

Frequently asked questions

Junipers

What is Junipers?

Junipers is a new gated masterplan community exclusively for active adults aged 55 and better. It will offer a total of 449 homes from three different collections of home designs. In addition to residential new home neighborhoods, it will also feature resort-style amenities.

Lilac	Sycamore	Woodlands
186 Paired Homes & Single-family Homes	130 Paired Homes	133 Single-family Homes
1,199 – 2,260 sq ft	1,822 – 2,095 sq ft	1,738–2,528 sq ft
One- & Two-Story Homes	Two-Story - First Floor Owner Suites	One- & Two-Story Homes
2 – 4 Beds	3 Beds	3 – 4 Beds
2 – 3 Baths	2.5 – 3 Baths	2 – 3.5 Baths
2-bay Garages	2-bay garages	2-bay Garages

What kind of amenities will Junipers include?

Junipers homeowners will enjoy access to great amenities, including a private recreation center exclusively for Junipers residents with an onsite activities manager, along with a swimming pool, social clubhouse, fitness room and more. In addition to the rec center, this gated community will feature a public park with a playground, dog park and mobility sports hub with a half basketball court, pickleball courts and bike repair station at the entrance to the community. Outdoor lovers will enjoy a two-mile trail system within the gated community.

Where is Junipers located?

Junipers is located conveniently just off I-15 at Carmel Mountain Road with nearby access to shops, restaurants and an easy commute to beaches, downtown and other destinations. It's also close to outdoor recreation at Black Mountain Open Space Park.

What is Lennar's Everything's Included® program?

Lennar's signature Everything's Included® approach to new homebuilding is both revolutionary and simple. Additional featured add-ons and extras a homebuyer could want are simply included for the best possible value. We provide stylish upgrades – such as quartz kitchen countertops, stainless steel appliances and Shaker-style cabinetry – as well as connected features that are included, which means at no additional cost to you.

Are the homes solar ready?¹

All homes are partially powered by state-of-the-art, microinverter-based solar systems provided by Sunnova. Under the Sunnova LeasePlus™ New Home Solar Plan, homeowners receive an integrated solar energy system with real-time monitoring, guaranteed performance, Solar Advisor support, and a 25-year equipment warranty - all for an affordable flat monthly payment. A purchase option is also available.

What is the HOA at Junipers?²

The Junipers Neighborhood Association dues are estimated to be \$399 per month (at the time of publication 08/23; subject to change without notice) and are projected to be \$399 per month at build out. Dues include, front yard landscape, maintenance of the pool, landscape and maintenance of common grounds and the rec center.

What are the property taxes at Junipers?³

The property tax rate at Sycamore, Lilac and Woodlands are estimated to be 1.13% plus approximately \$46-\$55 annually in additional CFDs and special assessment.

Who is Lennar's affiliate lender?⁴

Lennar Mortgage along with Scott Bird, (Loan Officer), will assist you through the pre-qualification registration process, which will qualify you for the Sycamore, Lilac and Woodlands priority list once approved. If you choose to finance through Lennar Mortgage, you may submit a pre-qualification worksheet at lennarmortgage.com/scottbird. You may also contact Scott Bird at 951-440-7031 or scottbird@lennarmortgage.com with finance-related questions or to confirm that we have received your pre-qualification worksheet. An Earnest Money Deposit of \$25,000 is required at point of sale for Lilac and Sycamore, while an Earnest Money Deposit of \$30,000 is required at point of sale for Woodlands. Seller uses the pre-qualification process to conduct a preliminary assessment of a buyer's ability to purchase. Seller's affiliate, Lennar Mortgage, will conduct the process for the benefit of seller. The pre-qualification worksheet is not an application for a loan. Buyers have the right to apply for and obtain a loan from any lender they choose.

858-465-6055 | [Lennar.com/Junipers](https://lennar.com/Junipers)

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¹ Requires either participation in the LeasePlus™ New Home Solar Plan or the separate purchase of the system. Under the LeasePlus™ plan, actual performance is guaranteed to amount to at least 95% of estimated production during the first year and will decline annually by no more than 0.5% during the term of the Lease. For more information, contact a New Home Consultant.

² HOA/COA fees are subject to change without notice. Homeowners are encouraged to request an updated copy of the association budget prior to closing. See a New Home Consultant for details.

³ The information presented above is provided "as is," with no assurance or guarantee of completeness, accuracy, or timeliness of the information, and without warranty of any kind. Before making a decision to purchase based in whole or in part on tax treatment or tax benefits, customer should consult a qualified tax advisor.

⁴ Requesting a loan prequalification and making a loan application do not constitute a loan approval or otherwise indicate that a consumer has or will qualify for a loan from Lennar Mortgage or any other lender. Prequalifying with Lennar Mortgage is voluntary and is not required in order to obtain a loan from Lennar Mortgage and/or purchase a home from Lennar Corporation or any of its affiliated homebuilders. Prequalification does not (a) constitute a loan approval or indicate that you have or will qualify for a loan from Lennar Mortgage or any other lender; or (b) guarantee you will qualify to purchase a Lennar home. Lennar Mortgage is seller's affiliate lender, but use of Lennar Mortgage not required to purchase a home (See Affiliated Business Arrangement Disclosure <https://pub.s7.exacttarget.com/k0mmgz21jwa>). Lennar Mortgage, LLC -NMLS # 1058. Licensed by the Department of Business Oversight under the California Residential Mortgage Lending Act. RMLA # 4130443.

Age restrictions apply to the occupants/owners in this community as permitted under the Fair Housing Act. This means for some communities that a designated percentage of the homes in the community must be occupied by at least one person 55 years or older (80% or 100%, depending on the community). There may also be minimum age requirements for other residents in the home, and/or a certain number of younger residents permitted in the community. These communities publish and adhere to policies and procedures that demonstrate the intent to operate as age 55 or older housing, and comply with HUD's rules for age verification of residents. In other communities, all residents must be age 62 years or older (with limited exceptions). You are encouraged to review community documents and disclosures for applicable restrictions before purchasing. Features, amenities, floor plans, elevations, and designs vary and are subject to changes or substitution without notice. Availability may vary. Please see your New Home Consultant and home purchase agreement for actual features designated as an Everything's Included feature. Plans to build out this neighborhood as proposed are subject to change without notice. Sq. ft. is estimated; actual sq. ft. will differ. All product and/or company names are trademarks TM or registered trademarks ® of their respective owners, and use of these marks does not imply any sponsorship, endorsement, support, or affiliation between the trademark owners and Lennar. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2024 Lennar Corporation and Lennar Mortgage, LLC. All rights reserved. Lennar, the Lennar logo, Lennar Mortgage, the Lennar Mortgage logo and Everything's Included are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. Lennar Sales Corp., CA DRE Broker #01252753 (Responsible Broker: Joanna Duke). BMR Construction, Inc., CA CSLB #830955. CalAtlantic Group, Inc., CA CSLB #1037780. Lennar Homes of California, Inc., CA CSLB #728102. Date 01/24