

UNIT MIX

The project is composed of 8 buildings containing 30 units, each having 2 parking spaces. All units will be two large bedrooms with 2½ baths. The units will range in size from 1400 to 1650 square feet and will range in price from \$70,000.00 to \$80,000.00. There will be two tennis courts for recreation.

SITE DESIGN

The intent of the development is to cluster the eight buildings around a central recreation plot with excellent traffic flow for vehical movement and still maintain privacy to each building by utilizing earth berms in front, side and rear extensively.

LANDSCAPING AND SIGNAGE

The area in and around the structures will be extensively landscaped with ample use of plant materials and trees. Junipers, hollies, crepe myrtles, and live oaks are but examples of the type plant materials which will be used. Coupled with the landscaping effort along Pelham Road, an identification sign for the project is proposed. This sign will be integrated into the overall landscaping effort along the front of the site. Other than the identification sign minimum use of additional signage is proposed for the necessary direction of traffic and unit location and these will be of natural wood materials and of earth tone colors.

HOMEOWNERS ASSOCIATION

There will be a homeowners association that will be responsible for the maintenance of all open spaces, landscaping, private roads and recreation facilities. See attached Exhibit A.

PHASING OF DEVELOPMENT

The project will be developed in one continuous phase. The first step will be the extension of utilities and grading of roadways with the first buildings to be constructed on both sides of entrance way. The pool will be started when 50 % of the units are complete. A 30 unit development should not be carried further than 18 to 24 months into construction, however, the economy will have to be a major index to the rate of development.

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