

From: Skip Tuttle [mailto:skip@tuttleco.com]
Sent: Tuesday, November 22, 2011 11:32 AM
To: EHawkins@cityofrockhill.com; 'Tim Moll'
Cc: 'Rob Pressley'
Subject: FW: Ebenezer Village PUD revision language

Eric, after the meeting last night, we offer the following as the final PUD change language in keeping with the requests of the HOA Board:

Proposed changes to the original Ebenezer Village PUD for the future development of Phases V-VII:

1. Delete the 77 attached townhome lots from the plan and replace them with 49 detached garden home lots as shown on the new plat
2. Leave all roads, alleys, and infrastructure in place as required in the original PUD
3. Make the following changes to the proposed new amenity area:
 - a. Remove parking lot and restore new amenity area to one large open space ready for the installation of a playground at developer's expense.
 - b. In the new amenity area, add landscaping and playground equipment sized for 225 single family residences using materials that meet RHPRT specs based on a budget of \$100,000 funded by the Developer. The plans and specs will be approved by the HOA Board consisting of 3 current members and 2 new members representing Phases V-VII .
 - c. Remove and/or cap the plumbing for the previously proposed pool at the developer's expense.
 - d. In the event the actual cost of the new amenity improvements other than the site preparation described in "a" and "c" above, do not exceed \$100,000, Developer/Builder will make a capital contribution to the Ebenezer Village HOA to be used for capital improvements to the existing swim amenity, at the discretion of the Ebenezer Village HOA Board, in an amount equal to \$100,000 less the actual cost of the new amenity improvements.
 - e. Developer/Builder agrees to begin the amenity improvements by the start of construction of the 10th home and complete prior to permitting the 21th home in Phases V-VII.
 - f. In addition to the aforementioned amenity improvements, in the event a turn lane on Hollis Lakes Road is required by SCDOT, Developer will install it per DOT requirements at Developer's sole expense.

The owner is committed to make changes to the existing PUD that will serve to attract a new builder into the neighborhood in hopes of creating new construction activity in two types of homes: garden homes and typical detached single family homes typical of the rest of the neighborhood. The net result of these changes will be to reduce density from 100 lots to 72 lots, and to build larger and more expensive homes on the garden lots than would have been built as townhomes. The proposed improvements to the amenity areas will complement the existing amenity, and the new homes will add over \$30,000 in dues to the HOA annual budget.