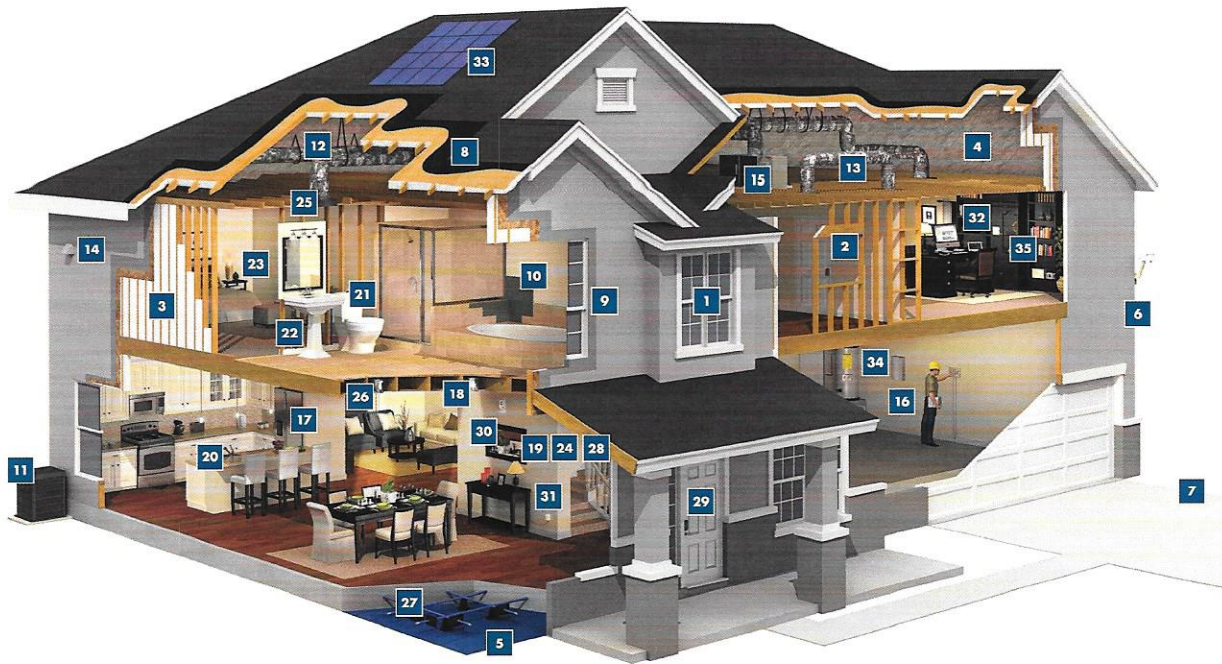


LIFE. BUILT. BETTER.

MeritageHomes
Setting the standard
for energy-efficient homes™

Looking for a good reason to buy a Meritage home? Here are several.



ENERGY STAR® Complete Thermal Enclosure System

- 1 Minimum Low-E3 windows
- 2 Advanced framing, thermal breaks and engineered lumber
- 3 SPF (Spray Polyurethane Foam) insulation in walls
- 4 Conditioned attics sealed with SPF

ENERGY STAR® Complete Water Management System

- 5 Damp-proof barrier on below-grade concrete (wet climates only)
- 6 Drain slope on exterior of home
- 7 Sloped grading for superior drainage
- 8 Moisture-resistant roof underlayment
- 9 Window flashing
- 10 Moisture-resistant material behind showers

ENERGY STAR® Complete Heating and Cooling System

- 11 Minimum SEER 15 HVAC
- 12 Sealed insulated ducts
- 13 Air-flow balance system
- 14 ANSI/ASHRAE 62.2 mechanical fresh-air management system
- 15 Minimum MERV 8 HVAC filtration

Additional Energy-Efficient and Standard Features

- 16 Independent inspections and testing
- 17 ENERGY STAR® appliances
- 18 CFL lighting
- 19 Advanced programmable thermostat
- 20 Water-efficient faucets and shower heads
- 21 Dual-actuated toilets
- 22 Pex plumbing
- 23 Low to zero VOC materials, paints, stains and adhesives
- 24 Humidistats (humid climates only)

- 25 ACCA manual engineered duct and register systems
- 26 Optional LED lighting
- 27 Post-tension slab

Optional Remote Home Management

- 28 Thermostat and home-management control
- 29 Home keypad and deadbolt
- 30 Indoor/outdoor wireless camera
- 31 Appliance module
- 32 Remote monitoring control on laptop, tablet or smart phone

Optional Solar System

- 33 Solar roof panels
- 34 Solar inverter
- 35 Solar monitoring system

Picture is representative and may depict or contain, and features list above may contain, floor plan, square footages, elevation, options, upgrades, design features, decorations, furnishings, appliances, and other features and amenities that are not included as part of all homes and/or may not be available in all communities. Plans, dimensions, features, specifications, materials, and availability of homes and/or communities are subject to change without notice or obligation. See sales associate for complete details. All promotional, marketing, and advertising estimates and claims, including, without limitation, claims related to energy savings or performance, and related certifications, exclude attached product communities and all communities in the following markets: Tennessee; Georgia; Greenville and Spartanburg, South Carolina; and all communities acquired in connection with Meritage's acquisition of certain assets of Legendary Communities in the Charlotte, North Carolina and York County, South Carolina markets. Energy and other features, options, and upgrades may not be applicable or available in the foregoing markets. ©2017 Meritage Homes Corporation. All rights reserved. DFW 7/15 that are not included as part of all homes and/or may not be available in all communities. Plans, dimensions, features, specifications, materials, and availability of homes and/or communities are subject to change without notice or obligation. See sales associate for complete details. All promotional, marketing, and advertising estimates and claims, including, without limitation, claims related to energy savings or performance, and related certifications, exclude attached product communities and all communities in the following markets: Tennessee; Georgia; Greenville and Spartanburg, South Carolina; and all communities acquired in connection with Meritage's acquisition of certain assets of Legendary Communities in the Charlotte, North Carolina and York County, South Carolina markets. Energy and other features, options, and upgrades may not be applicable or available in the foregoing markets. ©2017 Meritage Homes Corporation. All rights reserved. HOU 3/17.



877-275-6374
MERITAGEHOMES.COM

Woodson's Reserve Spring, TX

PUBLIC SCHOOLS:

- Conroe ISD – (936) 441-6628
- Ann Snyder Elementary – (832) 663-4400
- Cox Intermediate – (281) 465-3200
- York Junior High School – (832) 592-8600
- Oak Ridge High School – (832) 592-5300

WOODSON'S RESERVE COMMUNITY:

- FirstService Residential (HOA) – (281) 681-2000

Annual Dues: \$1,250

One time transfer fee: \$160

IMPORTANT NUMBERS:

- Voter Registration – (936) 536-7843
- Driver's License – (936) 442-2810
- Vehicle Registration – (281) 292-3325
- Harris County Tax Assessor – (281) 292-3325
- U.S. Post Office/77387 – (281) 419-7948
- South Regional Library – (936) 442-7727
- Montgomery County Appraisal District – (936) 756-3354

ESTIMATED TAXES:

- Conroe ISD – 1.28
- Montgomery County – 0.48
- Lone Star Community College – 0.11
- Montgomery County Hospital – 0.07
- Montgomery County ESD 8 – 0.09
- Montgomery County MUD 105 – 1.35

Total: 3.3616

LOCAL UTILITIES:

- Reliant – (888) 890-1536
Promotion Code: MD2747
- Centerpoint Energy (Gas) – (713) 659-2111
- Electric/Power – www.powertochoose.org
- Municipal District Services (MUD) – (281) 290-6503
- Water/Sewer (MCMUD 105) – (281) 290-3119
- AT&T (Telephone/Internet) – (800) 499-7928
- Comcast (Cable) – (713) 341-1000
- Direct TV (Cable) – (888) 951-3017

MEDICAL FACILITIES:

- Memorial Hermann Hospital – (281) 364-2300
The Woodlands

PUBLIC FACILITIES:

- Emergency – 911
- Montgomery County Sheriff Office – (936) 760-5800
- Spring Fire Dept. – (281) 355-1266
- Poison Control Center – (800) 222-1222

Revised: 9/5/17

NOT ALL NEW HOMES ARE CREATED EQUAL.

We work every day to make sure our homes are built better, smarter and healthier from start to finish. And these folks have taken notice.

NATIONAL AWARDS:

- 2017, 2016, 2015, 2014 & 2013 ENERGY STAR® Partner of the Year for Sustained Excellence, EPA
- 2017, 2016, 2015, 2014 & 2013 ENERGY STAR® Leadership in Housing
- 2017 Avid Diamond Award – U.S. Production (Raleigh)
- 2016 Avid Diamond Award – U.S. Production (Orlando)
- 2015 Avid Diamond Award – U.S. Production (Tucson)
- 2014 No. 2 Most Trusted Builder in America, Lifestory Research Most Trusted Builders in America StudySM
- 2012 National Green Building Awards, Project of the Year – Single Family Production, NAHB
- 2011 Energy Value Housing Award (EVHA), NAHB
- 2011 Peoples' Choice Award, NAHB
- 2011 Builder of the Year, Builder and Developer Magazine

REGIONAL AWARDS:

- 2017 Avid Gold Award – Austin, Orlando & Southern California Divisions
- 2017 Avid Benchmark Award – Houston, San Antonio & Northern California Divisions
- 2016, 2015 Avid Gold Award – Western U.S. Production (Phoenix)
- 2016 Avid Gold Award – Southeast U.S. Production (Tampa)
- 2016, 2015 Avid Benchmark Award – South Central U.S. Production (Austin)
- 2016 Avid Benchmark Award – Western U.S. Production (Southern California)
- 2016 Builder of the Year Over 200 Units, BIA Bay Area
- 2014 & 2013 MAME Green Builder of the Year, HBA Charlotte
- 2013 AREA Homebuilder of the Year, AZ Business Magazine

SETTING THE STANDARD FOR ENERGY-EFFICIENT HOMES:

- First NET ZERO National Builder
- First Full Environmental Protection Agency Triple Certified Home: ENERGY STAR®, Indoor airPLUS, and WaterSense
- First 100% ENERGY STAR® National Builder



Meritage Homes has been named among the most trusted builders in America in the proprietary Lifestory Research 2014 Most Trusted Builder in America StudySM. Study based on 43,200 new home shoppers in 27 markets. Proprietary study results are based on experiences and perceptions of consumers surveyed between January and December 2013. Detailed information about the study can be found at <http://www.lifestoryresearch.com/2014MostTrustedBuilder>. © 2017 Meritage Homes Corporation. All rights reserved. 8.4.17

Woodson's Reserve | Platinum

3911 Rolling Thicket Drive
Spring, TX 77386

Included Features

Exterior Design

- Fiber cement siding
- 4 sides brick – first floor
- Three-tone exterior paint schemes
- Exterior lighting at front and rear door with coach lamp at garage (per plan)
- 8' mahogany front door w/satin nickel "Dakota" handleset (per plan)
- Kwikset[®] "satin nickel" deadbolt locks - exterior doors
- Fully fenced back yard with 6ft. privacy fence
- Fully sodded front, back and side yards to fence with front landscape package
- Cast stone engraved address block
- Insulated garage door with opener
- 3 exterior hose bibs
- 10'x10' patio (per plan)
- 8' Therma-Tru[®] full lite exterior back door (per plan)
- Front gutters with down spouts and splash blocks
- Brick front porch
- Full irrigation

Interior Design

- Low VOC Sherwin-Williams[®] paint in choice of 3 colors with Pure White ceilings and trim
- Stained oak stair handrails with iron spindles along stairs and balcony areas open to below (per plan)
- 8' Rockport interior doors with Kwikset[®] satin nickel "Cove" doorknobs on first floor (per plan)
- Ceramic tile flooring in entry and utility room (Group 1)
- 25 oz. Shaw[®] carpet with 3/8" carpet pad
- Direct vent fireplace, tile hearth and wood mantle
- Rounded sheetrock corners in accent areas
- Light fixtures in brushed nickel finish or recessed can (per plan)
- Granite vanities at secondary baths with undermount oval china bowl (Group 2)
- 4 ceiling fans with brushed nickel finish (buyer chooses location)
- 4 1/4" baseboards on first floor
- Full security system with one key pad

Exquisite Master Suites

- Timberlake[®] flat panel cabinets
- Moen[®] "Brantford" chrome fixtures
- Separate garden tub w/ceramic tile skirt and shower with ceramic tile surround (Group 1) (per plan)
- Granite master bath vanity w/undermount oval china bowl (Group 2)
- Elongated commodes in master and powder baths
- Ceramic tile flooring in entire master bath (Group 1)
- Light fixtures in brushed nickel finish
- Mud set showers on first floor

Spacious Kitchens

- 42" Timberlake[®] flat panel cabinets
- Ceramic tile backsplash laid straight (Group 1)

Spacious Kitchens Cont.

- DuPure water filtration system at kitchen sink
- Ceramic tile flooring in kitchen and breakfast (Group 1)
- Granite countertops with undermount sink Moen[®] "Camerist" chrome faucet (Group 2)
- 1/3 HP garbage disposal
- Recessed can lighting (per plan)
- Stainless steel Whirlpool[®] built-in appliances: o 30" electric oven with self-clean feature o Multi-cycle dishwasher o Built-in microwave with turntable, vented to outside o 30" 4-burner gas cooktop

Superior Construction

- Code certified windstorm bracing
- Composite shingles w/30 year limited warranty
- Trane[®] up to 16 SEER HVAC system w/heat pump and 410A refrigerant
- R-21 roof deck open cell foam insulation
- R-13 foam walls
- R-6 ductwork with mastic seal
- Single 40 gal. electric water heater up to 2.5 baths, two 40 gal. electric water heater with 3+ baths
- DuPont[™] Tyvek[®] HomeWrap[®] for protection against water and moisture
- Engineered post tension designed foundation
- Electric dryer connections
- Block and wire all bedrooms, family room, and game room for ceiling fans (per plan)
- Sill seal barrier at exterior perimeter
- 10 year limited structural warranty
- 1-2 year builder warranty
- Borate termite preventative treatment by HomeTeam Pest Defense[®]
- HomeTeam Pest Defense[®] with Taexx[®] built-in pest control system

Health, Comfort and Energy Savings

- CFL/LED Lighting
- Conditioned attics
- Dual-actuated toilets
- ENERGY STAR[®] appliances
- Low to zero VOC materials, paints, stains and adhesives
- Low-E Windows
- Minimum 15 SEER HVAC
- Minimum MERV 8 HVAC filtration
- PEX[®] plumbing
- Spray Foam Insulation
- Water-efficient faucets

M.Connected Home[™] Automation Suite*

- Advanced thermostat
- Lighting controls
- Smart Door Lock
- Smart garage door
- Video Doorbell
- Weather-sensing irrigation

Home, features, and community information are subject to change, and homes to prior sale, at any time without notice or obligation. Additionally, deviations and variations may exist in any constructed home, including, without limitation: (i) substitution of materials and equipment of substantially equal or better quality; (ii) minor style, lot orientation, and color changes; (iii) minor variances in square footage and in room and space dimensions, and in window, door, utility outlet, and other improvement locations; (iv) changes as may be required by any state, federal, county, or local governmental authority in order to accommodate requested selections and/or options; and (v) value engineering and field changes. Actual features included in any home are limited in all events to the specific terms set forth in the contract for such home. Any square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. All promotional, marketing, and advertising estimates and claims related to energy savings or performance are created exclusively by third party suppliers, rating services, utility companies, and/or certified auditors, based on U.S. Department of Energy methodology and average energy use and scores. Actual energy savings and performance of any home or any of its features may vary widely, and may be more or less than indicated savings and performance, depending on the personal energy consumption choices of the occupants and changes in energy provider rates and programs. See sales associate for additional details. *See www.meritagehomes.com/mconnectedhome for important details and information. Meritage Homes[®] is a registered trademark of Meritage Homes Corporation. ©2017 Meritage Homes Corporation. All rights reserved. REVISED 6/9/2017