



September 11, 2025

Dear Interested Party,

We are excited to announce the release of our single family homes at Cottage District in Boynton Beach. Cottage District is a workforce housing community consisting of nineteen (19) single family homes and twenty-two (22) townhomes built in the Coastal elevation style and community park with covered pavilion, and landscaped pathways. All 19 single family homes will be included in the first lottery and will be sold at the Moderate-1 Income category.

There will be seven **Brownings** available. This floorplan is 1,447 square feet and features 3 bedrooms, 2 bathrooms and a 2-car garage.

There will be six **Chapmans** available. This floorplan is 1,662 square feet and features 3 bedrooms, 2 bathrooms and a 2-car garage.

There will be six **Hamdens** available. This two-story floorplan is 1,822 square feet and features 3 bedrooms, 2.5 bathrooms and a 2-car garage.

All single family homes at Cottage District are in the Moderate-1 income category. The sales price for the single-family homes is \$301,860 and requires a deposit of \$10,565.10. The single family homes are on NE 4th Avenue, NE 3rd Street and NE 5th Avenue.

Each home is part of the Palm Beach County Workforce Housing program and is subject to a 15-year workforce housing deed restriction. The deed restriction requires annual reporting and limitations on future sales.

All but two of the homes are under construction and we anticipate completion in the November to January timeframe for the homes under construction. The last two homes will be completed in early 2026. As the homes are already permitted or under construction, specific home requests cannot be accommodated.

Additional details regarding the homes in this release can be found at <https://www.liveatcottagedistrict.com/wp-content/uploads/2025/06/CottageDistrict.pdf> and additional details on Cottage District can be found at our website <https://www.liveatcottagedistrict.com/>.

Sales Process

To enter the lottery for this initial release, the following items must be submitted:

- A fully executed award letter from the PBC Workforce Housing Program. The **award letter must be for the 2025 prices**. Older award letters (i.e. showing 2024 prices) will not be accepted.
- Proof of funds for the required down payment (copy of bank statement showing funds).
- Broker Registration Form (if applicable).
- Completed Lottery Application statement located on the Cottage District website. The statement can be found [here](#). A copy of the Lottery Application statement is also attached to this letter.

In-person submissions for these homes will be accepted Monday October 13th through Thursday, October 16th from 9:00 a.m. to 7:00 p.m. and Friday, October 17th from 9:00 a.m. to 5:00 p.m. If you choose this option for submission, you may print out and submit a hard copy of the lottery Application statement or complete it online. Hand-delivered application paperwork should be directed to:

Attention: Samantha Vulin, General Sales Manager
PulteGroup
1475 Centrepark Boulevard, Suite 140
West Palm Beach, FL 33401

Alternatively, submissions for these homes will be accepted starting at 9 a.m. on Monday, October 13th through 5 p.m. on Friday, October 17th. Please email in your complete package to CottageDistrict@Pulte.com.

Offers submitted before or after these dates will not be considered. Incomplete offers will not be considered, so please make sure your application has all items needed.

Selected buyers will be notified between October 29th and October 31st. Buyers will have three (3) business days to execute the sales contract provided by Pulte and provide their deposit. Failure to do so will void your selection and you will not be able to purchase the home.

Please note that if your preference is for a Townhome (Low Income Category), there will be a second lottery for the townhomes. Please do not submit an application at this time, as it will not be considered, nor will it be entered into the Townhome lottery. We will notify you when the townhome lottery is announced and you must submit your application at that time.

Please note that a submittal does not guarantee the ability to purchase a home at Cottage District. Also, each home is part of the Palm Beach County Workforce Housing program and is subject to a 15-year workforce housing deed restriction. The deed restriction requires annual reporting and limitations on future sales.

Sincerely,

Samantha Vulin
General Sales Manager

Attachment: Lottery Application statement

1475 Centrepark Boulevard, Suite 140, West Palm Beach, FL 33401





Complete this application entirely.

***Means Required Field**

1. First Name: * _____

2. Last Name: * _____

3. Current Address: *

a. Street: _____

b. City _____, State: _____ Zip _____

4. Phone Number: *(_____) _____ - _____

5. A two-story home does not meet my accessibility requirements, and my decision not to pursue the purchase of a two-story home is based solely on that fact. This statement is provided to communicate my need to pursue the purchase of a step-free single-story home.

Please select: *

a. True

b. False