



Green Policy

At the Flournoy Companies, we are committed to an environmental stewardship and believe that it is the responsibility of every employee in the corporation to be conscious of ways that we can improve our impact on the earth's resources. Our goal is to proactively employ an environmentally responsible approach to each line of our business: real estate development, construction and property management.

This commitment to environmental protection is reflected in our policies and practices for conducting business operations in an environmentally as well as economically responsible manner. Measures we are taking to reduce our environmental impact in all three lines of business include:

Development

- Community development sites are selected based on their proximity to urban areas, services, employment and mass transit reducing energy consumption and pollution.
- Environmental audits and survey analysis are performed on every community development site to ensure there are no pre-existing environmental issues.
- Community development sites are designed to minimize the amount of soil moving and haul-off/in.
- Measures are taken to minimize the property's impact to indigenous vegetation; building lay-out and grading plans are designed to save indigenous trees on the location.
- Erosion and sediment control plans are in place prior to construction. Erosion personnel monitor erosion and downstream water and conduct quality testing throughout the building construction.
- Cleared vegetation is ground on-site and recycled to be used as an erosion control method whenever possible.

Design and Construction

- Recycling of construction debris reducing waste hauled to landfill.
- Installation of energy efficient windows, HVAC equipment, pool equipment and water heaters significantly reduce the consumption of electricity.
- Installation of Energy Star appliances, exterior doors, ceiling fans and kitchen lighting significantly reduce the consumption of electricity.
- Heating and cooling efficiencies include; properly ventilated and sealed attics and ducts, caulked exterior doors, windows and weather resistant barriers on exterior walls to reduce potential for air and water penetration in units.
- Programmable thermostats installed in each unit to lower heating and cooling consumption.
- Recycled materials and landfill friendly carpet is installed in every project.
- The use of offsite, pre-cut and pre-assembled components for the buildings are used whenever possible to reduce material waste.
- Materials are used that do not require chemical finishing products to be applied on site, such as paints and stains.
- Energy efficient roof trusses are utilized to allow for complete coverage of R-30 insulation to the exterior walls.
- Low VOC paint improves indoor air quality

Property Management

- Irrigation is designed to use reclaimed water / rainwater from onsite storm water ponds; low volume irrigation heads and drip irrigation is used whenever possible.
- Irrigation systems are designed to minimize overspray onto hard surfaces such as parking lots.
- Rain and underground moisture sensors are used to prevent excess watering.
- Abundant regionally appropriate landscaping is planted. This is designed to help reduce the amount of water necessary to sustain growth.
- Trees and groundcover are placed in parking lot islands to reduce radiated heat onto cars and buildings.
- Manicured lawns and foundation plantings reducing the temperature around buildings
- Energy efficient CFL or fluorescent lighting is used in all common areas; clubhouse, leasing office and model units.
- Installation of motion detector light switches are used where possible.
- Community lighting is energy efficient High Pressure Sodium, designed to minimize light pollution by illuminating only areas necessary.
- Recycling programs are utilized where regionally available.
- All files in leasing office are encouraged to be maintained electronically to reduce the consumption of paper products.
- Email communication and electronic brochures are used when possible.
- All trash compactors utilize an efficient three-phase power system.
- Exterior lighting is activated by photocells to insure the community lights are only powered up when needed. The property maintenance staff routinely perform after hours light inspections to confirm automated lights are cycling on and off properly.

The Flournoy Companies realize not only the importance of social, corporate and environmental responsibility, we realize that our natural resources are limited and that we must conduct our business as good stewards for the cities, residents and environments that we live in.