

Windtree Estate & Signature Homes

109 Windtree Club Drive
Mt. Juliet, TN 37122



Homeowners Association Contact Information

Homeowner Service Department:

8:00 a.m. - 5:00 p.m.
careteam@rowcal.com
615-822-3509
Brian Moore | RowCal | Community Manager

HOA BREAKDOWN

One Time Fee
\$1,825*

This fee covers the following features:

- Capital Reserve (\$750)
- Amenity Fund (\$750)
- Initial Transfer Fee (\$325)
- **Subsequent Sale Transfer Fee (\$325)

General Fee
\$87.00 per month

This fee covers the following features:

- Pool with Clubhouse
- Fitness Center
- Playground
- Sport Court
- Putting Green
- 9 Hole Frisbee Golf Course
- Walking Trails
- Pond
- Common Areas (Green Space)

Helpful Contacts

Phone and Internet | Comcast Xfinity, United, and AT&T
Electric | Middle Tennessee Electric | 877-777-9020
Water | West Wilson Utility District | 615-758-5682
Sewer | City of Mt. Juliet | 615-754-2554



This information is summary in nature, based on estimates which will not reflect actual future expenses. All information is believed correct at time of publication. All information is subject to change. Please consult the community governing documents for detailed and current information about what expenses are covered by the HOA assessments. Please consult your New Home Counselor for details. ENERGY STAR and the ENERGY STAR mark are registered trademarks owned by the U.S. Environmental Protection Agency. ©2026 Beazer Homes. 168360 BH CORP JULY_3

Windtree Prestige Townhomes

109 Windtree Club Drive
Mt. Juliet, TN 37122



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HOA BREAKDOWN

One Time Fee
\$1,825*

This fee covers the following features:

- Capital Reserve (\$750)
- Amenity Fund (\$750)
- Initial Transfer Fee (\$325)
- **Subsequent Sale Transfer Fee (\$325)

General Fee
\$275.00 per month

This fee covers the following features:

- Pool with Clubhouse
- Fitness Center
- Playground
- Sport Court
- Putting Green
- 9 Hole Frisbee Golf Course
- Walking Trails
- Pond
- Common Areas (Green Space)
- Exterior maintenance
- Lawn care

Helpful Contacts

Phone and Internet | Comcast Xfinity, United, and AT&T
Electric | Middle Tennessee Electric | 877-777-9020
Water | West Wilson Utility District | 615-758-5682
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Windtree Signature and Estate Series

Included Features



Home Performance Features

- As America's #1 Energy-Efficient Homebuilder*, your Beazer home delivers superior efficiency, improved air quality and ultimate comfort throughout the home
- Every home is built **solar-ready** so it's easier and more affordable to install a renewable energy system.
- Air seal protocols designed to reduce air passing in & out of your home
- Advanced framing techniques to allow for more insulation in walls
- Superior attic insulation to increase thermal resistance
- Dual-pane Ply Gem® windows with Low-E glass to reflect infrared energy & block UV light
- Whole house, fresh air system with Broan® Energy Recovery Ventilator to bring fresh outdoor air in while exhausting stale indoor air out
- High-efficiency 50-gallon electric water heater
- Foundation wall assembly to provide more protection from external temperatures
- Improved efficiency HVAC system
- Energy-saving smart programmable thermostat
- Whirlpool® brand dishwasher
- Boise® floor system for quieter floors
- Termite pre-treatment application
- Energy-efficient DuPont™ Tyvek® Homewrap® engineered for cost savings while keeping home comfortable & durable all year long
- 1" conduit from exterior wall to low-voltage panel to ensure easy future upgrades of Internet Service Provider (ISP) connection
- 30" Low-voltage panel centrally installed to ensure excellent Wi-Fi signal coverage & accommodation of ISP equipment without compromising aesthetics or functionality
- Three hardwired paired media outlets with RG6 (Cable TV/Data) & industry-leading CAT6 (Ethernet/Data), located in family room, primary bedroom, & loft/office area

Exterior Features

- Exterior elevations with four side brick exteriors, with Hardie & stone accents (per plan).
- Low-maintenance James Hardie® fiber cement siding with 30-year warranty
- CertainTeed® 30-year dimensional roof shingles
- Two-car, double bay garage doors with handles and hinges, and glass inserts included
- Full sod in front, back, and side yards

Kitchen

- Enhanced kitchen with Whirlpool® brand double wall oven, cooktop, microwave, and dishwasher in stainless steel
- Quartz countertops
- Daltile® tile backsplash
- Masterbrand™ Aristokraft cabinetry with 42" upper cabinets & crown molding.
- Moen® chrome faucet with pull-down sprayer and undermount stainless steel sink

Primary Bathroom

- Masterbrand™ Aristokraft cabinetry
- Quartz countertops
- Separate shower with Daltile® ceramic tile surround & glass enclosure or relaxing garden tub with Daltile® ceramic tile surround
- Daltile® ceramic tile floor
- Elongated toilets
- Primary Walk-in closet (per plan)
- Fiberglass shower & tub unit for easy maintenance (secondary bath)

Interior Finishes

- Kwikset® interior door hardware in satin nickel
- Moen® chrome-finished plumbing hardware
- Progress Lighting™ light fixture(s) per plan
- Included fireplace in great room
- Mohawk Hard surface flooring in great room, kitchen, breakfast/dining, study, foyer, and garage entry
- 9' ceilings on first and second floor (per plan)
- 8' interior doors (first floor) with 8' front and garage entry doors
- Valet Bench with hooks (per plan)
- Painted garage and baseboard trim

The Beazer Experience

- 1-year performance standards warranty
- 2-year delivery systems warranty
- 10-year structural warranty
- Pre-construction, pre-drywall, & New Home Celebration meeting with your Construction Manager
- Beazer Design Studio with selections available to personalize your new home



Standard options and features lists as well as depictions of floor plans and elevations (each, a "Standard") are expressly not made part of any Purchase and Sale Agreement ("PSA"), nor do they give rise to any contractual relationship between you and Beazer Homes. Standards are intended only to provide a general overview. You may purchase an upgrade or, in its sole discretion, Beazer may substitute an alternative as provided in the PSA. The PSA's Addendum A will define what is included in your home. If you sign a Standard, it is simply your acknowledgment of receipt of the Standards applicable to this model of home. Construction specifications include moisture and mold control, radon resistant construction (where applicable), pest barriers, effective heating, ventilating and air-conditioning systems, safe combustion, and healthier building materials. Please visit www.epa.gov/indoorairplus for details. Beazer reserves the right to make changes without notice or obligation to plans, elevations and pricing. Illustrations and specifications are believed correct at time of publication, and are not intended to create any warranty or contract rights. *HERS stands for Home Energy Rating System. It's a standardized system used to measure a home's energy efficiency. A lower HERS score indicates a more energy-efficient home. HERS is like a home's MPG label. A lower HERS score means lower energy bills and a smaller environmental footprint. Our average gross HERS score in 2023 was 42. To confirm our position as the #1 energy efficient homebuilder in the US, we looked at the publicly reported average HERS scores during June 2025 for each of the top 30 homebuilders in the US (based on how many houses they sold in 2024) as determined by Builder Magazine's list <https://www.builderonline.com/builder-100/builder-100-list/2025/> accessed on June 6, 2025. Beazer Homes reports our average gross HERS score i.e. without including solar power savings. We don't know for sure if the other builders report their energy efficiency scores (HERS scores) with or without including solar power savings. Any registered or unregistered trademarks appearing here are the registered or unregistered trademarks of and are owned by their respective owners. All plans, specifications, features, materials and appliances are subject to availability, change or substitution deemed advisable by Beazer Homes or as required by local building code or law. This feature sheet does not represent all standard specifications in your home. Details listed may vary depending on the plan, elevation, and options chosen. Please consult your New Home Counselor for details. ©2026 Beazer Homes. 25_07 BH CORP_12

Windtree Townhomes

Included Features



Home Performance Features

- As America's #1 Energy-Efficient Homebuilder*, your Beazer home delivers superior efficiency, improved air quality and ultimate comfort throughout the home
- Air seal protocols designed to reduce air passing in & out of your home
- Advanced framing techniques to allow for more insulation in walls
- Superior attic insulation to increase thermal resistance
- Dual-pane Ply Gem® windows with Low-E glass to reflect infrared energy & block UV light
- Whole house, fresh air system with Broan® Energy Recovery Ventilator to bring fresh outdoor air in while exhausting stale indoor air out
- High-efficiency 50-gallon electric water heater
- Foundation wall assembly to provide more protection from external temperatures
- Improved efficiency HVAC system
- Energy-saving smart programmable thermostat
- Whirlpool® brand dishwasher
- Boise® floor system for quieter floors
- Termite pre-treatment application
- Energy-efficient DuPont™ Tyvek® Homewrap® engineered for cost savings while keeping home comfortable & durable all year long
- 1" conduit from exterior wall to low-voltage panel to ensure easy future upgrades of Internet Service Provider (ISP) connection
- 30" Low-voltage panel centrally installed to ensure excellent Wi-Fi signal coverage & accommodation of ISP equipment without compromising aesthetics or functionality
- Three hardwired paired media outlets with RG6 (Cable TV/Data) & industry-leading CAT6 (Ethernet/Data), located in family room, primary bedroom, & loft/office area

Exterior Features

- Exterior elevations featuring all brick with James Hardie® fiber cement siding accents
- Low-maintenance James Hardie® siding with 30-year warranty
- CertainTeed® 30-year dimensional roof shingles
- Double bay garage doors with handles, hinges, and glass inserts
- Full sod in front, back, and side yards
- Exterior maintenance, exterior insurance, and lawn care service provided by HOA



Standard options and features lists as well as depictions of floor plans and elevations (each, a "Standard") are expressly not made part of any Purchase and Sale Agreement ("PSA"), nor do they give rise to any contractual relationship between you and Beazer Homes. Standards are intended only to provide a general overview. You may purchase an upgrade or, in its sole discretion, Beazer may substitute an alternative as provided in the PSA. The PSA's Addendum A will define what is included in your home. If you sign a Standard, it is simply your acknowledgment of receipt of the Standards applicable to this model of home. Construction specifications include moisture and mold control, radon resistant construction (where applicable), pest barriers, effective heating, ventilating and air-conditioning systems, safe combustion, and healthier building materials. Please visit www.epa.gov/indoorairplus for details. Beazer reserves the right to make changes without notice or obligation to plans, elevations and pricing. Illustrations and specifications are believed correct at time of publication, and are not intended to create any warranty or contract rights. *HERS stands for Home Energy Rating System. It's a standardized system used to measure a home's energy efficiency. A lower HERS score indicates a more energy-efficient home. HERS is like a home's MPG label. A lower HERS score means lower energy bills and a smaller environmental footprint. Our average gross HERS score in 2023 was 42. To confirm our position as the #1 energy efficient homebuilder in the US, we looked at the publicly reported average HERS scores during June 2025 for each of the top 30 homebuilders in the US (based on how many houses they sold in 2024) as determined by Builder Magazine's list <https://www.builderonline.com/builder-100/builder-100-list/2025/> accessed on June 6, 2025. Beazer Homes reports our average gross HERS score i.e. without including solar power savings. We don't know for sure if the other builders report their energy efficiency scores (HERS scores) with or without including solar power savings. Any registered or unregistered trademarks appearing here are the registered or unregistered trademarks of and are owned by their respective owners. All plans, specifications, features, materials and appliances are subject to availability, change or substitution deemed advisable by Beazer Homes or as required by local building code or law. This feature sheet does not represent all standard specifications in your home. Details listed may vary depending on the plan, elevation, and options chosen. Please consult your New Home Counselor for details. ©2026 Beazer Homes. 25_07 BH CORP_12

Kitchen

- Whirlpool® brand appliances for electric oven and range, microwave, and dishwasher in stainless steel
- Exhaust vent to exterior
- Quartz countertops
- Daltile® tile backsplash
- Masterbrand™ Aristokraft cabinetry with 42" upper cabinets & crown molding.
- Moen® chrome faucet with pull-down sprayer and undermount stainless steel sink

Primary Bathroom

- Daltile® ceramic tile & glass shower enclosure with fiberglass pan in Primary Bath. Linen closet or garden tub with tile surround available with Choice Plans
- Masterbrand™ Aristokraft cabinetry
- Quartz countertops in all bathrooms with double sink vanity in Primary Bath
- Walk-in closet with ventilated shelving
- Daltile® ceramic tile floor
- Elongated toilets
- Fiberglass shower & tub unit for easy maintenance (secondary bath)

Interior Finishes

- Kwikset® interior door hardware in satin nickel
- Moen® chrome-finished faucets and plumbing hardware
- Progress Lighting™ light fixture(s) per plan
- Mohawk® hard surface flooring in great room, kitchen, dining area, study, foyer, powder room, and garage entry (per plan)
- 9' ceilings on first floor, 8' ceilings on second floor
- Crown moulding in 2 rooms of your choice
- Valet Bench with hooks (per plan)

The Beazer Experience

- 1-year performance standards warranty
- 2-year delivery systems warranty
- 10-year structural warranty
- Pre-construction, pre-drywall, & New Home Celebration meeting with your Construction Manager
- Beazer Design Studio with selections available to personalize your new home