

INFORMATION TO PROPERTY OWNERS OF WOOD MILL SUBDIVISION

ALL INFORMATION HEREIN HAS BEEN GATHERED FROM SOURCES DEEMED RELIABLE; HOWEVER, NO MISREPRESENTATION OR GUARANTEE TO THE ACCURACY THEREOF IS MADE AND SUCH INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE.

1) PROPERTY: Wood Mill Subdivision Lot # _____ is being purchased by _____
_____ (Purchaser) from W W Development LLC (Seller).

2) TITLE: Many technical requirement must be met in order to assure that you receive proper title when transferring a piece of real estate. Seller recommends a title investigation and/or title insurance. To Seller's knowledge, the material exceptions to clear title on the above referenced Property are as follows:

A. The most recent Protective Covenants are recorded in Record Book _____, at page _____ Office of the Register of Deeds for Lexington County.

B. All easements, restrictions, assessments, architectural restrictions, notations, conditions and other provisions or record, including, but not limited to those depicted on the Bonded Plat for Wood Mill prepared by Inman Land Surveying Company, Inc. Recorded in Plat Book 970, at Page 4, and any like information shown on the Wood Mill construction drawings prepared by Len Robinson Engineering, including, but not limited to the following specific easements:

1. A 15' sanitary sewer easements centered on the pipe at various locations along and across numerous Lots as shown on the Bonded Plat and/or the above-referenced construction drawings.

2. A 10' water line easement to be centered on the pipe along and across numerous Lots as shown o the Bonded Plat and/or the above referenced construction drawings.

3. 15' and 20' storm drainage easements centered on the pipes as shown on the Bonded plat and/or the above referenced construction drawings.

4. A 15 ' landscape easement running along the back of Lots 1, 2, 3 and 4 and a variable landscape easement along Lot 34 and 46 in an area to be determined by the Developer.

5. All other easements, restrictions and conditions of record and as revealed in the title opinion;

6. Architectural Standards Committee (ASC) Guidelines, and Rules and Regulations of the Wood Mill Property Owners Association, which may be revised from time to time;

7. The laws and regulations of Lexington County and other governmental agencies.

3) WOOD MILL POA: Seller has established the Wood Mill Property Owners Association (POA) for the purpose of maintaining and administering the Common Properties and providing common services, administering and enforcing the covenants, conditions and restrictions and restrictions, and levying, collecting and disbursing assessments. All Lot Owners are required to be members in the POA and to abide by all of the Rules and Regulations of the POA.

4) POA DUES: The annual assessment for the Wood Mill Property Owners Association is \$650. for the calendar year 2008. Prorated dues shall be paid by Purchaser at the time of closing.

5) WORKING CAPITAL FUND: A one-time working capital payment in the amount of \$650. is due at the point of purchase of any Lot from the Developer or a Builder, who bought the Lot from the Developer.

6) UTILITY PROVIDERS: The Following utility providers are listed for your information. For additional information regarding their services you may contact the utility providers directly.

A. ELECTRIC AND GAS SERVICE: South Carolina Electric & Gas Co. 425 Industrial Drive, Lexington, S.C. 29072 - Telephone (803) 799-9000.

B. TELEPHONE SERVICE: Windstream 106 North Church Street, Lexington, S.C. 29072 - Telephone 1-800-347-1991

C. CABLE TV SERVICE: Time Warner Cable (803) 252-2253

D. WATER SERVICE: The Town of Lexington 111 Maiden Lane, Lexington, S.C. 29072 (803) 359-2434. Lot Owners must purchase a water tap from the Town of Lexington in order to obtain an occupancy permit. The current cost of a water tap is \$3,700.

E. SEWER SERVICE: The Town of Lexington 111 Maiden Lane, Lexington, S.C. 29072 (803) 359-2434 Lot Owners must purchase a sewer tap from the Town of Lexington in order to obtain an occupancy permit. The current cost of a sewer tap is \$2,050.00.

F. GARBAGE SERVICE: Not yet determined.

7) COMMON AREAS: All common areas will be maintained by the Wood Mill Property Owners Association.

8) PROPERTY TAXES: Information regarding property taxes and assessments can be obtained by contacting the Lexington County Assessor 212 South Lake Drive, Lexington, S.C. 29072 (803) 359-8190.

I UNDERSTAND AND ACKNOWLEDGE THAT THE ABOVE INFORMATION HAS BEEN GATHERED WITH REASONABLE DILIGENCE BY THE SELLER, BASED ON INFORMATION CURRENTLY AVAILABLE, AND THAT THIS INFORMATION IS SUBJECT TO CHANGE IN THE FUTURE.

DATE: _____

PURCHASER

DATE: _____

PURCHASER