



Parkview at Hillcrest by Pulte Homes

Community Overview

- New Pulte Homes community in Broward County – located in Hollywood, FL off Pembroke Road, east of Florida's Turnpike and west of I-95.
- 645 projected single family homes and townhomes
- 170 acres within a 300-acre Planned Urban Development
- Gated entry
- Community amenities including a neighborhood park, resort pool, tennis courts, and clubhouse with fitness center, community gathering room and catering kitchen.

Community Timeline

- 3rd Quarter 2016 – Land development begins
- 4th Quarter 2016 – Construction begins on model park
- October 2016 – Sales begin from temporary off-site sales center located at tennis center
- 1st Quarter 2017 – Sales center and model park grand opening
- 2nd Quarter 2017 – Street paving completed and perimeter landscaping installed

Land Development Frequently Asked Questions (FAQ's)

1) What will the hours of construction activity be?

We will be complying with the City of Hollywood's construction hours which allow work to be performed Monday to Friday from 7am to 6pm and on Saturdays from 8am to 6pm. There will be no work performed on Sundays.

2) Will there be dust generated from the construction? And if so, what is proposed to control it?

As is the case with any earthwork and infrastructure project there will be dust occasionally generated on dry days, but we have water trucks on site that will be spraying daily to keep the dust to a minimum. The site is also secured with a temporary fence which has a wind screen to capture dust particles.

3) Are any of the existing trees being preserved?

Yes, many of the existing trees along the property line and in the park areas will be preserved, including the large Ficus trees on the northeastern side of the site adjacent to Hillcrest building #27.

4) Will the perimeter of the property be landscaped with new trees and shrubs? And what species of trees and palms are proposed?

Yes, the perimeter buffer will be planted with new flowering and shade trees at a minimum spacing of one tree per 20'. Additional shrub material will be planted along the buffer as well to improve screening and the overall aesthetic look of the community. Some of the predominant tree and palm species include Live Oaks, East Palatka Hollies, Verawoods, Green Buttonwoods, Sabal Palms, and Royal Palms.

5) How will drainage be handled on site and are there any risks of flooding on adjacent properties during construction?

During site development and prior to the installation of the drainage system, all storm water will be kept on site and managed with best management practices including temporary retention basins, silt fences, and installation of sod on lake banks, among others. No off-site flooding is anticipated.

6) How long will the construction fencing be up?

The temporary fence and wind screen will remain up until we are finished with earthwork and underground utility installation. We anticipate completing this work by March 2017.

7) Where will the construction traffic enter the site?

There are two construction entrances to the north course along Hillcrest Drive. The primary access is on north side of Hillcrest Drive, between Buildings #22 and #23 and the secondary access is also on the north side of Hillcrest Drive, on the western side of the property adjacent to Tobin's parcel.

8) When is site development expected to be complete?

All earthwork and utility work will be complete by March 2017 which is also the anticipated timeframe for our model grand opening. Paving of roads will extend into April and May 2017 as we sell and start homes throughout the community. Vertical construction of homes will continue into 2018.

For information on new home sales:

Call 800-420-5059 or email Jennifer.Rietwky@pulte.com



Information subject to change without notice. Dates are approximate and subject to change at the developer's discretion. See a community representative for details. ©2016 Pulte Home Corporation. 8-31-16