

Paris Point Development Co. Inc. 1188 PAGE 120
P.O. Box 2287
Greenville, South Carolina 29602

TO: Green Valley Association
FROM: Paris Point Development Co., Inc.
DATE: 2/22/82
RE: Hunters' Ridge

1. It is the intent of the developer to keep the density below 5 units per acre. The original site plan was developed at 136 units on an approximate 25 acre site. The revised site plan will not exceed 118 units.
2. With regards to golf course frontage units, it is the intent of the developer to achieve the major percent of the density reduction from the golf course units and work to achieve an architectural and landscape plan which will best achieve to make this new construction less visible from the golf course.
3. In order to achieve the visibility goal, the developer agrees to keep 1/2 of the golf course frontage units as flats (1 story units) as opposed to townhouses.
4. The developers agree to a minimum square footage of 1800 square feet on the golf course and 1700 square feet off the golf course. The developer agrees to a base sale price (based on 1982 dollars) of \$125,000 per unit. The seller reserves the right to offer a discount to club members and residents in order to pre-sell units.
5. The developer agrees to establish an architectural review committee consisting of the developer, a member of the Green Vally Homeowners' Association, and a member to be designated by the clubs Board of Directors. The committie would function until the regime owners association is actively functioning.
6. The developer agrees to grant a right-of-way for future access to an adjoining parcel of property, yet to be legally described. The purchaser of said parcel agrees to deed an existing 50 foot strip adjoining the developers parcel (yet to be legally described), which will facilitate the developers in spacing units in that area, to the developer. The developer requests a right of first refusal as to being selected as the master developer of said parcel if it is developed within the next 5 years.
7. The developer agrees to not develop any additional multi-family living units in proximity to Green Valley County Club for a period of no less than 10 years.

Land Development

Residential Construction

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