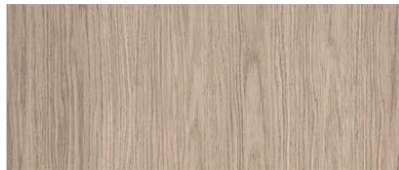
## SHOWER WALL TILE

ArtBlock - Bianco  
4" x 16"



## COUNTERTOP

ONE Quartz  
Capitol Beige, Polished



## MILLWORK FINISH

Character Grade White Oak



## FLOOR TILE

Dark Grey  
Natural 12" x 24"

## BOTH FINISH SCHEMES:



## CABINET HARDWARE

Crestview Tab Pull  
Flat Black



## FIXTURES

Waterworks  
Matte Chrome

## SCONCE



Hubbardton Forge  
Vela (x2)  
Black & Clear Glass



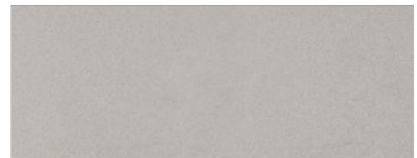
Visual Comfort  
Lynn Antique  
Brass

(x06, x13, x14, and 515 only)



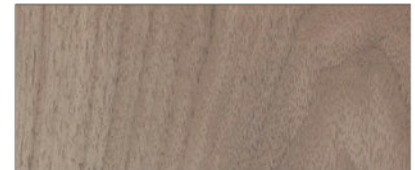
## SHOWER WALL TILE

ArtBlock - Grigio  
4" x 16"



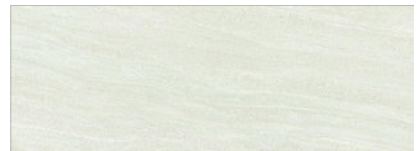
## COUNTERTOP

ONE Quartz  
Ash Grey, Honed



## MILLWORK FINISH

Walnut, Natural



## FLOOR TILE

White Natural  
12" x 24"

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

## Guest Bathroom 2

Select One Finish Scheme. **x01, x04, x05 Only.**

NOTE: In the x04 and x05 residences these selections apply to the guest bathroom without a tub, which is labeled Guest Bath 1 in the Plans and Specifications.

Check here to Select >



**ECHO**



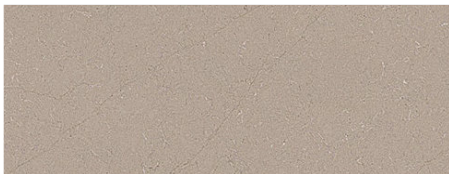
< Check here to Select



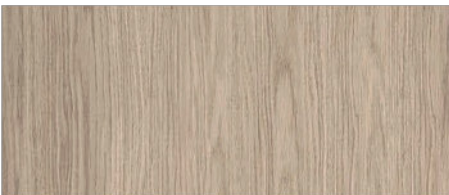
**ALTO**



**SHOWER WALL TILE**  
Brownstone Brick, Matte  
Warm Grey, 2" x 8"



**COUNTERTOP**  
ONE Quartz  
Capitol Beige, Polished



**MILLWORK FINISH**  
Character Grade White Oak



**FLOOR TILE**  
Dark Grey Natural  
12" x 24"

### BOTH FINISH SCHEMES:



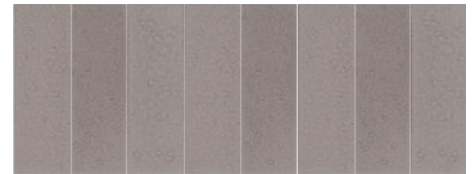
**CABINET HARDWARE**  
Crestview Tab Pull Flat  
Black



**FIXTURES**  
Waterworks  
Matte Chrome



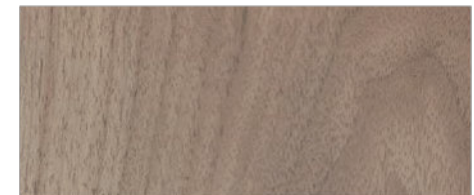
**SCONCES**  
Argon  
Old Bronze



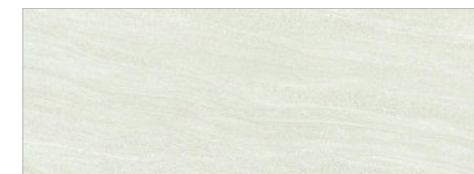
**SHOWER WALL TILE**  
Brownstone Brick,  
Matte Warm Grey, 2" x 8"



**COUNTERTOP**  
ONE Quartz  
Ash Grey, Honed



**MILLWORK FINISH**  
Walnut, Natural



**FLOOR TILE**  
White Natural  
12" x 24"

\*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

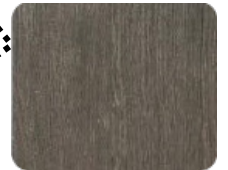


**\$22,500**

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	\$
<b>OPTIONAL ENHANCEMENTS PRICE:</b>	<b>\$</b>

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 finish 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.*