

MERITAGE HOMES CORPORATION

ENVIRONMENTAL RESPONSIBILITY POLICY

PURPOSE

At Meritage, we recognize the importance of environmental stewardship in our operations while serving our customers and growing our business in a long-term sustainable manner. We are committed to building energy-efficient homes that allow our homeowners to consume less energy and water within the home, and in turn, lower their impact on the environment.

This Environmental Responsibility Policy applies to all employees (full time or part time), as well as contractors, subcontractors, vendors, suppliers and partners. Oversight for this policy resides with Meritage's Environmental, Social, Nominating and Governance Committee while executive management is responsible for its implementation and execution. This policy is reviewed and updated annually at a minimum.

OUR RESPONSIBILITIES

To create more sustainable communities, we incorporate sound environmental practices in our land acquisition strategy, land development and construction activities. We employ construction protocols to design and build resilient homes based on local geographic conditions.

LAND ACQUISITION:

- Abide by all applicable local, state and federal legal and environmental laws and regulations
- Obtain existing environmental assessment reports accompanied by the related reliance letter from the preparer or engage third-party firms to conduct applicable environmental assessments, including:
 - Conducting a Phase I Environmental Site Assessment to investigate potential land-related environmental risks and identify Recognized Environmental Conditions (RECs)
 - If RECs are present, conducting a Phase II Environmental Site Assessment and taking all necessary remediation actions in accordance with federal, state and local laws, regulations and requirements
- Consult with local biologists, government entities and research organizations where necessary or advisable to study the local biological conditions and adjust our land development plans to consider and address applicable local, state and federal environmental laws, including but not limited to:
 - Rehoming or relocating protected plants and animals impacted by our development if necessary
 - Improving land during seasons that do not harm the natural habitation schedules of protected species if necessary
 - Designing our lots around heritage trees, if necessary

- Retrieve the flood plain survey conducted by the Federal Emergency Management Agency (FEMA) specific to the subject property. Study the extent to which the land is within a FEMA mapped flood plain and if so, consider possible remedial actions permitted by local jurisdiction to remove the land from the flood plain and remap through the FEMA Letter of Map Revision process
- Identify redevelopment land and infill site opportunities as well as compact developments to make efficient use of vacant land and existing infrastructure while creating new communities and environmental and socioeconomic benefits

DESIGN & DEVELOPMENT OF OUR COMMUNITIES:

- Design communities to minimize its impact on natural landforms if practical and possible, including the use of building envelopes, limiting grading and landscaping and preserving natural slopes greater than 10%
- Preserve indigenous landscape elements through avoidance or relocation
- Minimize asphalt, concrete roadway pavement and right-of-way widths to the extent allowable, and employ the use of permeable pavement sections known as “grass-crete” whenever and wherever practical and possible
- Promote sustainable landscaping for common areas, yards and recreational amenity designs, such as zeroscaping (use of low-water landscaping) and/or xeriscaping (drought-tolerant landscaping designs using native trees and plants), where possible
- Manage stormwater onsite appropriately under our Storm Water Pollution Prevention Program during and after construction in accordance with all applicable local, state and federal environmental regulations to reduce or eliminate the release of waterborne and airborne sediment into the environment, including:
 - Proactively reducing dust in the air
 - Preventing pollutant discharge such as concrete and paint
 - Creating stormwater detention or retention ponds
- Install either active or passive systems to mitigate potential radon gas intrusion in the homes we build

DESIGN & DEVELOPMENT OF OUR HOMES:

- Committed to building new homes in certain geographies that are double certified under the US Environmental Protection Agency’s ENERGY STAR® and Indoor airPLUS® programs
- Obtain a third-party rating of the energy efficiency level of each completed home
- Utilize WaterSense certified water fixtures and ENERGY STAR® certified appliances for water fixtures and appliances that carry such energy efficiency labels

- Optimize the use of building materials and resources at jobsites and minimize the amount of construction waste created in the building process through reduction, recycling and reusing efforts, where possible
- Dispose of hazardous and nonhazardous waste properly and according to regulations
- Improve the energy efficiency features of our homes, including but not limited to:
 - Solar panels as a standard feature in Meritage's California homes that comply under the California Energy Commission's Building Energy Efficiency Standards

STAKEHOLDER ENGAGEMENT / ENVIRONMENTAL AWARENESS & COOPERATION BY ALL STAKEHOLDERS / SUSTAINABILITY DISCLOSURES

- Promote and support continuous review and enhancements of sustainable construction practices and energy efficiency features to address climate change concerns and improve the resiliency of the homes we build through training, sustainability-related pilot programs with the U.S. Department of Energy, the U.S. Environmental Protection Agency, and/or national vendors, and ongoing relationships and interactions with national vendors to select different products and/or services that are aligned with our mutual sustainability goals, such as reducing the carbon emissions of the homes we deliver
- Commit to regular review and communication of our material sustainability efforts, key developments and issues in our annual ESG report
- Encourage all stakeholders, including but not limited to employees and contractors, to report all environmental hazards and incidents, if any, so that Meritage can undertake any corrective actions if necessary

REPORTING CONCERNS

- Contact Meritage's Chief Financial Officer, General Counsel or VP of Internal Audit / Compliance with any questions or concerns regarding compliance with this policy and to report violations
- Anyone may report any actual or suspected violations under this policy promptly to Meritage's anonymous ethics phone line at (800) 793-7719 or anonymously by Internet (www.meritagehomes.ethicspoint.com). This hotline provides a transcript of your anonymous call to Meritage's Chair of the Audit Committee through a third-party provider. Accordingly, the hotline is completely confidential and protects the identity of any individual reporting a potential issue
- Meritage prohibits retaliation of any kind against an individual who reports concerns in good faith