

CITY OF CLEMSON, SOUTH CAROLINA - ORDINANCE NO. _____

An ORDINANCE ADOPTING a PLANNED DEVELOPMENT
for the
CITY of CLEMSON, SOUTH CAROLINA

BE IT ORDAINED by the MAYOR and COUNCIL of the CITY of CLEMSON, SOUTH CAROLINA:

Section 1. Authority and Adoption.

The following planned development ordinance is adopted pursuant to the authority granted in the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, South Carolina §§ 6-29-310, et seq. (1994 Supp.), and is incorporated by reference in the Code of Ordinances of the City of Clemson, South Carolina.

Section 2. Purposes.

The purpose of this planned development ordinance is to implement a development consisting of a composite of the following types of residential housing uses and support amenities in areas within the planned development described as follows:

Area 1) A multi-household, residential apartment use to consist of a total of three hundred twenty-four (324) bedrooms in one, two, three, and four bedroom apartment units in six (6) residential buildings, as well as common areas, and parking as shown on the Site Plan.

Area 2) A multi-single-household, regimental condominium use to consist of a total of one hundred seventy-four (174) bedrooms in twenty-four (24) individual condominium units in six (6) residential buildings comprised of two - and three- bedroom condominium units, as well as common areas, and parking as shown on the Site Plan.

Area 3) A residential support and amenity use to consist of a clubhouse with administrative offices, a swimming pool complex, playing courts, and other supporting amenities as shown on the Site Plan.

The Area Plan attached hereto as Exhibit A and incorporated herein by reference (further referenced as the "Area Plan" or "Exhibit A"), the Legal Description attached hereto as Exhibit B and incorporated herein by reference (further referenced as the "Legal Description" or "Exhibit B"), the Survey attached hereto as Exhibit C and incorporated herein by reference (further referenced as the "Survey" or "Exhibit C"), the proposed Planned Development Site Plan is attached hereto as Exhibit D and incorporated herein by reference (further referenced as "Site Plan" or "Exhibit D"), the Exterior Elevations Plan(s) of all buildings is attached hereto as Exhibit E and incorporated herein by reference (further referenced as "Elevation Plan" or "Exhibit E"). An Engineered Site Plan shall be submitted as part of the final civil engineering design for the development at which time it shall become Exhibit F (further referenced as "Engineered Site Plan" or "Exhibit F").

Section 3. Title.

This ordinance may be cited as "The Woodlands of Clemson a Planned Development Ordinance."

Section 4. Jurisdiction.

The provisions of this ordinance shall apply to all land and improvements within the area defined by the Legal Description. The Legal Description is attached hereto as Exhibit B. The various parcels that comprise this property are more generally identified by the following Pickens County Tax Map Parcel Numbers: _____.

Section 5. Effective Date.

The provisions of this ordinance shall be effective on _____, 2003.

NAME, Mayor

ATTEST:

NAME, City Clerk

Public Hearing:
First Reading:
Second Reading:

, 2003
, 2003
, 2003

Ord. No.: _____

STATE OF SOUTH CAROLINA

CITY OF CLEMSON

)
) ORDINANCE NO. CC--2003--24
)

**ORDINANCE ANNEXING 12.15 ACRES, MORE OR LESS, OWNED BY
GWENDOLYN B. MARTIN, JERRY L. DOYLE, AND DAVID M. JONES, LOCATED
BETWEEN MT. TABOR BAPTIST CHURCH AND CLEMSON SUITES
ON HIGHWAY 93**

WHEREAS, three petitions have been filed with the City of Clemson signed by the freeholders owning 100% of the assessed valuation of the properties as herein described, requesting the said area be annexed into the incorporated limits of the City of Clemson pursuant to the 1978 Code of Laws of South Carolina; and

WHEREAS, the said properties being contiguous to the present city limits, the City Council, after due consideration, has accepted the petitions and deems it to be in the best interest of the City of Clemson that the described area be annexed and included in the incorporated limits of the City of Clemson.

The area to be annexed is described per the specifics of the attached surveys of said properties labeled "Boundary Survey & Topographical Map Prepared for the Woodlands of Clemson" prepared by Joddie R. Porth, P.L.S. Hussey, Gay, Bell & DeYoung, on September 16, 2003 and "Boundary Survey Prepared for the Woodlands of Clemson" prepared by Joddie R. Porth, P.L.S. Hussey, Gay, Bell & DeYoung, on September 17, 2003, attached and made a part hereto, also attached.

Done this 24 day of November, 2003.



Larry W. Abernathy, Mayor

Attest:



Dianne J. Bitzer, MMC, Municipal Clerk

Public hearing: November 13, 2003
First reading: November 17, 2003
Second reading: November 24, 2003
File No.: R-03-09; PH-03-24

Ordinance No.: CC--2003--24

STATE OF SOUTH CAROLINA)
)
CITY OF CLEMSON)

ORDINANCE NO: CC--2003--24

AN ORDINANCE ADOPTING THE WOODLANDS OF CLEMSON PLANNED DEVELOPMENT TEXT AND MAP AMENDMENTS AND CONCURRENT ANNEXATION REQUEST FOR THE CITY OF CLEMSON, SOUTH CAROLINA.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:


Section 1. Authority and Adoption. The following planned development ordinance is adopted pursuant to the authority granted in the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, S.C. Code §§ 6-29-310, et seq. (1994 Supp.), and is incorporated by reference in the Code of Ordinances of the City of Clemson.

Section 2. Purpose. The purpose of this planned development ordinance is to implement a planned development consisting of 108 apartment units, 72 condominium units, related vehicular circulation, and common areas as shown on the Site Plan, attached hereto as Exhibit A and incorporated herein by reference. The planned development is further described in the attached document.

Section 3. Title. This ordinance may be cited as the "Woodlands of Clemson Planned Development Ordinance."


Section 4. Jurisdiction. The provisions of this ordinance shall apply to all land and improvements within the area described in the Legal Description, attached hereto as Exhibit B and incorporated herein by reference. The properties involved are identified as 4054-08-98-1678; 4054-08-98-6339; and 4054-08-98-7458 on Pickens County Tax Maps.

Section 5. Effective Date. The provisions of this ordinance shall be effective on November 25, 2003.



Larry W. Abernathy, Mayor

ATTEST:



Dianne J. Bitzer, MMC, Municipal Clerk

Public hearing: November 13, 2003
First reading: November 17, 2003
Second reading: November 24, 2003
File No.: R-03-09; PH-03-24
Ordinance No.: CC--2003--24

**THE WOODLANDS OF CLEMSON,
A PLANNED DEVELOPMENT DISTRICT (PD), in the CITY of CLEMSON,
SOUTH CAROLINA**

ARTICLE ONE

JURISDICTION of the ORDINANCE, DESCRIPTION, and PHASING

§ 101.0 Jurisdiction of the Ordinance.

§ 101.1 The provisions of the Ordinance shall apply to The Woodlands of Clemson, which is situated within the corporate limits of the City of Clemson, State of South Carolina, and described and shown on the attached Site Plan and Survey. The Area Plan attached hereto as Exhibit A and incorporated herein by reference (further referenced as the "Area Plan" or "Exhibit A"), the Legal Description attached hereto as Exhibit B and incorporated herein by reference (further referenced as the "Legal Description" or "Exhibit B"), the Survey attached hereto as Exhibit C and incorporated herein by reference (further referenced as the "Survey" or "Exhibit C", the proposed Site Plan is attached hereto as Exhibit D and incorporated herein by reference (further referenced as "Site Plan" or "Exhibit D"), the Exterior Elevations Plan(s) of all buildings is attached hereto as Exhibit E and incorporated herein by reference (further referenced as "Elevation Plan" or "Exhibit E"). An Engineered Site Plan shall be submitted as part of the final civil engineering design for the development at which time it shall become Exhibit F (further referenced as "Engineered Site Plan" or "Exhibit F").

§ 102.0 Description of The Woodlands of Clemson.

§ 102.1 The Woodlands of Clemson is to be a Planned Development District—a PD. The PD shall be mixtures of the following types of housing and support amenities in areas shown on the Area Plan and described as follows:

Area 1) A multi-household, residential apartment use is to consist of a total of three hundred twenty-four (324) bedrooms configured in one, two, three, and four bedroom apartment units in six (6) residential buildings, as well as common areas, parking, and other supporting amenities as shown on the Site Plan.

Area 2) A multi-single-household, regimental condominium use is to consist of a total of one hundred seventy-four (174) bedrooms in twenty-four (24) individual condominium units in six (6) residential buildings comprised of two - and three- bedroom condominium units, as well as common areas, and parking as shown on the Site Plan.

Area 3) A residential support and amenity use is to consist of a clubhouse with administrative offices, a swimming pool complex, tennis courts, passive recreation areas, and other supporting amenities as shown on the Site Plan.

§ 103.0

Development Phases and Timetable for Initiation and Completion.

§ 103.1 The developer shall commence development of The Woodlands of Clemson immediately upon final approval of the annexation and this ordinance. After the lot is appropriately graded, and utilities, curbs, gutters, and the street have been installed, the developer intends to commence construction of Area 2 residential condominiums units and Area 3 residential support and amenities first as Phase One, and Area 1 residential apartments units second as Phase Two. The developer anticipates completion of Area 2 and Area 3 housing and support amenities by January, 2005. The developer anticipates completion of Area 1 housing and support amenities by January, 2006. The developer intends to commence marketing the Area 2 condominium units on or about the date construction begins, and shall continue marketing activities until all condominium units have been sold. The developer will commence marketing of the Area 1 rental units as soon as units are available and will continue marketing the rental of the units on an ongoing basis.

ARTICLE TWO

MULTI-HOUSEHOLD RESIDENTIAL AREA

§ 201.0 Description of The Woodlands of Clemson.

§ 201.1 Area 1 shall be comprised of six (6) multi-household, single or multilevel residential apartment buildings contain a total of three hundred twenty-four (324) bedrooms within one hundred eight (108) apartments in Area 1 . These residential apartments may include two (2), three (3), or four (4) bedroom units, any of which may include one (1) or more covered or open patios or balconies and interconnecting sidewalks and steps. Thirty-six (36) apartment units will be four (4) bedrooms/ four (4) bathroom units. Thirty-six (36) apartment units will be three (3) bedroom/ three (3) bathroom units. Thirty-six (36) apartment units will be two (2) bedroom/two (2) bathroom units. The four (4) bedroom/ four (4) bathroom unit configuration consists of approximately one thousand six hundred eighty-three (1683) gross square feet. The three (3) bedroom/ three (3) bathroom unit configuration consists of approximately one thousand four hundred sixteen (1416) square feet. The two (2) bedroom/ two (2) bathroom units configuration consists of approximately one thousand two hundred twenty-two (1222) square feet. Area 1 shall also include supporting amenities and uses as shown on the Site Plan.

§ 201.2 Area 2 shall also be comprised of six (6) multi-household, single or multilevel residential condominium buildings and contain a total of one hundred seventy-four (174) bedrooms within twenty-four (24) condominiums. These residential condominiums may include two (2) or three (3) bedroom units, any of which may include one (1) or more covered or open patios or balconies and interconnecting sidewalks and steps. Thirty (30) condominium units will be three (3) bedroom/ three (3) bathroom units. Forty-two (42) units will be two (2) bedroom/two (2) bathroom units. The three (3) bedroom/ three (3) bathroom unit configuration consists of approximately one thousand one hundred eighty-four (1184) square feet. The two (2) bedroom/ two (2) bathroom unit configuration consists of approximately one thousand twenty-four (1024) square feet. Area 2 shall also include a central trash facility, as well as supporting amenities and uses as shown on the Site Plan.

§ 201.3 Area 3 shall be comprised of a multi-level clubhouse of approximately seven thousand five hundred (7500) square feet, playing courts, volleyball court, pavilion and picnic area, patios, decks, outdoor swimming pool, central mail structure, and supporting amenities as shown on the Site Plan, collectively serving as Common Open Space for Areas 1 and 2.

§ 201.4 Private storage facilities

§ 201.5 Private electronic controlled entry gate

§ 201.6 Private parking and drives

§ 201.7 Decorative and Site lighting to provide minimum safe-light levels in parking areas

§ 201.8 Other supporting amenities as indicated on the attached Site Plan

§ 202.0 Landscape.

§ 202.1 A landscape plan drawn to scale shall be submitted as part of the final civil engineering design for the development. The landscape plan shall indicate all types and sizes of plant material, all notes relating to protection and preservation of existing vegetation, and location of all existing and proposed easements. The landscape plan shall include:

§ 202.2 Buffers: At at minimum, planted buffer areas as shown on the Site Plan will be planted with six (6) caliper upperstory trees, four (4) understory trees, and forty (40) shrubs per one hundred (100) linear feet of required buffer. Buffer width to be minimum of ten (10) feet. All disturbed areas shall be covered with grass, mulch, or other weed control measures.

§ 202.3 Vehicle Use Areas: At a minimum, parking lots and drives will be planted with one (1) upperstory tree and ten (10) shrubs per ten (10) parking spaces. Required landscape zone for Vehicle use areas to include interior landscape islands and area within eight (8) feet of the exterior vehicle use area perimeter. All disturbed areas shall be covered with grass, mulch, or other weed control measures.

§ 202.31 In addition those requirements listed in 202.3, vehicle use areas fronting a public street shall be planted with a minimum of one (1) three gallon shrub every two and a half feet along the side of the vehicle use area fronting the public street.

§ 202.4 Open Space: At a minimum, open space, in addition to planting requirements for buffers and vehicle use areas, will be planted with one (1) upperstory tree per three (3) bedrooms, one (1) understory tree per three (3) bedrooms, and three (3) shrubs per one (1) bedroom. Existing trees to remain will count toward upperstory tree requirements of this section.

§ 202.5 Nursery Stock:

§ 202.51 All upperstory trees shall be two (2) inch caliper minimum at time of planting.

§ 202.52 All understory trees shall be six (6) to eight (8) foot minimum at time of planting

§ 202.53 All shrubs to be three (3) gallon minimum at time of planting.

§ 203.0 Open Space.

§ 203.1 Open space consists of approximately two hundred thirty-nine thousand five (239,005) square feet, which equals approximately forty-three (43) percent of the total area of the development as shown on the Site Plan.

§ 204.0 Impervious Surface.

§ 204.1 Approximately three hundred twelve thousand three hundred seventy-four (312,374) square feet of the Site will be impervious as shown on the Site Plan (Exhibit A). This represents an impervious area of approximately fifty-seven (57) percent of the total site area.

§ 205.0 Maintenance.

§ 205.1 All roads and the parking areas within the development outside of proposed public right-of-ways, as well as all buildings, common areas, and other supporting amenities as referenced in this ordinance and shown on the Site Plan will be owned and maintained by the Owner/Developer and/or established Homeowner's Association..

§ 206.0 Permitted Uses.

§ 206.1 The following uses are permitted within the Multi-Household Residential Areas 1 and 2:

PERMITTED USES	SIC CODE	SIC DESCRIPTION	PARKING SPACES REQUIRED
Multi-Household Dwellings	88	Private Households	2 per unit

§ 206.1.1 Accessory uses on same lot with principal use, as follows:

§ 206.1.1.1 clubhouse, administrative/management offices, exercise and community gathering rooms

§ 206.1.1.2 outdoor swimming pool, bath house, cabana, and sunning areas

§ 206.1.1.3 tennis and volley ball court(s), outdoor recreation areas(s), and picnic facilities

§ 206.1.1.3 shed(s) for storage of building or maintenance equipment;

§ 207.0 Multi-Household Residential Apartment, Condominium, and Common Area Regulations.

§ 207.1 The following regulations apply to all uses in the Multi-Household Residential Apartment, Condominium, and Common Areas:

<p>§ 207.1.1 Maximum occupancy:</p>	<p>One (1) family related by blood, marriage, adoption or guardianship plus not more than two (2) unrelated persons; or not more than two (2) unrelated persons per dwelling unit consisting of two (2) bedrooms/ two (2) bathrooms; or three (3) unrelated persons per dwelling unit consisting of three (3) bedrooms/ three (3) bathrooms; or four (4) unrelated persons per dwelling unit consisting of four (4) bedrooms/ four (4) bathrooms.</p>
<p>§ 207.1.2 Maximum development and building spacing:</p>	<p>See Site Plan (Exhibit A)</p>
<p>§ 207.1.3 Maximum building height:</p>	<p><u>Multi-Household and Condominium:</u> Not to exceed height specified in Exhibit E above the first finished floor elevation. <u>Accessory structure(s):</u> Not to exceed forty (40) feet above the first finished floor elevation..</p>
<p>§ 207.1.4 Accessory uses allowed in setbacks:</p>	<p><u>Fencing:</u> Black vinyl-coated chain link fence, black steel picket fence, or fencing Types 1-5 as defined in the Fence Elevations Plan attached hereto as Exhibit G and incorporated herein by reference. Maximum fence height to be eight (8) feet. <u>Light Poles:</u> The Maximum height of outdoor site lighting fixtures shall not exceed twenty (20) feet, as shown on the Light Pole Elevations Plan, attached hereto as Exhibit H and incorporated herein by reference. <u>Signs:</u> Standard traffic control signs on conventional or decorative poles. Decorative street name signs on conventional or decorative poles. Conventional or decorative unit, facility, directional, and rent or sales signs consistent with the City of Clemson Zoning Ordinance. Development logo signs as shown on the Sign Elevation Plan, attached hereto as Exhibit I and incorporated herein by reference, located at the corners of the property along the Highway 93 right-of-way as shown on the Site Plan and at the main entrance gate. <u>Gates:</u> Entrance gates as shown on the Gate Elevation Plan, attached hereto as Exhibit I and incorporated herein by reference. <u>Walls:</u> Masonry retaining and free-standing walls. Maximum wall height is eight (8) feet facing interior of property. Maximum wall height facing exterior of property is five (5) feet. "Terracing" can occur between a series of parallel walls so long as a horizontal distance separates the two walls which is a minimum of eighty (80) percent of the wall's vertical height. <u>Patios:</u> Constructed of porous paving and or concrete pavers.</p>

§ 208.0 Exhibits to Ordinance.

§ 208.1. List of Exhibits to the Ordinance:

- § 208.1.1 Exhibit A: Area Plan
- § 208.1.2 Exhibit B: Legal Description
- § 208.1.3 Exhibit C: Survey
- § 208.1.1 Exhibit D: Site Plan
- § 208.1.2 Exhibit E: Exterior Elevations (Sheets E1-E4)
- § 208.1.3 Exhibit F: Engineered Site Plan (To be incorporated upon Approval of Construction Documents).
- § 208.1.1 Exhibit G: Fence Elevations
- § 208.1.2 Exhibit H: Light Elevations
- § 208.1.3 Exhibit I: Logo Development Sign and Entrance Gate

§ 209.0 Legal Description of the Property.

The provisions of the Ordinance shall apply to The Woodlands of Clemson, which is in the Corporate Limits of the City of Clemson, State of South Carolina, and further described on the Legal Survey and Legal Description attached hereto as Exhibit B.

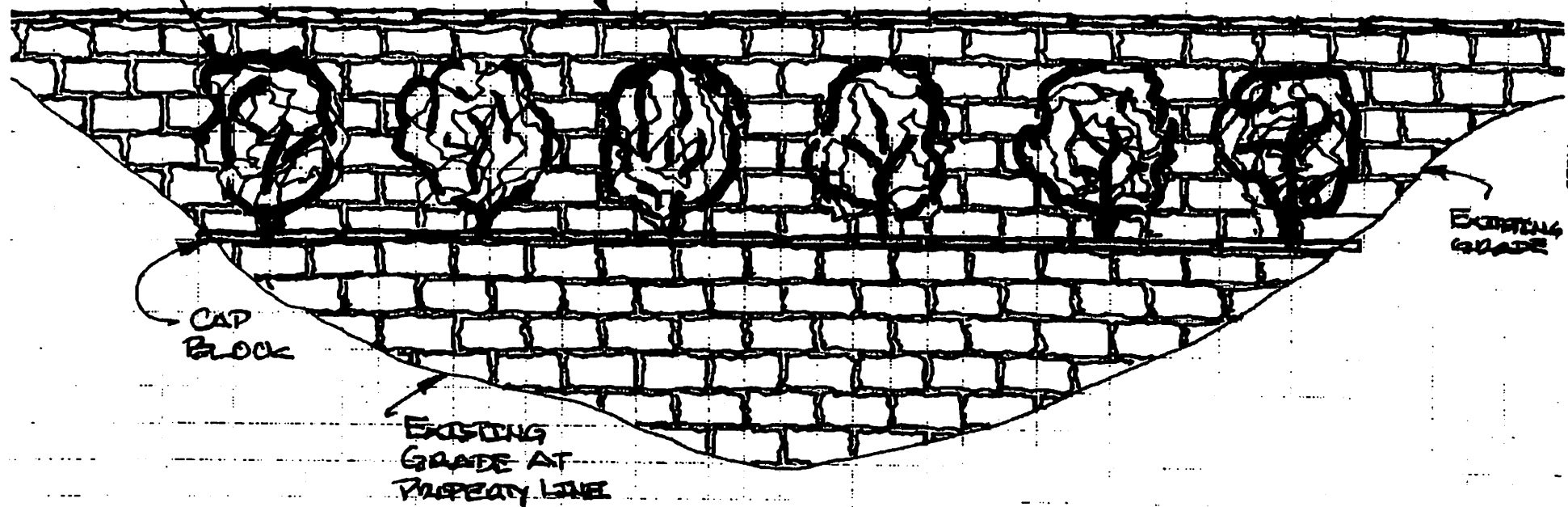
THE WOODLANDS OF CREMSON
CREMSON, SOUTH CAROLINA

NOTE: THIS VIEW OF WALL
LOOKING INTO THE
SITE - IF 3- TIER WALL,
LANDSCAPE TOP OF MIDDLE
WALL ALSO.

FENCE
BEYOND
(SEE PLAN
AND DETAIL)

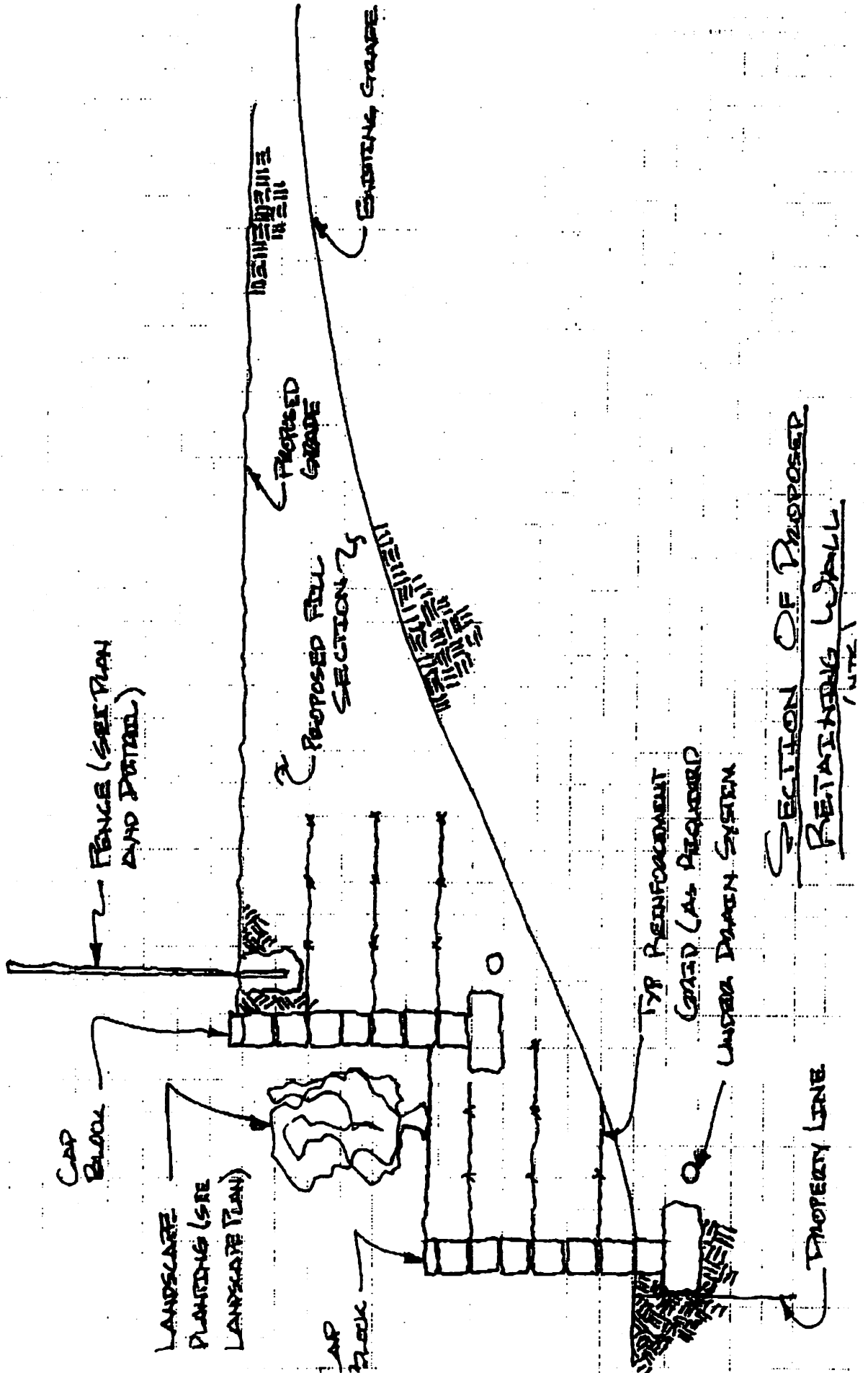
TYPICAL LANDSCAPE
PLANTING (SEE
LANDSCAPE PLAN)

CAP BLOCK



ELEVATION OF PROPOSED
RETAINING WALL
J.N.T.S.

THE WOODLANDS OF GIBSON
 CLEMSON, SOUTH CAROLINA



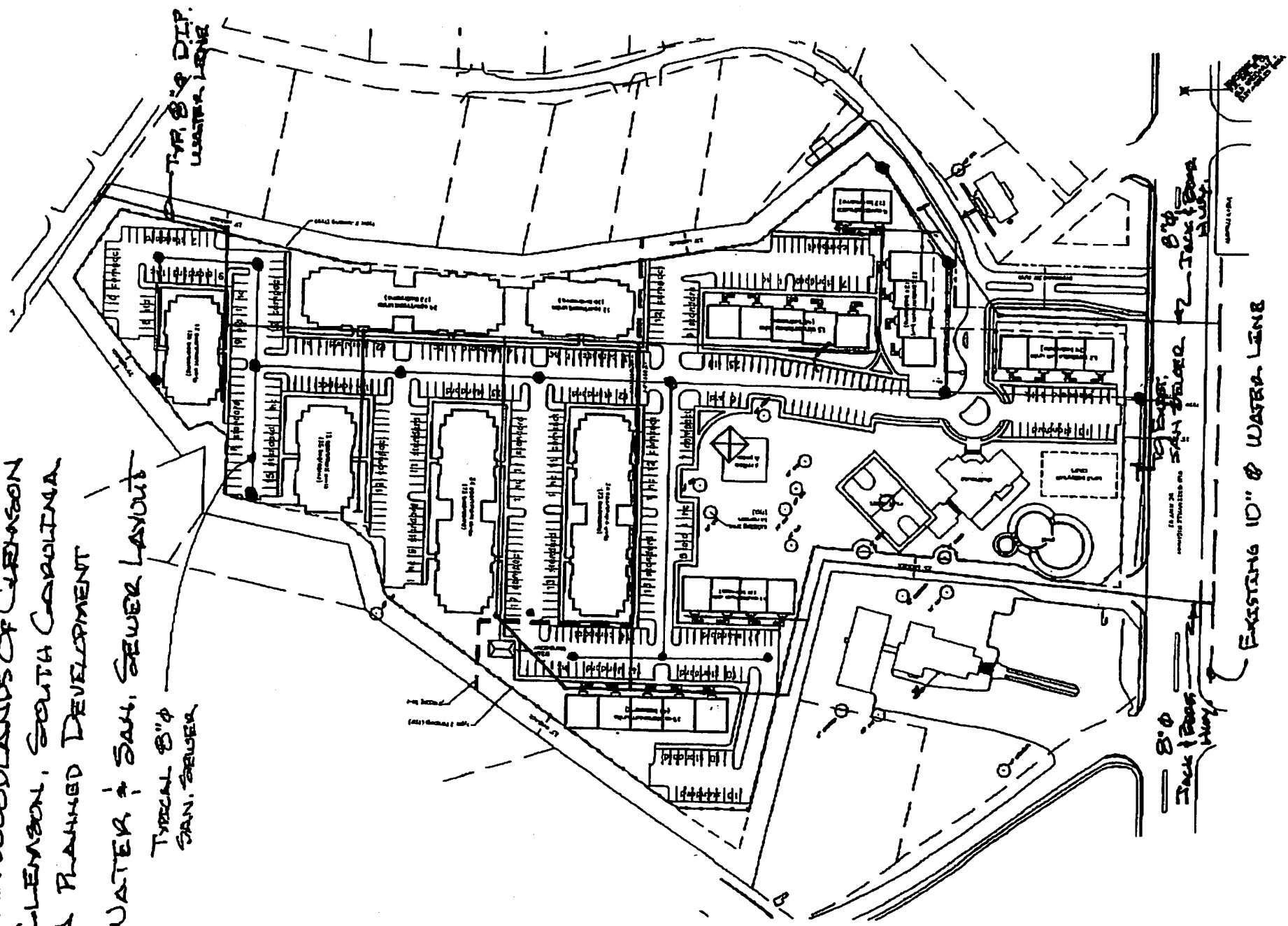
SECTION OF PROPOSED
 RETAINING WALL

THE WOODLANDS OF CLEMSON
 CLEMSON, SOUTH CAROLINA
 A PLANNED DEVELOPMENT

WATER & SAN. SEWER LAYOUT

TYPICAL 8" Ø
 SAN. SEWER

TYP. 8" Ø DIP.
 WASTEWATER LEV. LINE



8" Ø
 TRACK & BUSWAY

EXISTING 8" Ø
 SAN. SEWER

EXISTING 10" Ø WATER LINE

8" Ø
 TRACK & BUSWAY

EXHIBIT B

LEGAL DESCRIPTION of THE WOODLANDS OF CLEMSON

Parcel No.'s 1, 2, & 3
Boundary Description

All that certain piece, parcel or tract of land containing 11.31 acres delineated and shown as Parcel No.'s 1, 2 & 3 on a Boundary Survey & Topographical Map prepared for The Woodlands of Clemson, by Hussey, Gay, Bell & DeYoung, Inc., dated September 16, 2003, said parcel being located in Pickens County, near the City of Clemson, South Carolina, and commencing at a 5/8" rebar located at the right-of-way intersection of Old Greenville Highway (S.C. Hwy. No. 93) and Mt. Tabor Circle; thence turning and running along the western right-of-way line of Mt. Tabor Circle for the following courses and distances: North 03° 09' 33" East for a distance of 29.21' to a nail; thence North 38° 40' 00" West for a distance of 89.74' to a nail; thence North 21° 11' 08" West for a distance of 40.59' to a 1/2" bolt being the Point of Beginning; thence turning and running along the property line of Mt. Tabor Baptist Church for the following courses and distances: North 39° 39' 09" West for a distance of 205.54' to a 2" pipe; thence South 59° 16' 45" West for a distance of 150.08' to a 5/8" rebar; thence South 59° 28' 55" West for a distance of 221.54' to a 1" rebar; thence turning and running along the property line of Baker and Baker Real Estate Dev. LLC for the following courses and distances: North 09° 12' 04" West for a distance of 276.61' to a 1/2" rebar; thence North 09° 09' 54" West for a distance of 264.25' to a 3/4" pipe; thence turning and running along the property line of Dannie Cannon, Sr. for the following courses and distances: North 29° 51' 01" East for a distance of 74.84' to a 1/2" pipe; thence North 33° 30' 27" West for a distance of 173.12' to a 3/4" pipe; thence turning and running along the property line of Dannie Cannon for the following courses and distances: North 47° 14' 47" East for a distance of 74.69' to an axle; thence North 68° 18' 26" West for a distance of 29.38' to a 3/4" pipe; thence turning and running North 06° 40' 43" East along the property line of Martha H. Reese for a distance of 254.69' to a 1/2" pipe; thence turning and running North 80° 06' 44" East along the southern right-of-way line of Old Central Road for a distance of 131.49' to a 5/8" rebar; thence turning and running South 33° 03' 11" East along the property line of Dorothy B. Hagood for a distance of 180.63' to a 5/8" rod; thence turning and running along the property line of Howard Barefoot for the following courses and distances: South 33° 01' 22" East for a distance of 99.80' to a 1/2" pipe; thence South 40° 31' 05" East for a distance of 99.89' to a 3/4" pipe; thence turning and running along the property line of Billy M. Seigle for the following the following courses and distances: South 40° 32' 23" East fir a distance of 100.11' to a 1" angle iron; thence South 53° 43' 52" East for a distance of 99.73' to a 1-1/2" pipe; thence turning and running South 53° 34' 01" East along to the property line of Clifford E. Baldwin for a distance of 160.30' to a 3/4" pipe; thence turning and running South 84° 13' 14" East along the property line of an undesignated owner for a distance of 183.12' to a 1" angle iron; thence turning and running along the western right-of-way line Hope Drive for the following courses and distances: South 02° 16' 00" West for a distance of 56.63' to a 5/8" rebar; thence South 13° 19' 01" West for a

distance of 79.97' to a 5/8" rebar; thence South 14° 13' 50" West for a distance of 107.92' to a P.K. nail; thence turning and running along the western right-of-way line of Mt. Tabor Circle for the following courses and distances: South 50° 11' 03" West for a distance of 142.90' to a 5/8" rebar; thence South 36° 39' 15" West for a distance of 89.88' to a computed point; thence South 32° 14' 22" West for a distance of 102.86' to the Point of Beginning.

Parcel No. 4
Boundary Description

All that certain piece, piece or tract of land containing 0.95 acres delineated and shown as Parcel No. 4 on a Boundary Survey & Topographical Map prepared for the Woodlands of Clemson, By Hussey, Gay, Bell & DeYoung, Inc., dated September 16, 2003, said parcel being located in Pickens County, near the City of Clemson, South Carolina, and beginning at a 1/2" rebar located at the right-of-way intersection of Old Greenville Highway (S.C. Hwy. No. 93) and Mt. Tabor Circle; thence turning and running along the eastern right-of-way line of Mt. Tabor Circle for the following courses and distances: North 38°40'00" West for a distance of 120.73' to a 1/2" rebar; thence North 34°41'22" East for a distance of 159.99' to a 1/2" pipe; thence North 47°01'14" East for a distance of 118.73' to a 5/8" rebar; thence turning and running South 40°11'16" East along the property line of Parcel No. 5, as shown and delineated on the aforementioned map, for a distance of 161.02' to a 1/2" rebar; thence turning and running along the western right-of-way line of Old Greenville Highway (S.C. Hwy. No. 93) for the following courses and distances: South 46°45'06" West for a distance of 181.53' to a railroad spike; thence South 51°19'13" West for a distance of 95.00' to the Point of Beginning.

Parcel No. 5
Boundary Description

All that certain piece, piece or tract of land containing 0.43 acres delineated and shown as Parcel No. 5 on a Boundary Survey & Topographical Map prepared for the Woodlands of Clemson, By Hussey, Gay, Bell & DeYoung, Inc., dated September 16, 2003, said parcel being located in Pickens County, near the City of Clemson, South Carolina, and beginning at a railroad spike located at the right-of-way intersection of Old Greenville Highway (S.C. Hwy. No. 93) and Mt. Tabor Circle; thence turning and running South 46°40'46" West along the western right-of-way line of Old Greenville Highway (S.C. Hwy. No. 93) for a distance of 160.82' to a 1/2" rebar; thence turning and running North 40°11'16" East along the property line of Parcel No. 4, as shown and delineated on the aforementioned map, for a distance of 161.02' to a 5/8" rebar; thence turning and running along the eastern right-of-way line of Mt. Tabor Circle for the following courses and distances: North 47°03'19" East for a distance of 42.39' to a 1" pipe; thence South 85°40'43" East for a distance of 180.49' to a P.K. nail; thence South 19°30'20" East for a distance of 29.65' to the Point of Beginning.

Parcel No. 6
Boundary Description

All that certain piece, parcel or tract of land containing 0.39 acre delineated and shown as Parcel No.

6 (Area of Road RIW, proposed to be closed) on a plat prepared for The Woodlands of Clemson, by Hussey, Gay, Bell & DeYoung, Inc., dated September 23, 2003; said parcel being located in Pickens County, near the City of Clemson, South Carolina, and beginning at a 5/8" rebar located at the right-of-way intersection of old Greenville Highway (S.C. Hwy. No. 93) and Mt. Tabor Circle; thence turning and running along the property line of Mt. Tabor Church for the following courses and distances: North 03° 09' 33" East for a distance of 29.21' to a nail; thence North 38° 40' 00" West for a distance of 89.74' to a nail; thence North 21° 11' 08" West for a distance of 40.59' to a 1/2" bolt; thence turning and running North 32° 14' 22" East along the property line of Parcel No. 3, as shown and delineated on the aforementioned map, for a distance of 102.86'; thence turning and running along the property line of Parcel No. 1, as shown and delineated on the aforementioned plat, for the following courses and distances: North 36° 39' 15" East for a distance of 89.88' to a 5/8" rebar; thence North 50° 11' 03" East for a distance of 142.90' to a p.k. nail; thence North 14° 13' 50" East for a distance of 30.07' to a computed point; thence turning and running South 73° 06' 02" East across the right-of-way of Mt. Tabor Circle for a distance of 89.55' to a computed point; thence turning and running along the property line of Parcel No. 5, as shown and delineated on the aforementioned for the following courses and distances: North 85° 40' 43" West for a distance of 90.25' to a 1" pipe; thence South 47° 03' 19" West for a distance of 42.39' to a 5/8" rebar; thence turning and running along the property line of Parcel No. 4, as shown and delineated on the aforementioned plat, for the following courses and distances: South 47° 01' 14" West for a distance of 118.73' to a 1/2" pipe; thence South 34° 41' 22" West for a distance of 159.99' to a 1/2" rebar; thence South 38° 40' 00" East for a distance of 120.73' to a 1/2" rebar; then turning and running South 40° 36' 31" West across the right-of-way of Mt. Tabor Circle for a distance of 70.72' to the Point of Beginning.

EXHIBIT C

SURVEY of THE WOODLANDS OF CLEMSON

EXHIBIT D

SITE PLAN of THE WOODLANDS OF CLEMSON

EXHIBIT F

ENGINEERED SITE PLAN of THE WOODLANDS OF CLEMSON
