



September 18, 2018

Town of Braselton
4986 GA 53
Braselton, Georgia 30517

Re: Annexation and Rezoning Request Thompson Mill Rd.
Callicott Holdings, LLC

Dear Town of Braselton,

On behalf of the applicant of the above referenced application, please accept this letter of agreeable conditions and stipulations to become part of the official record for the subject property if approved by the Mayor and Council of the Town of Braselton.

1. The project shall provide professional 3rd Party management and be responsible for the oversight, upkeep, and maintenance of the entrance areas, common areas, open space areas, walking trails and the like contained within the community.
2. The project will provide a sidewalk along Thompson Mill Road. The size to determined by the Town of Braselton.
3. There will be a maximum of 289 multifamily residential dwelling units. The multifamily community shall consist of one, two and three-bedroom units. The number of three-bedroom units shall not exceed 5% of the total units.
4. At all times the Developer, or present property owner, shall have a professional management company under contract to operate and maintain the multifamily property as a Class A community.
5. Dumpsters and/or trash compactors shall be screened.
6. Lighting within the community shall be environmentally sensitive and designed in accordance with the architectural design standards.
7. Signage at the entrance points on Thompson Mill Road shall be ground based, monument style. The entrance area shall be professionally designed, landscaped and maintained.

1776 Peachtree Street NW, Atlanta, GA 30309

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8. The multifamily community will comply with associated Life Safety Access requirements.
9. The multifamily buildings will be a maximum of three stories in height plus basement levels with an exterior façade consisting of brick, stone, stacked stone, cedar shake type, cementitious panels and/or cementitious siding and combinations thereof.
10. Exclusive multifamily amenities will include a luxury clubhouse and pool with connected courtyards, fitness center and green space.
11. Asphalt roof shingles shall be architectural grade with a dimensional textured surface.
12. Garages for the multifamily community may be provided for 10% or more of the units as determined by the developer based upon market conditions.
13. A playground will not be allowed as an amenity to the development.
14. All multifamily units shall have granite or quartz counter tops, tile backsplash, tile or synthetic hardwood entry, kitchen and bathroom floors.

We believe these agreeable conditions and stipulations will address all project related impacts and will establish a high quality, master planned community.

Please feel free to contact us if you have any questions or require additional information.

Best Regards,

A handwritten signature in blue ink, appearing to read "Tyler Gaines".

Tyler Gaines
Principal
TPA Residential

A handwritten signature in blue ink, appearing to read "Gary Callicott".

Gary Callicott
Managing Partner and Applicant
Callicott Holdings