

EXHIBIT I  
PRESERVE AT SABAL PARK  
DESCRIPTION OF AMENITIES, ENERGY EFFICIENCY, AND RESIDENT PROGRAMS

**A. Unit and Development Amenities:**

1. Separate HVAC SEER 15 or greater in each unit.
2. Dishwasher, full size energy star rated
3. Garbage Disposal
4. Cable TV Hook-Up
5. Two full bathrooms in 2- and 3-bed units
6. Refrigerator, full size energy star rated
7. Range, full size
8. Bathtub in every unit
9. Window treatments (blinds) in every unit
10. 30-Year Expected Life on all roofs
11. Exterior Finish to be stucco or cementitious
12. Flooring - Ceramic tile floor in bathrooms and kitchen area
13. Fire Sprinklers in all Units
14. Steel entry door frames
15. Termite prevention and pest control for entire complex
16. Stainless steel sink with two compartments and water sense faucet
17. Laundry Hook-ups and space for washer/dryer in all units
18. Cabinets to include Granite Counter tops
19. Walk-in Closets
20. Keyless Entry door/lock
21. Ceiling height 9'
22. Patio
23. Ceiling fans with energy star light kit
24. Marble Window sills
25. Wall finishes to include low VOC paint
26. Orange peel and light knockdown wall finishes
27. Windows, energy star

**B. Common Amenities:**

1. Gated entry (potential)
2. Exterior lighting with daylight sensors attached to buildings
3. Non-Smoking buildings
4. Fitness Center
5. Clubhouse (approximately 5,000 sq ft)
6. Swimming Pool with furnished deck
7. Playground
8. Childcare facility located within three miles of property (Childcare Solutions & Brookwood)
9. HART stop at site
10. Library/study room
11. Nature trails adjacent to wetlands
12. Gazebo with picnic table
13. Water view
14. Approx. 20 Grand Trees preserved
15. Perimeter fence

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**C. Energy Efficiency:**

1. National Green Building Standards Certification
2. Energy Star qualified refrigerator
3. Energy Star qualified dishwasher
4. HVAC minimum of 15 SEER
5. Low VOC paint for all interior walls
6. Low-flow water fixtures in bathrooms
7. Programmable thermostat in each unit
8. Energy star ceiling fans
9. Energy Star roofing materials
10. Energy Star exhaust fans in bathrooms
11. Energy Star rating for all windows
12. Daylight sensors on all outdoor lighting attached to buildings
13. Electric hot water heater with energy factor of 0.91 or better
14. Insulation in attic of R-30 or better, Wall Insulation of R-7 or better

**D. Resident Programs:**

1. List of mandatory programs
  - a. Health Care
  - b. Resident Activities
  - c. On Site Voter Registration
  - d. Financial Counseling
  - e. Computer Training
  - f. Homeownership Opportunity Program
  - g. First Time Homebuyer Education
  - h. Welfare to Work
2. List of additional programs
  - a. After School Program
  - b. Literacy Training
  - c. Employment Assistance Program
  - d. Case Management (to be provided by a referral agency to their clients only)

Note: Ongoing special needs referral relationship with Gracepoint in place. Additional relationships to be established with other organizations such as Metropolitan Ministries, Miracles Outreach, and Impact Academy.