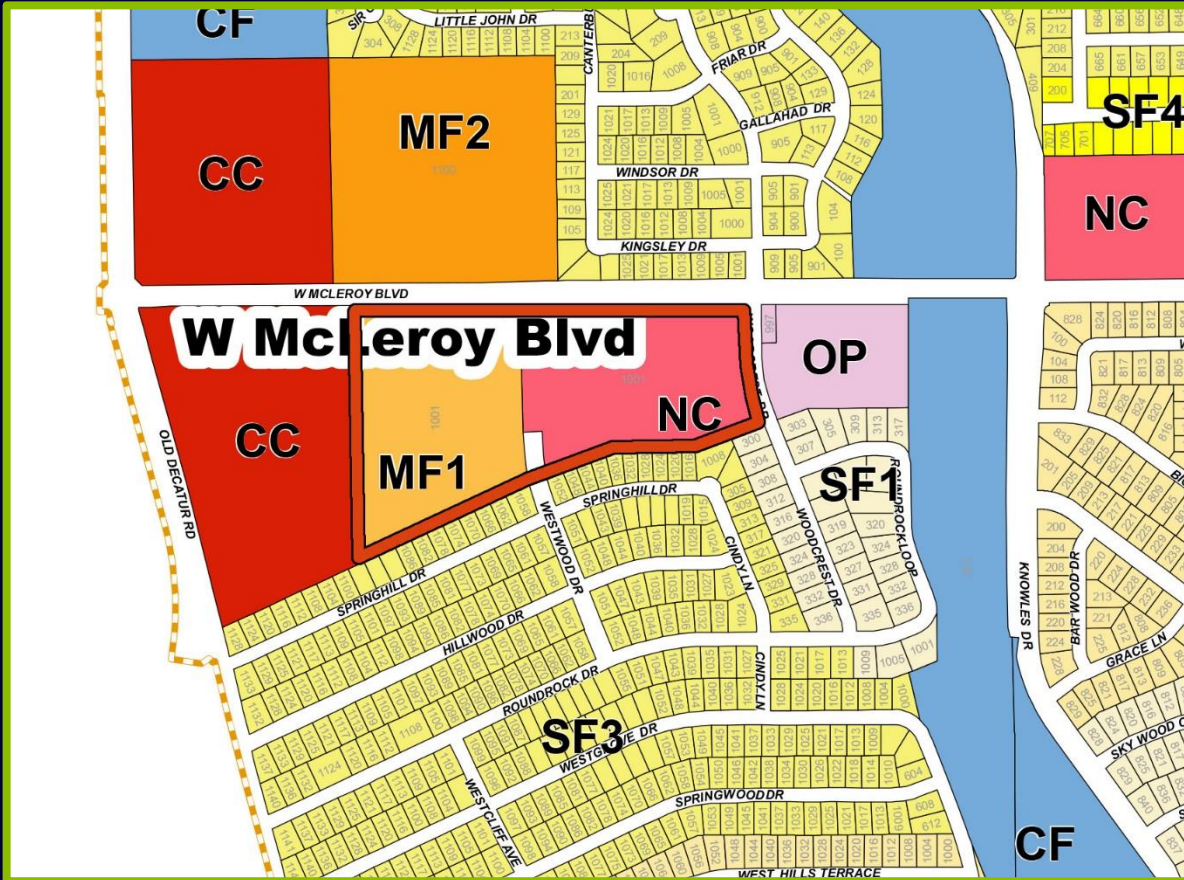


VILLAS AT WILLOW CREEK

NEIGHBORHOOD CONTEXT



ZONING CONTEXT

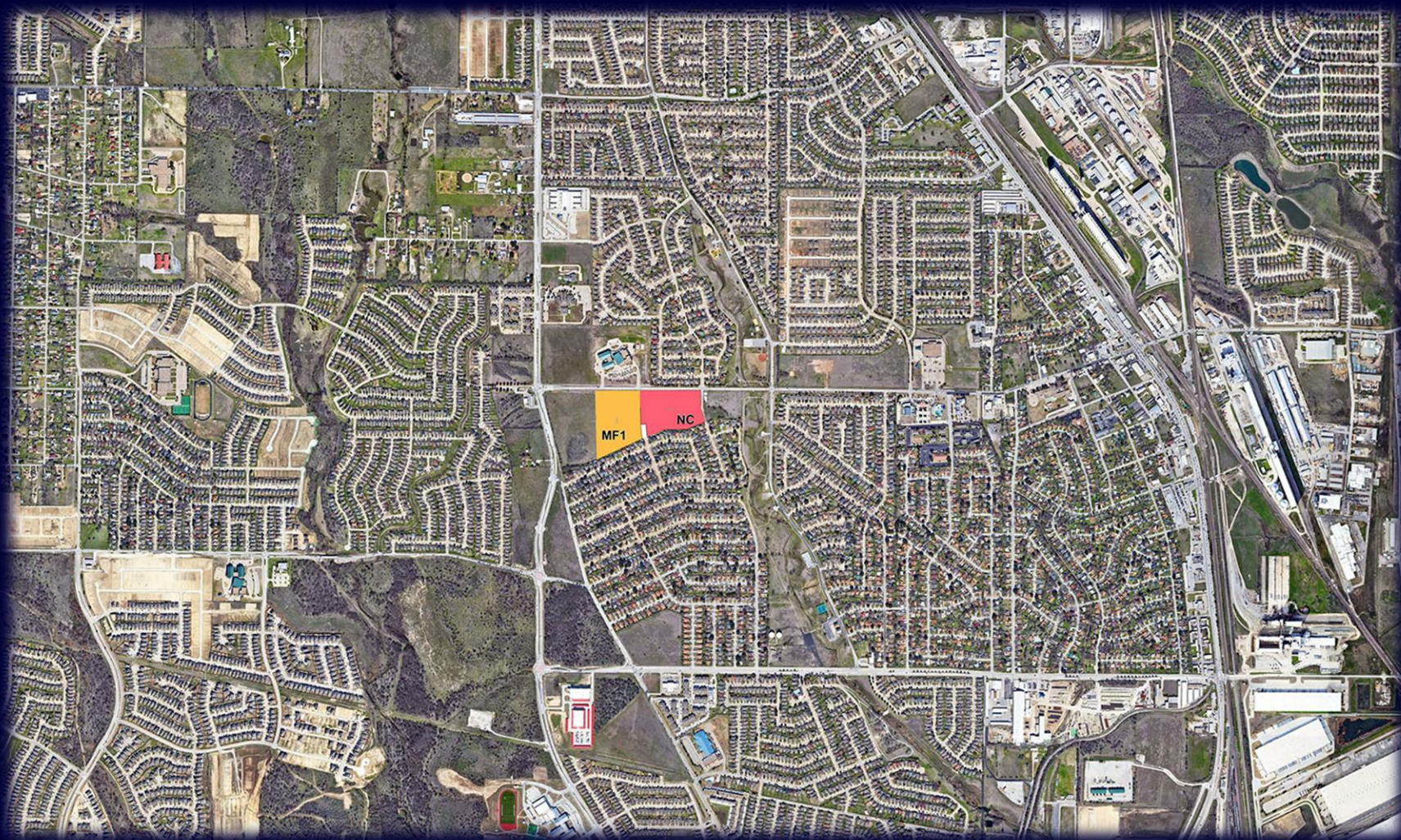


MF 1 ALLOWED USES

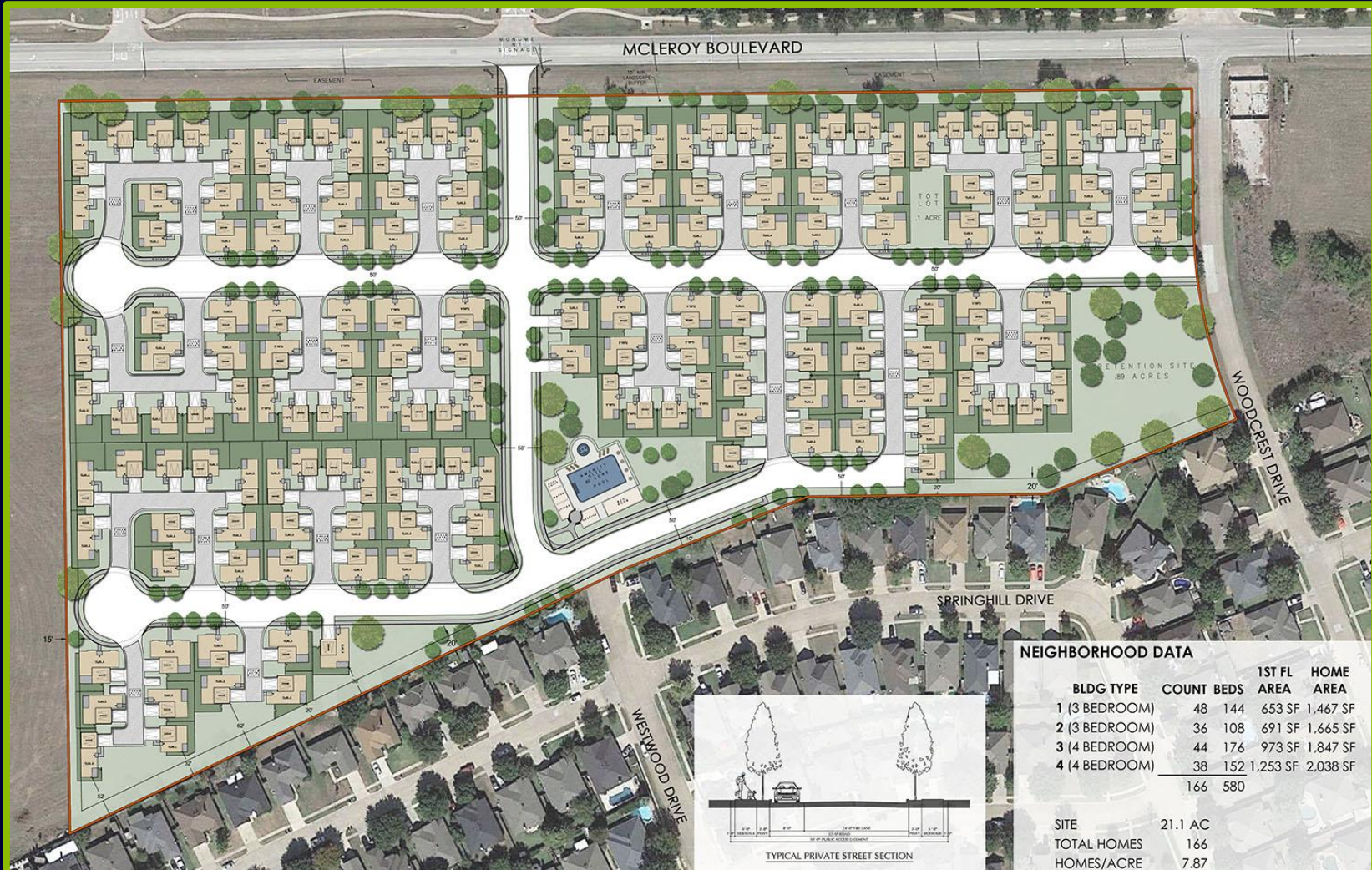
- Multi-Family Dwellings
- Industrialized Housing
- Group Home
- Charitable Use (Food Bank, Etc.)

NC ALLOWED USES

- Amusement Center
- Convenience Store (With or without fuel)
- Most Retail Stores
- Most Restaurants including w/a Drive Thru



NEIGHBORHOOD CONCEPT

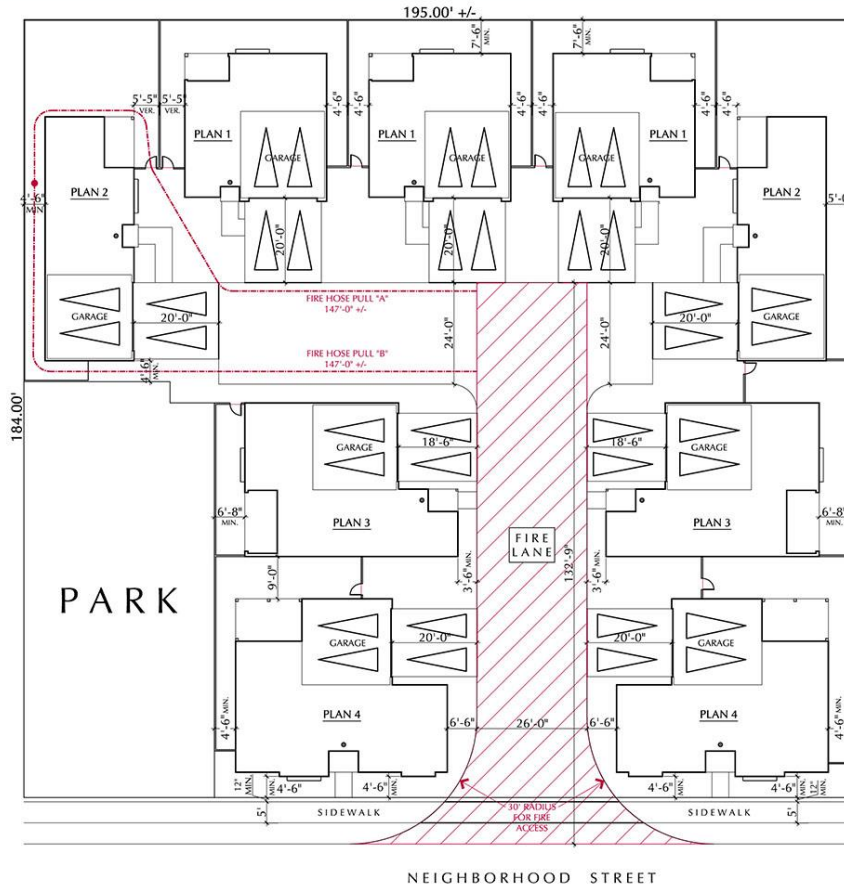


- 166 Detached Homes
- All Homes 3 or 4 Bedroom
- SF-3 Uses & Standards
- Cluster Design
- 8 homes/Acre VS 18/AC
- Common Ownership

AUTO COURT DESIGN



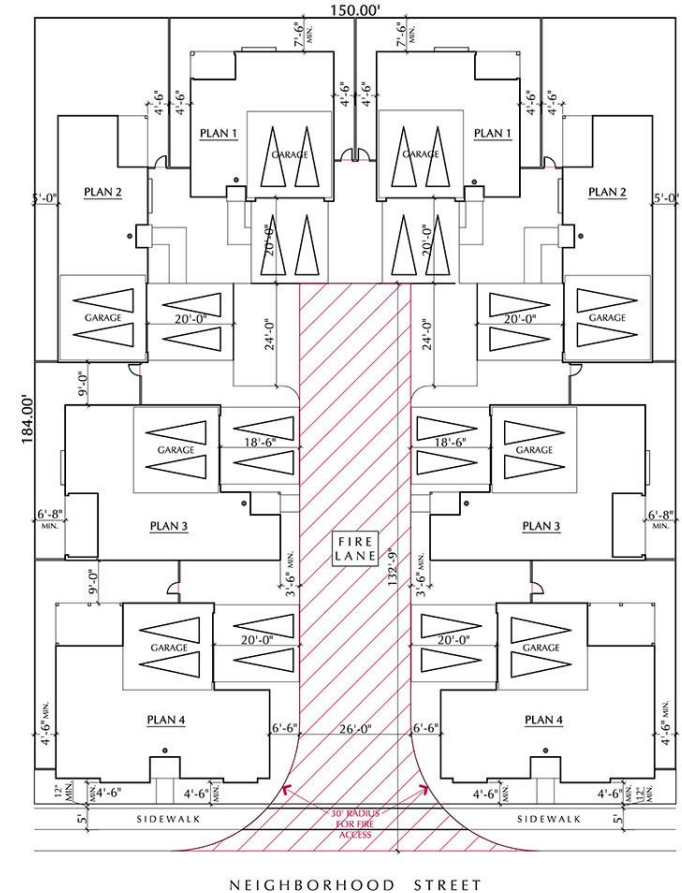
CLUSTER DESIGN



MODIFIED CLUSTER DIAGRAM

MEDIUM DENSITY S F D - 9-PACK CLUSTER

NOTE: ALL UNITS TO BE FIRE SPRINKLERED.



TYPICAL CLUSTER DIAGRAM

MEDIUM DENSITY S F D - 8-PACK CLUSTER

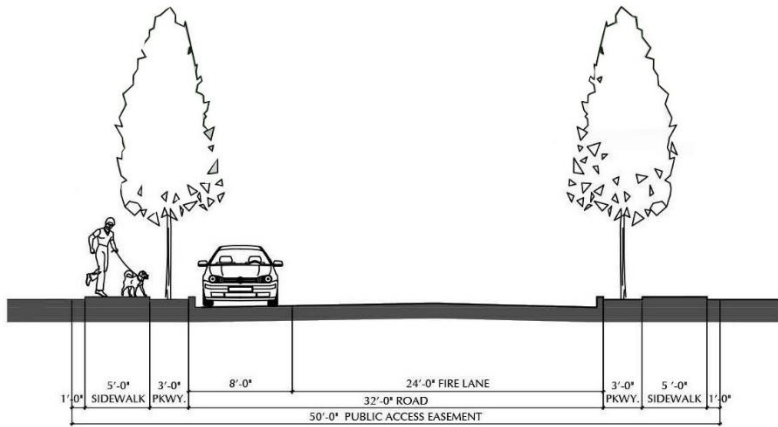
NOTE: ALL UNITS TO BE FIRE SPRINKLERED.

[illegible]

MEDIUM DENSITY S F D - 10-PACK CLUSTER

NOTE: ALL UNITS TO BE FIRE SPRINKLERED.

CLUSTER DESIGN



TYPICAL PRIVATE STREET SECTION

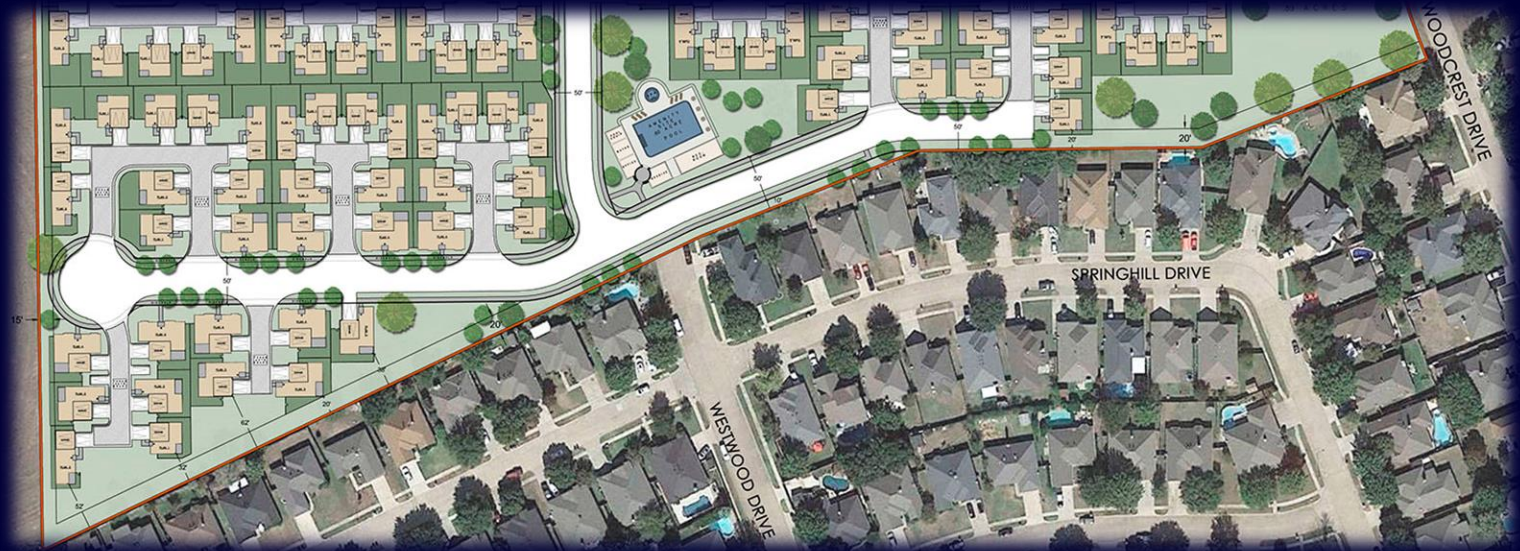


PREVIOUS PLAN



PLAN COMPARISON

CURRENT PLAN



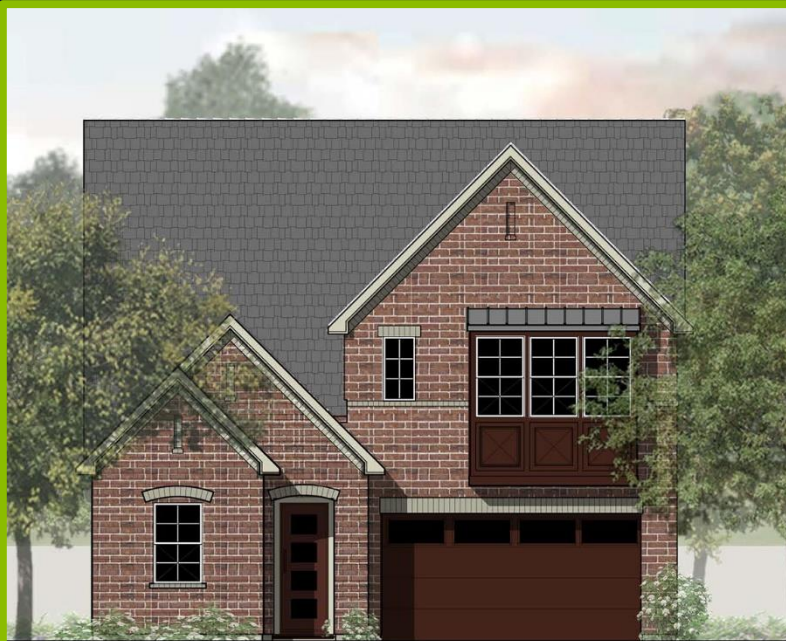
HOME DESIGN



PLAN 1



PLAN 2

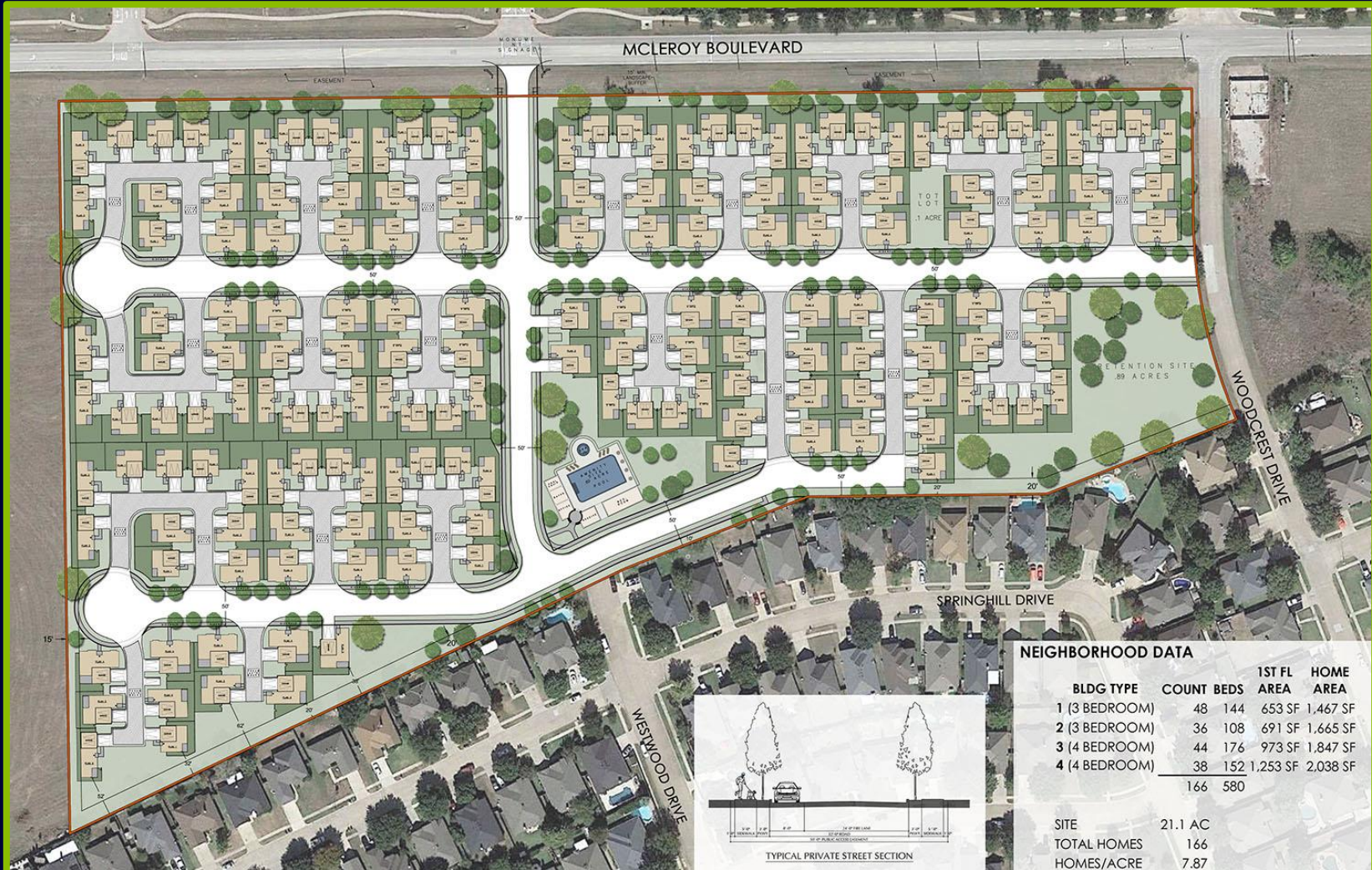


PLAN 3



PLAN 4

NEIGHBORHOOD CONCEPT



- 166 Detached Homes
- All Homes 3 or 4 Bedroom
- SF-3 Uses & Standards
- Cluster Design
- 8 homes/Acre VS 18/AC
- Common Ownership



We have created a more convenient and secure home experience with our proprietary smart device activation, which gives our residents the convenience of controlling their home from their mobile device, tablet or computer.

Keyless Front Door Entry

Ensure that your home is secure and enjoy the convenience of unlocking and locking your door remotely for service calls, the dog walker or when your family and friends come to visit from out of town, with temporary or timed access codes.

Paint

We use a PPG paint product for our walls that is zero VOC, LEED-certified and GREENGUARD Gold-certified, verified to meet rigorous standards for chemical emissions, in order to ensure that our residents live in a healthier environment.

All residents are required to carry renter's insurance during their residency with Tricon Residential. We partnered with LeaseTrack (<https://leasetrack.ai/renters/>) to provide a comprehensive, low-cost option to manage all our residents' insurance needs. For added convenience, no applications are necessary, and all Tricon Residential residents qualify for coverage that includes \$100,000 of general liability insurance and \$10,000 of resident personal property at a low cost of \$15.75 per month.

To simplify the enrollment process, residents are auto enrolled at lease signing or may choose to purchase coverage from another insurance provider and submit their policy declarations page/certificate of coverage to LeaseTrack (<https://leasetrack.ai/renters/>) for approval.