

LANDSCAPING:

No extensive landscaping is planned for the residential R-12 except a planned berm will be constructed along rear of lots that back up to S.C. Highway Number 14. Extensive landscaping is planned for the commercial site and the condominium projects. The retention ponds will be landscaped and screened by trees and shrubs from the surrounding areas. The commercial and condominium projects will be screened by a buffer zone where these projects adjoin other property owners.

MAINTENANCE:

Maintenance of landscape, roads, recreation areas, and retention ponds will be done by the developer or owner unless a Homeowners Association is formed and it will be handled at that time.

PHASING OF DEVELOPMENT:

The owner's first plan is to sell or lease the 9.8 acres commercial tract with tight controls reserved by seller in order to conform to the total project. Second phase will be the development of the R-12 residential area followed by the condominium portion of the project. Construction will begin on the first phase of the project within 12 months after final approval by Greenville County Planning Commission and Greenville County Council.

FIRE PROTECTION:

The 27.7 acres residential tract, the 9.8 acres commercial tract and the 7.7 acres condominium project are served by the Mauldin Fire District. The 11.1 acres condominium project is served by the Pelham-Batesville Fire District. (See attached letters from Mauldin Fire District and Pelham-Batesville Fire District.)

SOLID WASTE DISPOSAL:

Garbage collection for the entire project will be handled through a private garbage collection company.

TRAFFIC:

We understand the intersection of Vaughn Road and Highway 14 is under discussion for realignment. We will work with the proper authorities in any way to help this situation. (See attached sketch given to us by Greenville Planning Commission.)

SCHOOLS:

See attached letter from Greenville County School System.

RESIDENTIAL TRACT:

The 27.7 residential tract will conform to all the regulations, set backs, lot size, etc., of an ordinary R-12 subdivision. Homes in R-12 to have approximately 1800 to 2200 square feet.

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