

- (c) Set up an overall master plan for development including the feasibility of a portion of multi-family development and consultation with surrounding landowners as to future use of their land.
- (d) Handling negotiations with proper authorities if any re-zoning should be necessary for any portion of land.
- (e) Determine the overall layout of the recreational facility that will be built in the initial stages of development. Oversee construction of recreational facility and handle staffing and other operational requirements prior to control being turned over to property owners.
- (f) Consult with engineers on the following:
 - (1) Layout of proposed subdivision.
 - (2) Preliminary construction estimates.
 - (3) Street design.
 - (4) Submission of plans to Greenville County Planning Commission.
 - (5) Submission of plans to Health Department for approval.
 - (6) Receipt of bids from contractors.
 - (7) Assist owners in awarding contract.
 - (8) Checking monthly contractor estimate for payments.
- (g) Determine lot sales prices.
- (h) Prepare a time table for development.
- (i) Prepare restrictive covenants for the development.
- (j) Be solely responsible for the construction of all residential units and other improvements on the Project, in accordance with the construction contracts to be entered into between the parties, which contracts shall provide for timely draws and/or reimbursements to be made to Developer during the course of construction, (it being understood that Developer is not obligated to advance funds hereunder). Developer shall be paid a fee of \$1,500 per detached residential unit such fee to be paid when each unit is substantially complete. Such construction contracts shall give Developer the exclusive right to all construction of residential units on the Project. For purposes of this Paragraph, substantially complete shall mean

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