

# Built Around You. *Smarter.*



- **Smarter Living Experience** - Control and personalize your smart home with hands-on, voice control, and remote access from mobile devices.
- **Safety and Security** - Home or away, find comfort in knowing your smart home will notify you of activities happening in real time. Trust that your home is watching out for your family so you can enjoy peace of mind.
- **Comfort and Convenience** - Effortlessly entertain guests with synced music and lighting settings; Control the climate through voice commands, turn off your home when you are ready for bed and answer your front door while traveling.



*Compatible* with nearly 11,000 third-party consumer devices, including Amazon devices!

**COVENTRY  
HOMES**

**PLANTATION  
HOMES**

NOTE: BRICK SUPPORTED BY CONTINUOUS STEEL ANGLE ON TRIPLE RAFTERS INSTALLED TO EXISTING WALL. FLASHING & WEEP HOLES



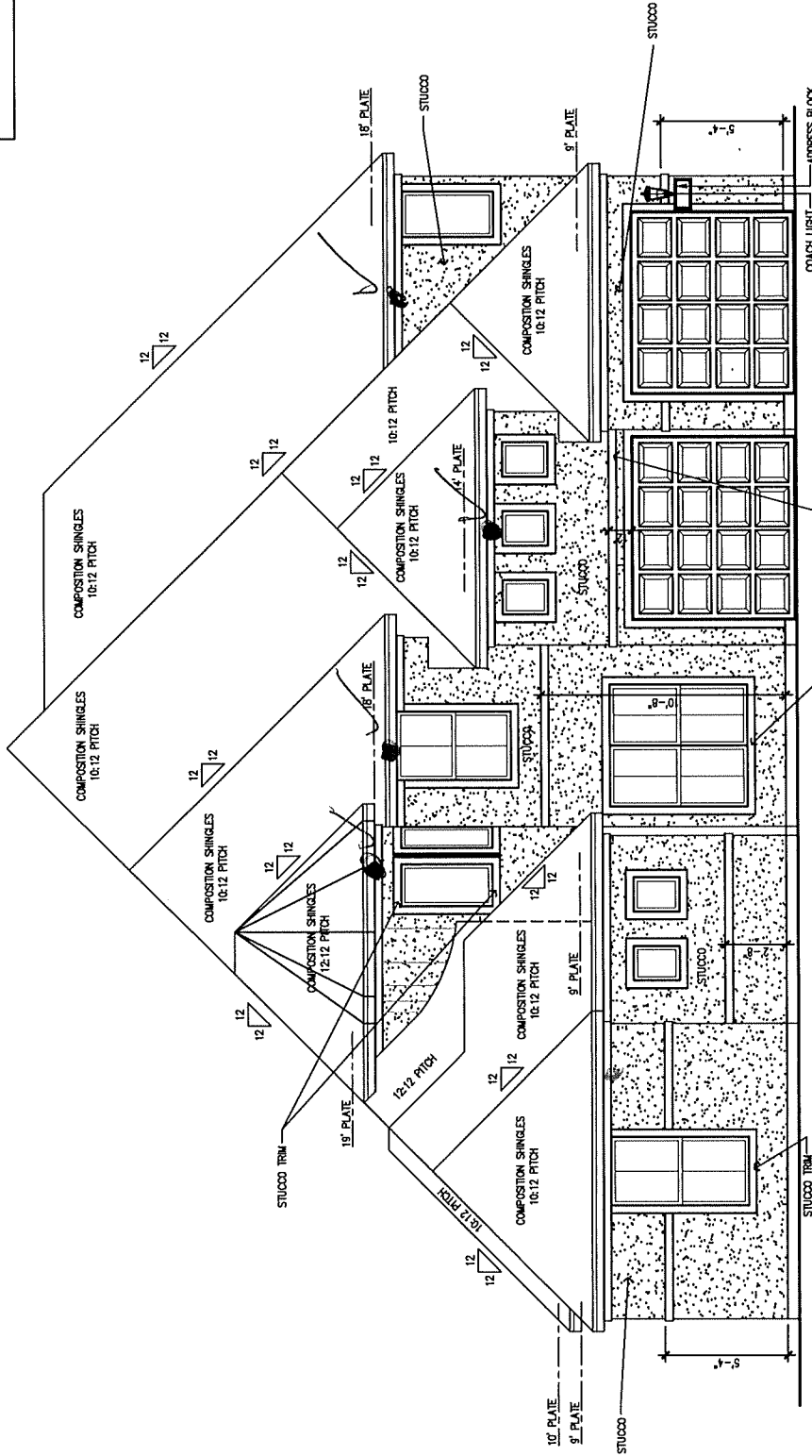
The MHI Group Inc. assumes no liability for any structures built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written consent of The MHI Group Inc.



2800 CORPORATE DRIVE  
SUITE #101  
FLOWER MOUND, TEXAS 75028  
OFFICE: (972) 355-8700  
FAX: (972) 355-8750  
TRADEMARKED

REVISION NUMBER	REVISION DATE	REVISION BY
11	07 NOV 2016	MS
12	18 JAN 2017	MS
13	08 FEB 2017	WAC
14	23 OCT 2017	DM
15	26 FEB 2018	DM
16	06 APR 2018	DM
17	27 JUN 2018	PN
18	19 FEB 2019	BAH
19	08 AUG 2019	RR

ORIGINAL DATE: 06-12-13



NOTE: ALL WOOD TRIM TO BE SMOOTH UNLESS OTHERWISE NOTED

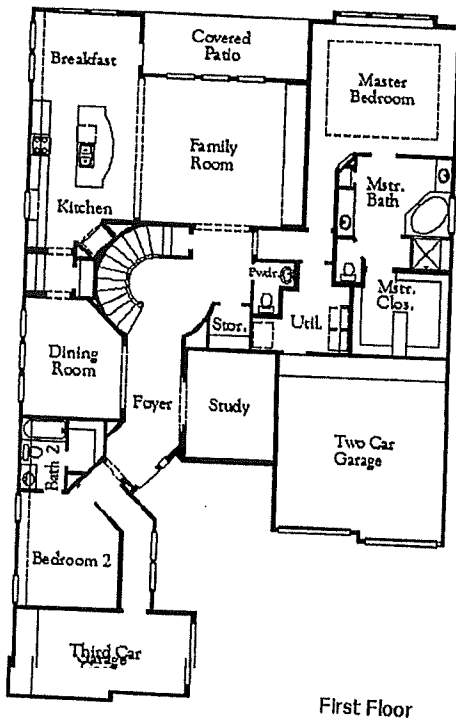
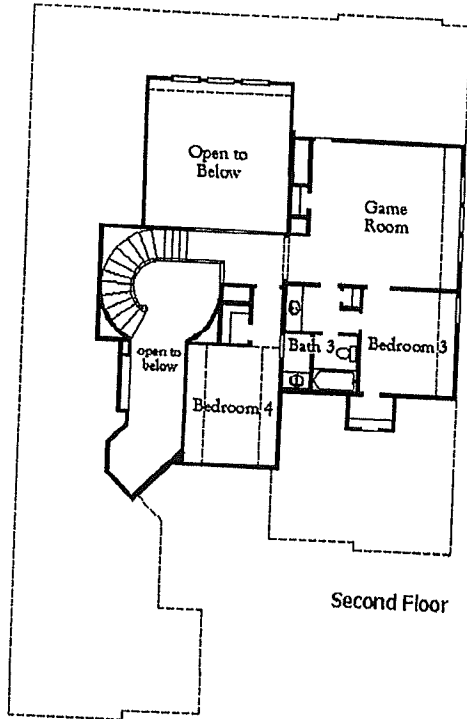
FRONT ELEVATION - C  
SCALE: 1/8" = 1'-0"

6473  
ELEVATION C  
MASONRY/MATERIAL CALC.

Design Options

- Additional Bedrooms
- Additional Bathrooms
- Garage Layouts
- Covered Porches
- Specialty Rooms

Visit our website to view the above design options, additional elevations and other modifications that may be available.



Elevation B



Elevation C



Elevation D

# Our warranty Promise to you



We stand behind every home we build. It's how we've become one of the nation's largest homebuilders and just one reason 98 percent of our customers say they would recommend us to family and friends. When you purchase a home from Coventry Homes or Plantation Homes, you can enjoy peace of mind knowing we will be here tomorrow, the day after, the month after and years after. We offer this worry-free guarantee because we never forget that *your home is also our home.*

- Workmanship and Materials - **2 YEAR**
- Structural/Foundation - **10 YEAR**
- Electrical and Mechanical - **2 YEAR**
- Lennox Air Conditioner - **5 YEAR\***
- Window Seal - **10 YEAR\*\***
- FlowGuard Gold CPVC and Fittings - **10 YEAR**
- Wisenbaker TrustPoint Granite - **15 YEAR**
- HardiePlank Siding - **30 YEAR LIMITED**
- LP Top Notch Sub-Flooring - **50 YEAR LIMITED**
- GAF Shingles - **LIMITED LIFETIME**
- Moen Faucets - **LIMITED LIFETIME**
- Weyerhaeuser Trus Joists TJI Joists - **LIMITED LIFETIME**

  
**PLANTATION**  
HOMES



  
**COVENTRY**  
HOMES

  The warranty for Workmanship and Materials; Electrical and Mechanical; and Structural/Foundation Warranty are provided by the Homebuilder's Limited Warranty Program in the Houston metro area. The warranty for other components listed are a combination of the Homebuilder's Limited Warranty and the component manufacturer's limited warranty program. \*Register your air conditioner components with Lennox 30 days after closing and receive an additional 5 year warranty on parts. \*\*The Window Seal is a 10 year anti-fogging of the window warranty. See the community sales counselor for more details. MHI-COV-PLA-Houston-4/2020

*Built Around You*

## Design Flexibility

Your home is a reflection of who you are and your own individual taste. With this in mind, we proudly offer a wide variety of award-winning floor plans and the flexibility to make changes to create a home that best fits your lifestyle.

- All of our floor plans are skillfully designed to incorporate functionality as well as architectural beauty
- We offer the ability to make structural changes to customize your floor plan to your needs
- Our state-of-the-art Design Center, staffed with highly experienced design professionals, will assist you in making your personal design decisions for virtually every aspect of your new home

## Green Living

At the forefront of building green homes in Texas, we developed our Eco Smart platform to maximize green building techniques and energy efficiency. You will see a marked increase in comfort and substantial savings on your utility bills.

- The Environments for Living Platinum Level energy efficiency program is an impressive 15% more energy efficient than Energy Star
- We provide you with a written 3 year projected heating and cooling cost guarantee
- Our homes have an average HERS (Home Energy Rating System) score of 62, which is one of the lowest energy usage scores available nationwide



## Integrity

We are proud to deliver the finest quality workmanship and we back it up with an industry leading warranty program in order to provide you and your family the assurance and peace of mind that comes with a sound investment.

- We offer a 2 year warranty on materials and workmanship versus a 1 year warranty like many other new home builders
- Using only quality materials and skilled craftsmen in the construction of your home, we proudly offer an unrivaled 10 year structural warranty
- We retain independent construction consultants to perform rigorous inspections at crucial stages of the building process

## Builder's Pledge

Customer satisfaction is the key to our success and we strive to make your home buying experience as enjoyable and relaxed as possible. We pledge to always listen carefully to your needs, pay close attention to details and guide you through the homebuilding process.

- 98% of our customers would recommend us to their family and friends
- Since 1988, we have been recognized as a national leader in the homebuilding industry
- Through our detailed surveys, we continuously search for better ways to improve our products, service, performance and your happiness



### **Ideal Kitchens**

- ✓ Dual Port USB charging station in kitchen
- ✓ Durable 9" deep stainless steel under mount sink with garbage disposal allows for easy clean-up
- ✓ Moen® faucet with vegetable sprayer
  - Granite countertops, available in a variety of colors, offer a solid and durable surface
  - Attractive ceramic tile backsplash adds beauty to function
- ✓ A convenient spice rack in the pantry adds function and storage
- ✓ Elegant crown moulding on kitchen cabinetry
- ✓ Island work centers on many plans
  - Decorative pendant light fixtures above the kitchen island add beauty to function
  - A drinking water purification system at the kitchen sink and water line to the refrigerator reduces chlorine and sediments and improves the overall taste, clarity and water quality
- ✓ GE® stainless steel appliance package for the gourmet chef in the family includes a freestanding self-clean gas range, space saver microwave, and dishwasher
- ✓ Custom quality maple accented cabinetry with adjustable shelves on 42" upper cabinets maximizes use of space
  - Beautiful ceramic tile flooring in kitchen, breakfast area and utility room offers durability and low maintenance for quick clean-ups

### **Dramatic Interiors**

- ✓ Decorative raised panel interior doors
- ✓ Environmentally friendly interior paint with contrasting wall and trim color
  - Choice of plush carpet with a quality pad
  - Elegant crown moulding in selected areas lends a classic look to the interior
  - Dramatic entries with your choice of ceramic tile
  - Custom designer lighting package
- ✓ Wide Décor rocker light switches
- ✓ Satin nickel finish door hardware
  - Convenient indoor laundry area with custom shelves and rod
  - Elegant stairways with stained handrail and wrought iron stair parts, per plan
- ✓ Rounded sheetrock corners throughout the home (excluding windows) softens the look of the interior
- ✓ Tall ceiling heights throughout the home add volume and spaciousness, per plan

### **Luxurious Baths**

- Engineered marble vanity tops with undermount sinks in master bath and secondary baths
- Separate glass-enclosed shower with tile surround in master bathroom
- ✓ Elongated commode in all baths
  - Moen® chrome plumbing fixtures in all baths for a timeless look
  - Luxurious garden tub in master bath for ultimate relaxation
  - Ceramic tile shower surrounds in secondary baths
  - Framed mirror in powder bath for a designer touch
- ✓ A/C vent in master walk-in closet(s)
- Ceramic tile flooring in all baths
- Custom quality stained vanity cabinets in master and secondary baths adds beauty to function
- His & Hers tall vanities in master bath
- Porcelain pedestal sink in powder bath, per plan
- ✓ Medicine cabinet in master bath

### **Classic Exteriors**

- ✓ Coach light at front elevation of home
- ✓ Steel raised ranch panel garage door
- ✓ Two live oaks in front yard
- ✓ American-made clay brick
- ✓ Choice of award winning exterior elevations including optional front porches
  - Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- ✓ Custom cast stone address plaque with logo
- ✓ Architectural laminated shingles with lifetime limited warranty
- ✓ Covered patio allows for an outdoor living area, per plan
- ✓ Elegant 8' stained knotty alder or mahogany front door
  - Exterior Paint in a choice of color pallets
- ✓ Garage door opener(s) with two transmitters
- ✓ Seamless aluminum gutters, in designated areas
- ✓ Thermo-insulated rear door with full light and dead bolt



**Classic Exteriors (continued...)**

- Brick paved front porches, per elevation

**Comfort & Energy Saving Features**

- ✓ Speed control ceiling fan in family room
- ✓ Whole-home dehumidifier that works to reduce humidity levels and create a healthier, more comfortable home
- ✓ Anti-scald valves to prevent accidental burning in showers and tubs
- ✓ FlowGuard Gold® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability
- ✓ High efficiency energy saving gas water heater(s)
- ✓ Attractive double-pane, low-e windows with easy clean, tilt out sash provide energy efficiency and lower utility costs
- ✓ All bedrooms blocked and wired for ceiling fans
- ✓ 16 SEER high efficiency air conditioning system(s)
- ✓ Additional A/C return in master bedroom for better comfort
- ✓ Balanced air pressure which comes from jump ducts, returns or transfer grills allows the HVAC system to function at peak efficiency
- ✓ High performance media air filter cleans air more efficiently than standard fiber filters
- ✓ R-22 insulation in non-flat ceiling areas
- ✓ R-38 insulation in air conditioned flat ceilings
- ✓ Air tight polysealant around windows and doors
- ✓ Homes built to meet stringent Environments for Living™ Platinum Level energy efficiency program
- ✓ Standard connections for both gas and electric clothes dryer
- ✓ We performance test every home for air leakage
- ✓ R-15 insulation in exterior air conditioned walls
- ✓ Carbon monoxide detector(s) installed for added peace of mind, designated areas
- ✓ Radiant barrier roof decking drastically lowers attic temperature reducing heat being transferred into the home and extending air conditioner life
- ✓ Soffit vents, ridge vent and/or air hawk for proper attic ventilation
- ✓ Superior quality reversible ceiling fans with light kit in family room, study, master bedroom and game room

**Extra Touches**

- Exhaust fan and air-conditioning vent in walk-in utility room
- Home office connection (two CAT6 and one RG 6) in study simplifies home networking abilities

**Extra Touches (continued...)**

- Installed alarm system with optional monitoring for peace of mind including one keypad
- Prewired for cable TV/ data combos in 3 locations
- RG 6 digital ready coaxial cable for satellite dish, cable TV and high speed internet
- State-of-the-art CAT6 advanced wiring for network communications and entertainment
- ✓ Certified, 3/4" engineered wood subfloor with advanced panel construction for strength and durability offers a 50-year transferable warranty
- Prewired for motion detector in family room and prewired keypad in master bedroom
- ✓ Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- ✓ Exhaust fan in all baths
- ✓ Breaker box in garage
- ✓ Bora-Care termite pre-treatment
- ✓ Engineered, certified and individually inspected foundations
- ✓ On site custom framing
- ✓ Our homes are engineered, inspected and certified to meet the minimum wind speed requirements of the International Residential Code. The use of special clips, straps and anchors in the construction of our homes creates added peace of mind and protection for you and your family living on the Gulf Coast
- ✓ Protect your home against pests with a pest control system that applies materials directly into the walls and minimizes exposure to your family, pets and interior surfaces
- We are so confident in the quality of our homes, we offer a 2-year warranty on materials and workmanship and a 10-year structural warranty providing you with the added assurance and peace of mind that your new home will deliver the value and enjoyment you deserve
- ✓ Our "Built Around You" program offers flexible designs allowing you to customize your home to fit your lifestyle - limited only by building codes, deed restrictions and your imagination
- ✓ Prewired for surround sound in media room for easy home theater installation, per plan
- ✓ All secondary bedrooms blocked for ceiling fans
- ✓ Personal design consultation with a professional designer at design center



**Smarter Home Solutions**

- Amazon Echo Dot allows you to control your smart home via voice control
- Award-winning, industry-leading Control4 platform allows you to personalize your smart home to fit your lifestyle via mobile app, Alexa Voice control, and other optional smart devices.
- Consultation with professional technology integrator to add optional lifestyle packages and personalize your smart home
- Ecobee thermostat with advanced comfort settings, remote access, and built-in Amazon Alexa
- Hardwired wireless access point for improved wireless network connectivity
- Kwikset keypad door lock at the front door for added protection and convenience
- Oversized, Wi-Fi transparent enclosure to house your technology components
- Professional, local installation and support after move-in
- Ring™ doorbell allows you to virtually see guests at your front door and receive notifications.
- Smart garage door opener allows you to remotely manage and monitor your garage door
- Two programmable Control4 smart switches allow you to schedule and control lighting







# Hidden Lakes

## COMMUNITY FACT SHEET

### AMENITIES

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- Easy access to commuting throughout Houston, including a convenient drive to I-45, SH 146, NASA Bypass
- Short drive to Downtown Houston, The Medical Center, NASA's Space Center Houston, Kemah Boardwalk, and Galveston Island
- Recreation Center, Playground, Olympic Sized Swimming Pool and Splashpad
- Direct access into the Education Village of Clear Creek ISD

### HOMEOWNER'S CORNER

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Estimated Tax Rate:  
\$3.587 per \$100 of appraised valuation

Community Homeowner Association:  
ACMI  
Phone #: (281) 251-2292

Estimated HOA Dues:  
\$880.00 per year

### SCHOOL INFORMATION

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Clear Creek ISD | [www.ccisd.net](http://www.ccisd.net)

Goforth Elementary  
2610 Webster Street League City, TX 77573  
(281) 284-6000

Bayside Intermediate  
4430 Village Way League City, TX 77573  
(281) 284-3000

Clear Falls High School  
4380 Village Way League City, TX 77573  
(281) 284-1100

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1602 Noble Way Court • League City, TX 77573 • (713) 730-7916  
[PlantationHomes.com](http://PlantationHomes.com)



All tax information and homeowner's fees are subject to change. This information contained herein was obtained from various third parties and not independently verified by the Builder. This information may not be accurate, or may have been changed without our knowledge. You are hereby advised against making any decisions based solely upon this information without first verifying it with the controlling authority.