

### Exhibit 3

# Lake Estates Upgrades and Additions

## Additions

### Great Room Fireplace

- European styled massive 7' wide x 11' high (ceiling to floor) cast stone fireplace, hearth and mantle with an inset above the mantel for up to a 60" flat screen television

### Lanai Outdoor Cooking and Entertainment Center

- Includes premium 24" gas grill, storage, outdoor refrigerator and a sink with faucet.
- Sideburner

### Lanai Travertine Floor

- Continuation of Travertine stone from the Great Room to the Lanai.

### Hydraulic Passenger Elevator (Hartwell upper level residence)

- Two door paneled hydraulic elevator with entry foyer and upper level stops

### Electrical

- Ceiling fans, chandeliers and sconces are the buyer's responsibility. Lake Estates has established beneficial discounted pricing at local suppliers for customer purchasing and Lake Estates will install these fixtures as part of the base price before closing or within 90 days post closing

*(Upgrades on reverse)*

*These descriptions are conceptual and subject to change. Lake Estates reserves the right to make modifications, changes to features, plans, specifications or pricing.*

*Please see attached sheets for pricing.*



## Upgrades

### Plumbing

- Circulating whirlpool model of standard Kohler 6' soaking tub
- Bubble massage model of standard Kohler 6' soaking tub
- Alternative colors of Kohler toilets, tubs and sinks
- Alternative Kohler faucets and shower controls

### Appliances

- Alternative GE Profile models in lieu of standard selection
- Alternative GE, Maytag or other premium brand washer and dryers in lieu of standard selection
- GE wine cooler inset in kitchen center island
- Wide selection and custom installation of SubZero, Viking, Wolf, GE Monogram or other premium brand kitchen appliances

### Cabinetry

- Painted or glazed finish cabinets in lieu of standard Medallion Designer Series selection
- Alternative Medallion door and drawer fronts in lieu of standard selection

### Countertops

- Bullnose, double bullnose or ogee edges in lieu of standard eased and polished edges
- Alternative premium patterns of granite or marble in lieu of standard

### Heating and Air Conditioning

- Higher American Standard S.E.E.R. rated compressors
- Electronic air filter in air handler in lieu of standard air filter

### Electrical

- Additional recessed ceiling fixtures
- Dimmer switches
- Additional wall receptacles, cable, telephone and computer locations
- Expanded electrical panel to meet upgrade requirements
- Surround sound ceiling speakers in pre-wired locations
- Security system devices in pre-wired locations

### Floors

- Travertine or 5" engineered wood floors in lieu of premium carpet in master bedroom and den/study
- Travertine or 5" engineered wood floors in lieu of standard carpet in guest bedrooms
- Alternative carpets in lieu of premium carpet in master bedroom and den/study
- Alternative carpets in lieu of standard carpet in guest bedrooms
- Crème Marfil polished marble floors in lieu of standard Travertine or 5" engineered wood floors in entry foyer, powder room, formal dining area, kitchen, great room, breakfast dining area and guest bath
- Any combinations of above upgrades by area or room

*Please see attached sheets for pricing.*

