

Forest Hill Development, LLC

GUIDELINES

Lot #: _____

Address: _____

This document is to be made a part of the sales contract.

Oakmont homes are NOT custom homes, even though they look like it. The seller has chosen first class materials and finishes for these homes and has provided a set selection of finishes to choose from. **Purchaser must choose from these selections. Purchaser can not reference another lot number or address in a neighborhood in lieu of the actual product/selection name.**

Any proposed change, addition or upgrade to the builder's plan **MUST BE APPROVED** by the builder. No changes, additions or upgrades to the builder's plan can be made once construction has begun.

Any and every proposed change, addition or upgrade to the builder's plan *that is approved by the builder*, will be a **MINIMUM \$250** change order in addition to what the builder charges for this change, addition or upgrade. Any proposed plan change is subject to an additional architecture fee.

ALL selections must be made within 10 business days of an executed contract and turned in 100% complete or the builder retains the right to choose missing finishes.

All approved changes, upgrades or additions **MUST** be paid for in full to: Forest Hill Development, LLC within 48 business hours of agreement of the approved change, upgrade and/or addition. Check is to be delivered to Cannon Cleary, Attention: Janel Eckler, 800 College Hill Road Suite 5101, Oxford MS 38655.

Buyer acknowledges that a construction site is a very dangerous area and **MUST** have an appointment and be accompanied by their agent to preview any construction progress.

The selection sheets are not to be manipulated and **only one selection** can be chosen for each category. Please follow the directions on the selection sheet.

Buyer is not to bring any fixtures or materials to house until after closing and can only use selections provided by builder.

Close date subject to change due to weather, acts of God, delay in buyer turning in completed selection sheet, buyer approving plans, utility providers and/or municipality delays.

Buyer(s) Signature: _____ Date: _____

Buyer(s) Signature: _____ Date: _____

Seller Signature: _____ Date: _____

Buyer's Agent Signature: _____ Date: _____

All selections are to be approved by builder and subject to change without notice due to supplier availability.

Forest Hill Development, LLC

SELECTIONS (PAINTS & STAINS ARE SHERWIN WILLIAMS ONLY)

Lot #: _____

Address: _____

Brick: CHOOSE ONE

Annandale

Canal Street

Stone Chase

Forest Glen

Charleston

Nottingham Tudor

Old Waverly

Hardy Plank Color (Sherwin Williams Paint Color ONLY) (CHOOSE ONE):

Repose Gray

Zurich White

Natural Tan

Ellie Gray

Urban Putty

Exterior Trim (Sherwin Williams Paint Color ONLY) (CHOOSE ONE): _____

Porch Ceiling (Stain Color): _____

Columns (Stain Color): _____

Window Color (CHOOSE ONE):

White

Beige

Clay

Front Door & Shutters (if applicable) (CHOOSE ONE): _____

Interior Wall Paint Colors: SHERWIN WILLIAMS FLAT LATEX PAINT ONLY (Please include name & number)
(2 COLORS MAXIMUM)

Color #1: _____ Location: _____

Color #2: _____ Location: _____

Interior Trim Color (CHOOSE ONE) : _____

Gutters Color (CHOOSE ONE) :

Bronze

Musket Brown

Dark Gray

Terratone

Linen

Pearl Gray

All selections are to be approved by builder and subject to change without notice due to supplier availability.

Forest Hill Development, LLC

SELECTIONS

Cabinet Style (CHOOSE ONE) :

Bella Sedona

Cabinet Color (CHOOSE ONE) :

Bistro White White Fog Taupe Graphite
Ebony Willow Cappucino Smoke Coffee

Hardware (CHOOSE ONE PULL AND CHOOSE ONE KNOB):

Knob Style #: _____ Pull Style#: _____

Plumbing Fixtures (CHOOSE ONE):

Oil Rubbed Bronze Brushed Nickel

Countertops

(CHOOSE ONE GRANITE FOR THE KITCHEN & CHOOSE ONE GRANITE FOR ALL BATHROOMS):

Colonial White Black Pearl Black Pearl Leathered Ash Blue
White Shadow Stormy Night Fantasy Brown Leathered Fantasy Brown
White Carrara Blanco Fumo

Kitchen: _____

Bathrooms: _____

All selections are to be approved by builder and subject to change without notice due to supplier availability.

Forest Hill Development, LLC

SELECTIONS

Ceramic Tile – Master Bathroom Selections:

On walls, 12x24 can be laid vertical or horizontal

Tiles are laid in a brick or straight pattern

\$100 upgrade per room for diagonal pattern

CHOOSE ONE CERAMIC TILE FOR MASTER BATHROOM:

Silhouette Contour (12x24) – Grout Color: Smoke Grey

Reserva Manu (13x13; 18x18; 12x24) – Grout Color: Smoke Grey

Silhouette Figure (12x24) – Grout Color: Light Pewter

Reserva Pampu (13x13; 18x18; 12x24) – Grout Color: Smoke Grey

Silhouette Shadow (12x24) – Grout Color: Sterling Silver

Reserva Alto (13x13; 18x18; 12x24) – Grout Color: Smoke Grey

Silhouette Profile (12x24) – Grout Color: Smoke Grey

Porto White Matte (24x24; 12x24) – Grout Color: Smoke Grey

Technique Ivory (12x24) – Grout Color: Light Pewter

Technique Bianco (12x24) – Grout Color: Smoke Grey

Technique Carbon (12x24) – Grout Color: Natural Grey

Technique Dove (12x24) – Grout Color: Hemp

- Tile Selection: _____
- Size (Available sizes are listed next to each selection above): _____
- Wall Tile Pattern for 12x24s ONLY (Please circle one): *HORIZONTAL* or *VERTICAL*
- Laid Tile Pattern for Walls (Please circle one): *BRICK* or *STRAIGHT*
- Laid Tile Pattern for Floors (Please circle one): *BRICK* or *STRAIGHT* or *DIAGONAL*

Contact information for the individual that made these selections:

Name: _____

Phone Number: _____

Email: _____

All selections are to be approved by builder and subject to change without notice due to supplier availability.

Forest Hill Development, LLC

SELECTIONS

Ceramic Tile – All Secondary Bathrooms & Laundry Room Selection:

On walls, 12x24 can be laid vertical or horizontal

Tiles are laid in a brick or straight pattern

\$100 upgrade per room for diagonal pattern

CHOOSE ONE CERAMIC TILE FOR ALL SECONDARY BATHROOMS & LAUNDRY ROOM:

Silhouette Contour (12x24) – Grout Color: Smoke Grey

Reserva Manu (13x13; 18x18; 12x24) – Grout Color: Smoke Grey

Silhouette Figure (12x24) – Grout Color: Light Pewter

Reserva Pampu (13x13; 18x18; 12x24) – Grout Color: Smoke Grey

Silhouette Shadow (12x24) – Grout Color: Sterling Silver

Reserva Alto (13x13; 18x18; 12x24) – Grout Color: Smoke Grey

Silhouette Profile (12x24) – Grout Color: Smoke Grey

Porto White Matte (24x24; 12x24) – Grout Color: Smoke Grey

Technique Ivory (12x24) – Grout Color: Light Pewter

Technique Bianco (12x24) – Grout Color: Smoke Grey

Technique Carbon (12x24) – Grout Color: Natural Grey

Technique Dove (12x24) – Grout Color: Hemp

- Tile Selection: _____
- Size (Available sizes are listed next to each selection above): _____
- Wall Tile Pattern for 12x24s ONLY (Please circle one): *HORIZONTAL* or *VERTICAL*
- Laid Tile Pattern for Walls (Please circle one): *BRICK* or *STRAIGHT*
- Laid Tile Pattern for Floors (Please circle one): *BRICK* or *STRAIGHT* or *DIAGONAL*

Contact information for the individual that made these selections:

Name: _____

Phone Number: _____

Email: _____

All selections are to be approved by builder and subject to change without notice due to supplier availability.

Forest Hill Development, LLC

SELECTIONS

Kitchen Backsplash – PLEASE CIRCLE YOUR CHOICE:

Logic White (3x6 or 4x12) *Matte* – Grout Color: Silver Shadow

Logic White (3x6 or 4x12) *Gloss* – Grout Color: Silver Shadow

Logic Bone (3x6 or 4x12) *Matte* – Grout Color: Silver Shadow

Logic Bone (3x6 or 4x12) *Gloss* – Grout Color: Silver Shadow

Logic Gray (3x6 or 4x12) *Matte* – Grout Color: Silver Shadow

Logic Gray (3x6 or 4x12) *Gloss* – Grout Color: Silver Shadow

Logic Fawn (3x6 or 4x12) *Matte* – Grout Color: Silver Shadow

Logic Fawn (3x6 or 4x12) *Gloss* – Grout Color: Silver Shadow

Logic Taupe (3x6 or 4x12) *Matte* – Grout Color: Silver Shadow

Logic Taupe (3x6 or 4x12) *Gloss* – Grout Color: Silver Shadow

Craft Bone 3x12 – Grout Color: Light Pewter

Craft Taupe 3x12 – Grout Color: Sterling Silver

Craft Sage 3x12 – Grout Color: Light Pewter

Marble Kalta Bianco 3x6 – Grout Color: Light Pewter

Marble Bianco Gioia 3x6 – Grout Color: Smoke Grey

Motif Lace Sky 4x12 – Grout Color: Smoke Grey

Motif Lace White 4x12 – Grout Color: Smoke Grey

Motif Lace Bone 4x12 – Grout Color: Sauterne

Motif Lace Taupe 4x12 – Grout Color: Sterling Silver

Motif Lace Charcoal 4x12 – Grout Color: Smoke Grey

Beveled White 3x6 – Grout Color: Silver Shadow

Beveled Gray 3x6 – Grout Color: Smoke Grey

Beveled Fawn 3x6 – Grout Color: Light Pewter

Craft Gray 3x12 – Grout Color: Sterling Silver

Craft Fawn 3x12 – Grout Color: Light Pewter

Craft White 3x12 – Grout Color: Silver Shadow

- Tile Selection: _____
- Size (Available sizes are listed next to each selection above): _____
- Tile Pattern (Please circle one): *BRICK* or *STRAIGHT*

Contact information for the individual that made these selections:

Name: _____

Phone Number: _____

Email: _____

All selections are to be approved by builder and subject to change without notice due to supplier availability.

SELECTIONS

Carpet (Guest Bedrooms, all upstairs except bathrooms)
(CHOOSE ONE):

Putty Down Feather Cane Sugar Apple Blossom

Hardwood (Living Area, Kitchen Area, Dining Room, Master Bedroom, Stairs):
(CHOOSE ONE):

Copper Hitching Post Hazelnut

Riata Hickory Outlaw Hickory Sawbuck Hickory

Bedroll Hickory Countryside Navarra

Buyer(s) Signature: _____ **Date:** _____

Buyer(s) Signature: _____ **Date:** _____

Seller Signature: _____ **Date:** _____

Forest Hill Development, LLC

All selections are to be approved by builder and subject to change without notice due to supplier availability.

Upgrades

Please put an (x) beside any upgrades you would like.

_____ Painted Brick \$5,000 Paint Color (SHERWIN WILLIAMS): _____

_____ White Mortar \$1,000

_____ Wood Instead of Carpet-- \$5.50/SqFt Price: _____ Room: _____

_____ Finish Out Bonus Room -- \$75/SqFt (This price includes carpet)

_____ Add Bathroom to Bonus Room

_____ Full Bathroom: \$7500 _____ Half Bath \$5000

_____ Irrigation \$950 per zone

_____ Gas Lantern \$1750 (per lantern)

_____ Diagonal Ceramic Tile Floor \$100 *PER ROOM(S)*

Room(s): _____

Any BUILDER APPROVED change or upgrade to builder's plan will be subject to a minimum of \$250 change order plus the cost the builder charges to make change.

Upgrades are to be paid for upfront and are non-refundable. Checks made payable to Forest Hill Development, LLC.

Total price of upgrades: _____

Buyer(s) Signature: _____ **Date:** _____

Buyer(s) Signature: _____ **Date:** _____

Seller Signature: _____ **Date:** _____

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Oakmont Forest Hill Development, LLC

Entire exterior home is house wrapped

Full prefinished gutters

Garage door opener with 2 remotes and exterior key pad

Hardi Plank exterior siding (where applicable)

Architectural exterior shingles

Drywall is bull nose (rounded) corners & smooth ceilings

Hand scraped engineered hardwood floors in kitchen, dining area, living room, master, upstairs hallway & stairs

Upgraded carpet in guest bedrooms

Wrought iron staircase banister

Vent less gas fireplace with mantel

10' Ceiling down and 9' ceilings up (per plan)

Under mount stainless steel sink

Tile backsplash in kitchen (where applicable)

Kitchen with stainless range/oven, vent a hood, dishwasher, garbage disposal and microwave

Tile floors in all full-size bathrooms and laundry room

Moen plumbing fixtures

Double pane low E windows

Security system with 1 motion detector and key pad

Tankless hot water heater

Side exterior doors and garage door will be painted the same color as the trim

Buyer(s) Signature: _____ **Date:** _____

Buyer(s) Signature: _____ **Date:** _____

Seller Signature: _____ **Date:** _____

All selections are to be approved by builder and subject to change without notice due to supplier availability.

FOREST HILL DEVELOPMENT

GLEN ALDEN - OXFORD, MS

Pendant Options

Bronze OR Polished Nickel



Bronze OR Antique Nickel Nickel



FOREST HILL DEVELOPMENT
GLEN ALDEN SELECTIONS

ENTRY

OPTION 1
3D-4036 BN
10.25"W X 17"H



OPTION 2
3D-317541 BN
16.5"W X 17.50"H



FOREST HILL DEVELOPMENT
GLEN ALDEN SELECTIONS

DINING

OPTION 1
3D-520443 PN
15"W X 27"H



OPTION2
3D-4916 BI-000
26"W X 30.5"H



OPTION 3
3D-4542 AS
26"W X 28.25"H



FOREST HILL DEVELOPMENT
GLEN ALDEN SELECTIONS

FRNT BRKT
6L-OL4002ORB
W: 8" H: 16"



PATIO BRKTS
6L-OL8600RSZ
W: 9" H: 9 11/16"



GARAGE BRKTS
6L-OL8601RSZ
W: 12" H: 12 1/2"



FOREST HILL DEVELOPMENT
GLEN ALDEN SELECTIONS

BATH BRKTS
(SIZE DETERMINED PER WIRING)

OPTION 1

3D-121731 BN-431
23.50"W X 9.50"H X 7.25"E



OPTION 2

3D-114131 BN-331
21.5"W X 8.25"H X 6.75"E



OPTION 3

3D-8403 MN-202
24"W X 9"H X 7.5"D



FOREST HILL DEVELOPMENT
GLEN ALDEN SELECTIONS

FANS

OPTION 1
3T-C52W
3T-BCD52P-W



OPTION 2
3T-C52BN
3T-BCD52P-BN
(BLADES CAN BE NICKEL OR WALNUT)

