

1. Is there a good outlook for home appreciation?

Homes in master-planned communities appreciate better than homes in regular subdivisions. Additionally, homes surrounded by open space and lakes appreciate even better. SilverLakes' award-winning master plan offers more natural beauty and lakes than any other community in Southwest Broward. Our neighborhoods have homes in every price range, some worth in excess of \$400,000. This wide range of home values has helped make SilverLakes the most successful master-planned community in South Florida. This high demand helps ensure home appreciation.

2. Is there a lot of open, natural space?

SilverLakes has set aside a full 50% of our property as open, natural space, that is protected from development by law. This includes 802 acres of lakes, 100 acres of parks, and nearly 300 acres of pristine wetlands. It's a step that's unprecedented in South Florida and has earned SilverLakes the state's only residential Florida Quality Development designation for sound environmental planning. For your family, it means an abundance of natural beauty and outstanding recreational opportunities.

4. Do you recognize the builders?

If not, how do you know they're reputable? At SilverLakes, we're very selective on the builders we choose to design and create our homes and neighborhoods. They are among the most recognized in the state for craftsmanship and style. You've probably heard their names before, as they've been responsible for many of South Florida's most successful development projects.

5. What type of image does the community convey?

Does the community look prestigious? Does it "feel" upscale? Many communities don't offer anything to make them appear special or different from other communities. SilverLakes, however, has a totally unique master plan that has won virtually every major award in the industry, including the MIRM award for Project of the Year for the entire Eastern Region and numerous other MIRM awards. Additionally, SilverLakes has been honored with awards for best master-planned community and environmental sensitivity. Simply put, SilverLakes offers a prestige other communities lack.



6. How big is the lake system?

At many communities, the lakes you're paying for look more like ponds. At SilverLakes, our main lake is a vast 200 acres, the largest residential lake in the county. All in all, there are 802 acres of intertwining lakes at SilverLakes. So, fishing and sailing are everyday activities. Soon, residents will be able to travel by boat to a number of boating parks and to the upcoming Town Center. No other area community offers you this much water-oriented recreation and beauty.

8. Does the community have a park system?

A few parks is not a park system. At least not by SilverLakes' standards. We've dedicated nearly 100 acres for 11 different parks featuring soccer fields, softball fields, tennis and racquetball courts, basketball courts, volleyball courts and more. Community parks will feature pools, a children's wading pool, beaches, tot lots, and a child daycare site. A unique two-mile greenbelt park will provide exercise stops for joggers. And a nature island will allow residents to relax among Florida's natural beauty. No other community park system offers this much outdoor fun and beauty.



7. What are the community's environmental standards?

SilverLakes is South Florida's only residential Florida Quality Development. It means we've gone above and beyond the state's strictest standards for sound environmental planning. We've hand planted wetlands and habitats for wildlife and birds, and our builders have designed homes with energy- and cost-efficient features. The FQD also ensures the timely construction of road systems to meet the homeowners' needs. Plus, none of the costs require a special taxing district which may be found at other communities.

9. What kind of schools, shopping and conveniences are nearby?

SilverLakes is located just 20 minutes from Miami and Fort Lauderdale in Pembroke Pines, one of America's fastest-growing cities. A new high school is slated to open just four miles from SilverLakes in 1996 and a new elementary school, just one half mile from SilverLakes, is planned for completion in 1995. Additionally, there are plans for a public daycare site to be located within SilverLakes. Pembroke Lakes Mall and Memorial Hospital West are both just five minutes from SilverLakes, as well.

10. What will the community look like in the future?

Years from now, SilverLakes will be even more beautiful than it is today. Imagine a quaint waterfront Town Center with restaurants, theaters and markets. Imagine 11 beautiful parks offering all the recreational amenities you desire. Imagine 802 acres of shimmering lakes and over 300 acres of pristine wetlands. SilverLakes' plan contains protective covenants to preserve all of these and prevent overdevelopment. Affordable homeowner association fees include nighttime roving security to ensure the community remains a safe and beautiful place to live.

