

Throughout the development, every effort will be made to cause minimum site disturbance and to refurbish what disturbance does take place by landscaping.

#### HOMEOWNERS AGREEMENT

There will be a Forest Lake Homeowners Association for the condominium project to be developed. This will be formed to define common area ownership, street maintenance, recreational area and landscaping maintenance. An outline of the proposed format is included.

#### DEVELOPMENT PHASING

It is currently proposed to develop the project in three separate phases.

At present, the desire is to construct Phase I (±70 units) located in the center portion of the site. Exact number of units will be determined by sales so as to determine final mix of units. Current intent is to commence construction on or about March 1, 1984. A portion of the recreation area will be provided which shall include a tennis court.

Phase II would be approximately 70 units. The location will be the eastern portion of the site off S.C. Highway 14. The main road would be continued through the site to Woodruff Rd. at this time.

Phase III would consist of the remaining 77 units and time phasing would be to start at the end of Phase II.

The developer would like to start as soon as possible and build-out on a continuous program with market absorption since there is no question that the demand exists.

#### SIGNS AND SITE LIGHTING

Signs throughout the project will be kept minimal in number and located only at strategic points in order to identify certain areas. It is our intent to have one sign located at the intersection at the indicated street at Highway 14 and Woodruff Rd. which will be a low profile type structure with a combination of materials, both wood and masonry, to carry out the character created by the buildings themselves.

The site lighting will be done very much in the same character as the signs. It is our intent to provide all necessary street and site lighting throughout the project. The structures will reflect a cohesive approach to integrate the lights with the signs and other structures

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