



PRELIMINARY



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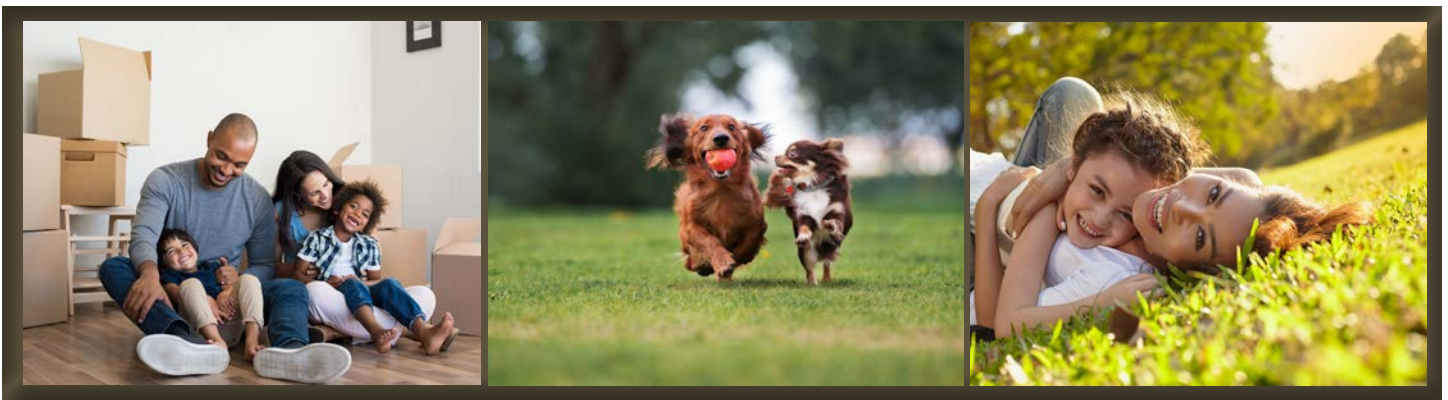


Welcome to Reflections at Poppy Lane; our newest solar-Living community in highly desirable Elk Grove, built by award-winning builder, Tim Lewis Communities.

Poppy Lane residents enjoy beautifully appointed homes, with close proximity to a variety of amenities, the future expansive Oasis Park adjacent to Poppy Lane, multiple highly rated schools and an endless array of shopping and dining experiences.

Reflections at Poppy Lane is located near California's bustling Capital, parks, and outdoor recreation. And, if you feel like exploring, Poppy Lane is a short road-trip away from sightseeing in the Bay Area or skiing in the Sierra Nevadas. Conveniently located near shopping and dining in Elk Grove, as well as I-5.

Reflections at Poppy Lane...Welcome Home!



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As we transition through these extraordinary times, Tim Lewis Communities remains focused on setting clear expectations to allow for the best home buying experience attainable. Having ranked amongst the Highest in Customer Satisfaction and New Home Design, we understand the importance of communicating regularly with our home buyers and homeowners to prepare them for the many unforeseen delays that may be caused due to product and labor constraints. As a recipient of the Building Industry Association's coveted Builder of the Year Award, Tim Lewis Communities has been committed to building five-star quality homes and bringing five-star living to California and Nevada for more than 30 years.

Tim Lewis Communities is a Certified California Green Builder and builds solar-living home communities throughout the Sacramento and Bay areas. The Company and all our dedicated homebuilding professionals continuously strive for excellence and distinction within the building industry and are focused on helping preserve the environment.

Tim Lewis Communities is committed to providing personalized service throughout every step of the homebuilding process. Due to the economy's current product constraints, Tim Lewis Communities has negotiated several personalized Design packages for you to choose from that will assure your homes' product availability. In addition, you will be able to further personalize your home from many additional choices available at our Design Studio. These personalization touches help you create a home that is uniquely yours and suits your individual style! In order that we confidently manage our home-buyer's selections within our building schedules, we do not allow custom changes outside of our approved offerings. We are dedicated to the highest standards of quality and customer service, and are proud to stay closely involved with our customers, long after they move in.

In addition to being focused on our customers, we are also devoted to the environment and dedicated to exceeding expectations whenever possible in all aspects of homebuilding. Tim Lewis Communities will continue to build upon our tradition of value, quality, and customer satisfaction – the hallmark of five-star building. At Tim Lewis Communities, we are proud to build...

Your Home, Your Way!



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COMMUNITY

- Enjoy beautifully appointed, solar-living, new homes in Elk Grove, featuring spacious two-story plans in a conveniently located neighborhood.
- With close proximity to a variety of amenities including state-of-the-art medical facilities, countless diverse eateries and the future expansive park within walking distance from your new home at Reflections.
- Elk Grove is also the center of Northern California's largest and highest-rated school district. Enjoy access to some of the area's finest schools, including Cosumnes Oaks High School and Elizabeth Pinkerton Middle School.

CLASSIC EXTERIORS

- Designer-selected exterior color palette (per plan and elevation)
- Designer-selected masonry at key impact areas per elevation
- Illuminated custom address plaques
- Attractive coach lights with color scheme-coordinated finishes per elevation
- Weatherproof LED lighting at porches for extra light (per plan)
- 7' tall roll-up garage doors insulated in elevation-designed styles
- 1/2 hp Automatic garage door opener with 2 transmitters
- Front yard landscaping including automatic sprinklers and drip irrigation per community requirements
- Two exterior hose bibs
- 200 AMP electrical service panel
- One coat stucco system
- Upgraded Entry Door with polished steel hardware
- 5" Fascia Gutters and Downspouts

CLASSIC INTERIOR DESIGN

- Hardwood look, luxury vinyl plank flooring at entry, kitchen, baths, and laundry areas (per plan)
- Carpeting with pad for comfort and durability in bedrooms, hallways, gathering room and closets
- Designer-selected accent paint color on all walls and ceilings with second color paint on all doors and trim work
- Beech recessed-panel cabinetry with concealed hinges and easy-clean finish interiors
- Rounded drywall corners (per plan)
- An abundance of Low-e energy efficient windows
- Distinctive 6'8" tall interior doors with Zane lever and door hardware in polished-stainless finish
- 5-1/4" round-edge baseboards
- Laundry room pre-wired with 220v circuit for electric dryer and pre-plumbed for gas dryer
- Finished window sills and aprons at all low windows
- LED lighting throughout for high-efficacy lighting
- Overhead ceiling fan in Gathering Room
- Rocker style light switches
- Seagull white LED light fixtures (per plan)
- Interior GFCI circuits
- Exterior WP GFCI circuits conveniently located at front and rear

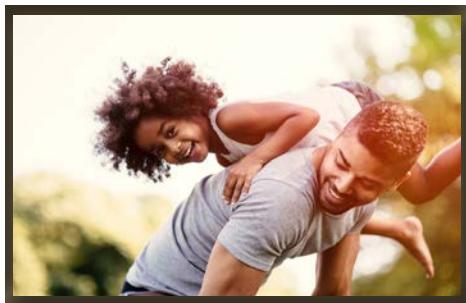
EFFICIENT KITCHENS

- Beech recessed-panel cabinetry with concealed hinges and easy-clean finish interiors
- 42" upper cabinets
- Granite kitchen counter tops with 6" back splash
- Pfister pull-out kitchen faucet in chrome

- Energy-saving, Frigidaire® appliances
- Stainless-Steel energy-saving, Frigidaire® appliances
- Stainless-Steel Frigidaire® 30" Gas range with sealed burners and corner-to-corner grates
- Stainless-Steel Frigidaire® 24" Built-in dishwasher
- Stainless-Steel Frigidaire® 1.6 cu ft Over-the-Range Microwave/Hood
- Stainless-Steel, undermount sink
- Pre-plumbed for water and ice maker at refrigerator space
- Abundant LED lighting
- Plentiful GFCI wall outlets at counter for easy appliance use
- 1/3 hp garbage disposal

INVITING OWNER'S SUITES

- Walk-in closets with double pole hanging space (per plan)
- Hardwood look, luxury vinyl plank flooring in owner's bath
- Solid-surface owner's bath vanities and shower surround
- Bi-pass shower enclosure with chrome hardware
- Chrome faucets with coordinating fixtures at tub and shower
- Separate, private toilet compartment with elongated toilet
- Full-width vanity mirrors (per plan)
- Can lighting over vanities
- Top-mount, self-rimming vanity sinks
- Designer coordinating bath accessories
- Distinctive 8' tall interior doors with Zane lever and door hardware in polished stainless finish



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DISTINCTIVE SECONDARY BATHS

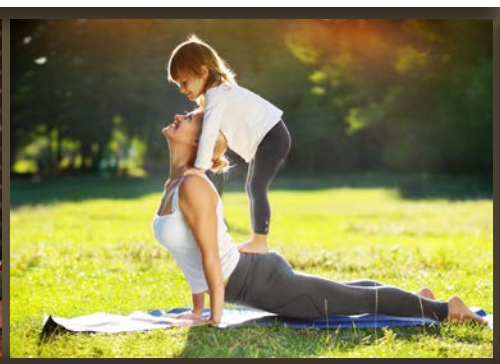
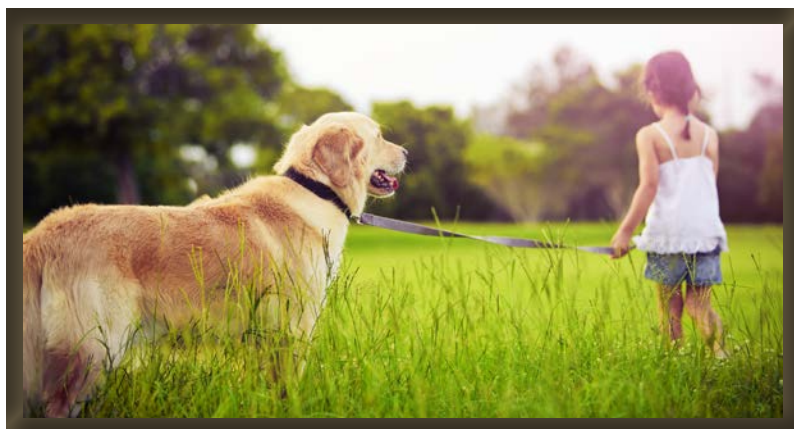
- Beech recessed-panel cabinetry with concealed hinges and easy-clean finish interiors
- Full width vanity mirrors
- Solid surface vanity tops
- Top-mount, self-rimming vanity sinks with dual-handle, chrome faucets with coordinating fixtures at tub and shower
- Hardwood look, luxury vinyl plank flooring
- Can lighting over vanities
- Beveled mirror medicine cabinet (per plan)

TECHNOLOGY, SECURITY AND SAFETY

- Category-6 high speed telephone wiring at Kitchen, Bedrooms and Loft
- RG-6 coaxial cable TV wire at Owner's Suite, Loft, Gathering Room and Secondary Bedrooms
- Smoke detectors with battery back-up in all bedrooms and carbon monoxide detectors in hallways
- Raised-panel solid core fire door from garage
- Solar lease
- Optional USB Port outlet conveniently located at kitchen
- Alula Smart Home Panel
- EV charging system

ENERGY SAVING FEATURES

- Energy-saving insulation
- Third-party tested and verified energy-saving home
- Energy-Star rated, Low E2 white vinyl windows with grids at key impact areas (per plan and elevation), Per Title 24
- Environmentally friendly 16 SEER rated central air conditioning with dual zones at two stories
- Per Title 24, AFUE , 0.95 Furnace (per plan)
- Energy-Star rated appliances
- Water conserving toilets faucets and shower heads
- Programmable thermostat to conserve energy and maintain a comfortable home temperature
- Environmentally-friendly low VOC paint
- Weatherproof protection around all windows and polyseal protection around exterior doors
- Full exterior weather stripping
- Water-saving landscape design and irrigation controls per community
- Tankless water heater





Contemporary

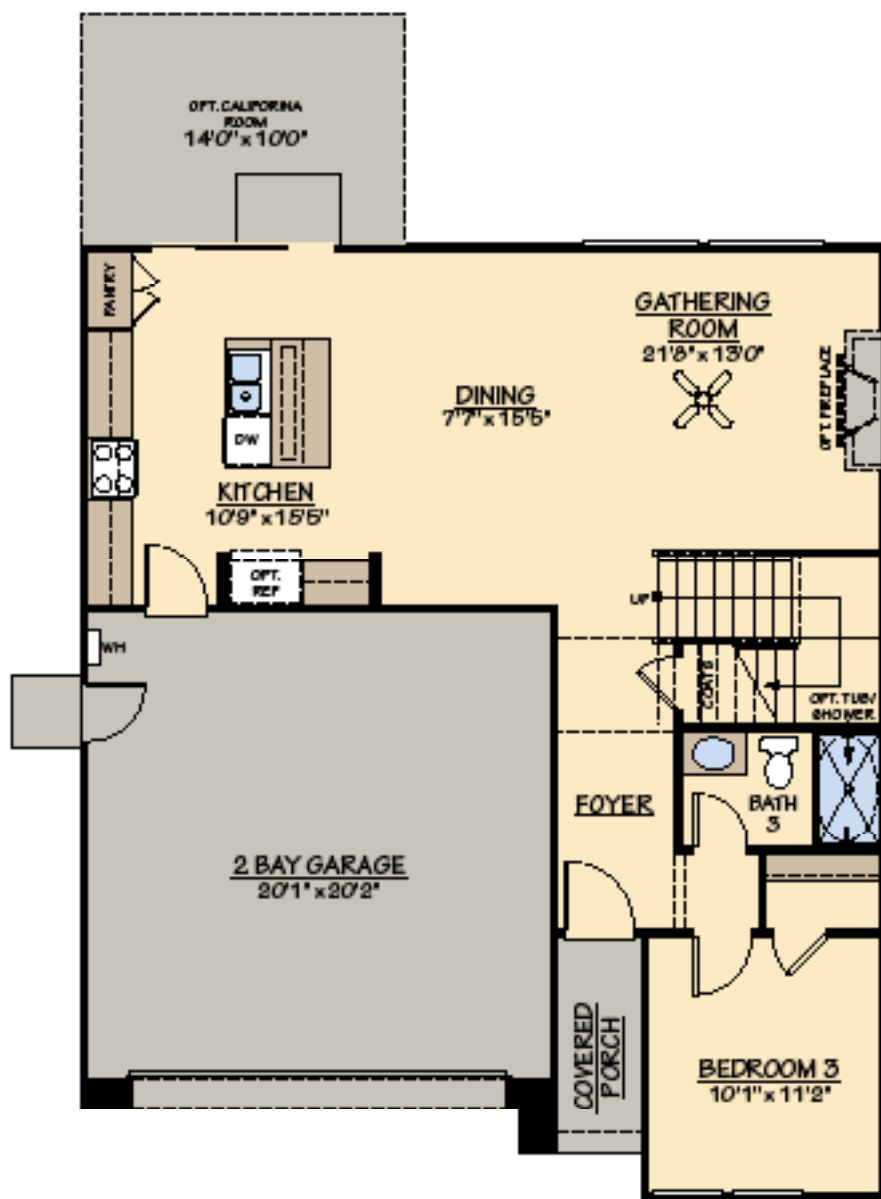


Farmhouse



Prairie

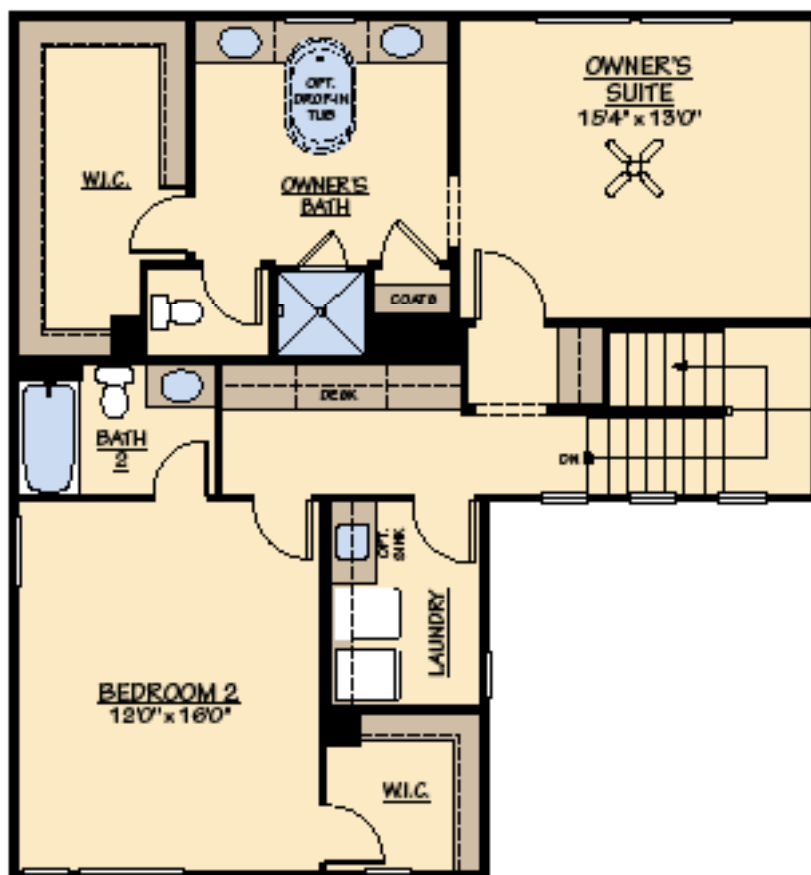




FIRST FLOOR

Approx. 1,891 sq. ft. ■ 3 Bedrooms ■ 3 Baths ■ 2-Car Garage
Opt. California Room ■ Opt. Fireplace at Gathering Room





SECOND FLOOR

Approx. 1,891 sq. ft. ■ 3 Bedrooms ■ 3 Baths ■ 2-Car Garage
Opt. California Room ■ Opt. Fireplace at Gathering Room





Contemporary

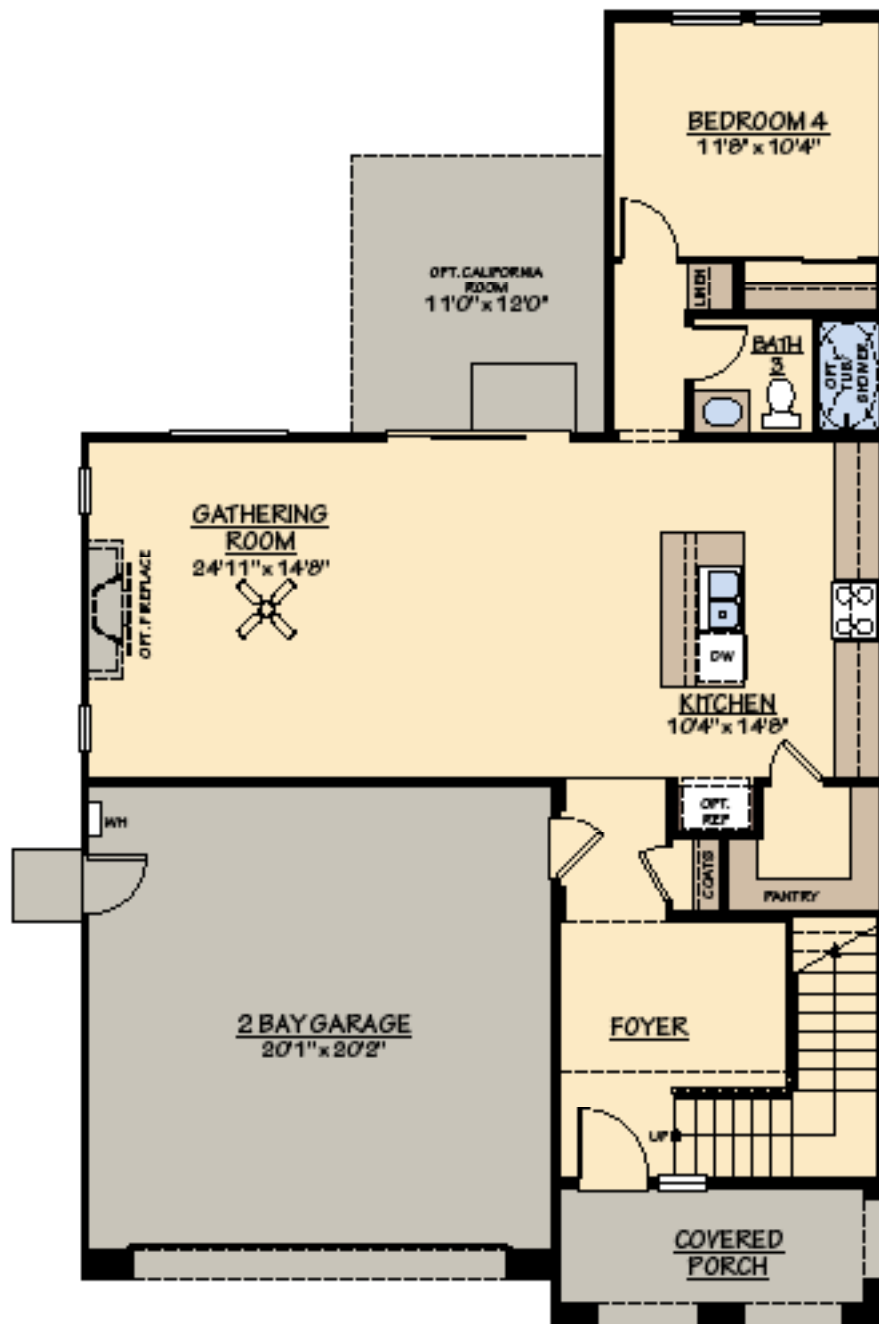


Farmhouse



Prairie

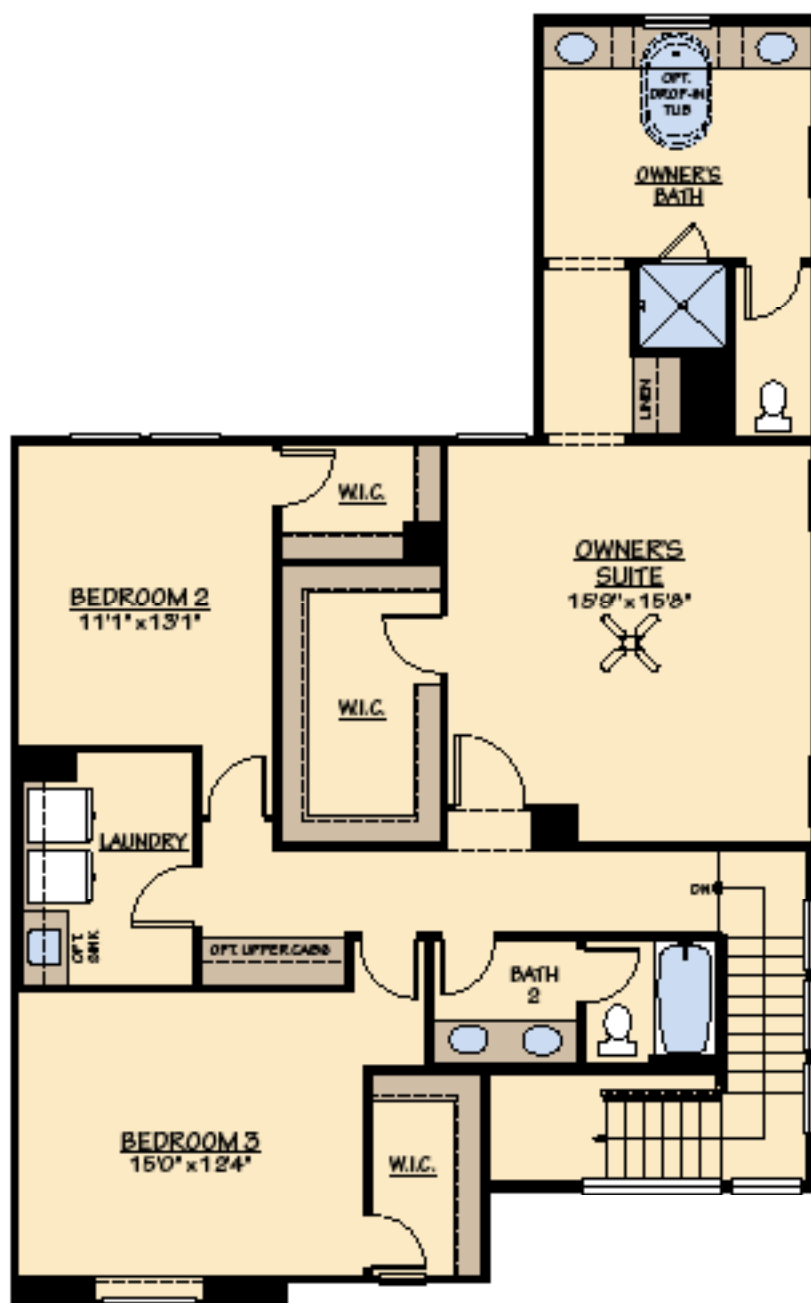




FIRST FLOOR

Approx. 2,352 sq. ft. ■ 4 Bedrooms ■ 3 Baths ■ 2-Car Garage
Opt. California Room ■ Opt. Fireplace at Gathering Room





SECOND FLOOR

Approx. 2,352 sq. ft. ■ 4 Bedrooms ■ 3 Baths ■ 2-Car Garage
Opt. California Room ■ Opt. Fireplace at Gathering Room



RESIDENCE THREE

(Preliminary)



Contemporary

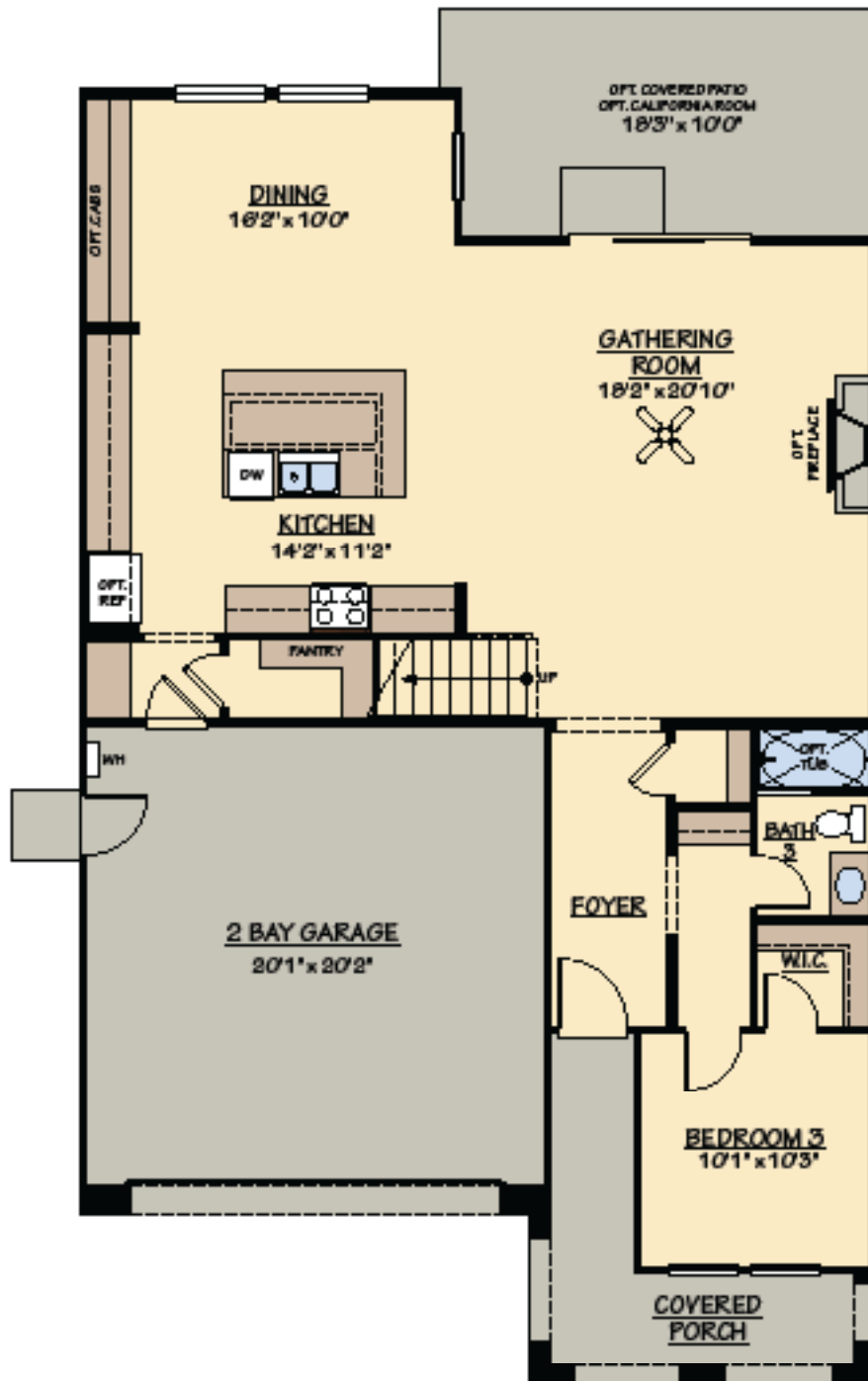


Farmhouse



Prairie





FIRST FLOOR

Approx. 2,755 sq. ft. ■ 4 Bedrooms ■ 3 Baths ■ 2-Car Garage
 Opt. California Room ■ Opt. Fireplace at Gathering Room
 Opt. Bed 5 ILO Loft





Approx. 2,755 sq. ft. ■ 4 Bedrooms ■ 3 Baths ■ 2-Car Garage
 Opt. California Room ■ Opt. Fireplace at Gathering Room
 Opt. Bed 5 ILO Loft





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