

Revised Statement of Intent

September 21, 2011

Brushy Creek Road Planned Development (PD-R)
+/-23.5 Acres, Brushy Creek Road, City of Greer, SC

Residential/Commercial Community. The development planned for this +/-23.5-acre tract off of Brushy Creek Road near Suber Road will utilize the Planned Development (PD-R) zoning format and existing terrain and features of the property in a residential and commercial development. Residential community areas will be provided, including grassed recreation areas and landscaped areas.

The community will contain no more than 53 residences. The overall residential density of the project will be a maximum of ± 2.7 units per acre. The residences will be either single-family residences or townhomes, with one, two and three bedroom units. All residential buildings will have façades that will incorporate a combination of different materials such as brick, stone, and vinyl.

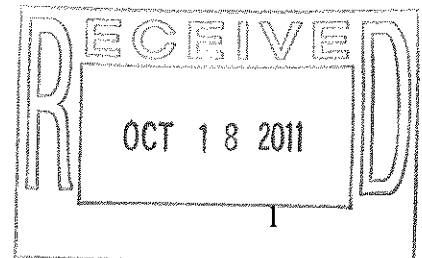
The community will also incorporate commercial out parcels near the intersection of Brushy Creek Road and Suber Road. These out parcels will be approximately 2.6 acres, not to exceed more than 15% of the total site acreage. The specific uses on these out parcels will be determined in the future, but are expected to possibly include retail shops, restaurants, or a bank.

If development proceeds as expected, complete build-out is anticipated by the end of 2014.

Amenities and Landscaping. The proposed development will include community recreation areas, open space, and landscaped areas with access to all these areas from within the residential subdivision. Street lighting is also to be included for this residential area.

Landscaping will be provided within both the commercial and residential portions of the project, per the requirements of the City of Greer's landscaping ordinance. All front yards of the residential units are to be grassed. Additionally, any stormwater detention provided for the project will be screened with either a mixture of plant material or a minimum 4' high screening fence.

Setbacks. A 25-foot wide perimeter setback area will be maintained. No homes or other building structures will be constructed within this setback area.



Group Maintenance Association. Prior to the first sale of a residence, an incorporated, non-profit association of owners (group maintenance association) will be established. All common areas or common amenities and facilities within the community shall be permanently protected by recorded covenants and restrictions and shall be conveyed by the developer to the group maintenance association. The group maintenance association shall be responsible for the continuing upkeep and proper maintenance of the common areas of the community, including any required stormwater detention. Dues will be set to cover the cost of maintenance and replacement based upon projected, budgeted costs. This ownership and maintenance shall also apply to any common recreational facilities that may be constructed in the future.

Public Improvements and Facility Impact. Brushy Creek Road borders the property and will be the highway entry and exit to the community. It is expected that one egress point will be required to the residential area and will be provided. Any additional egress points for the commercial areas will be approved through the DOT and the city of Greer as required. Road widening for left turn lanes and decel lanes will be provided along Brushy Creek Road if required by DOT or city of Greer. A traffic study will also be provided prior to the development of any commercial outparcels if required.

All roads and utilities will be constructed to meet applicable design standards, and any public streets will be dedicated to the City of Greer. Storm water management will be designed according to the specifications of the City of Greer, or the appropriate regulatory authority.

The community as designed should have no adverse impact on public facilities. All construction will be in accordance with applicable building codes, zoning ordinances, and all other state and local laws and ordinances. Utilities are provided by the Greer CPW.