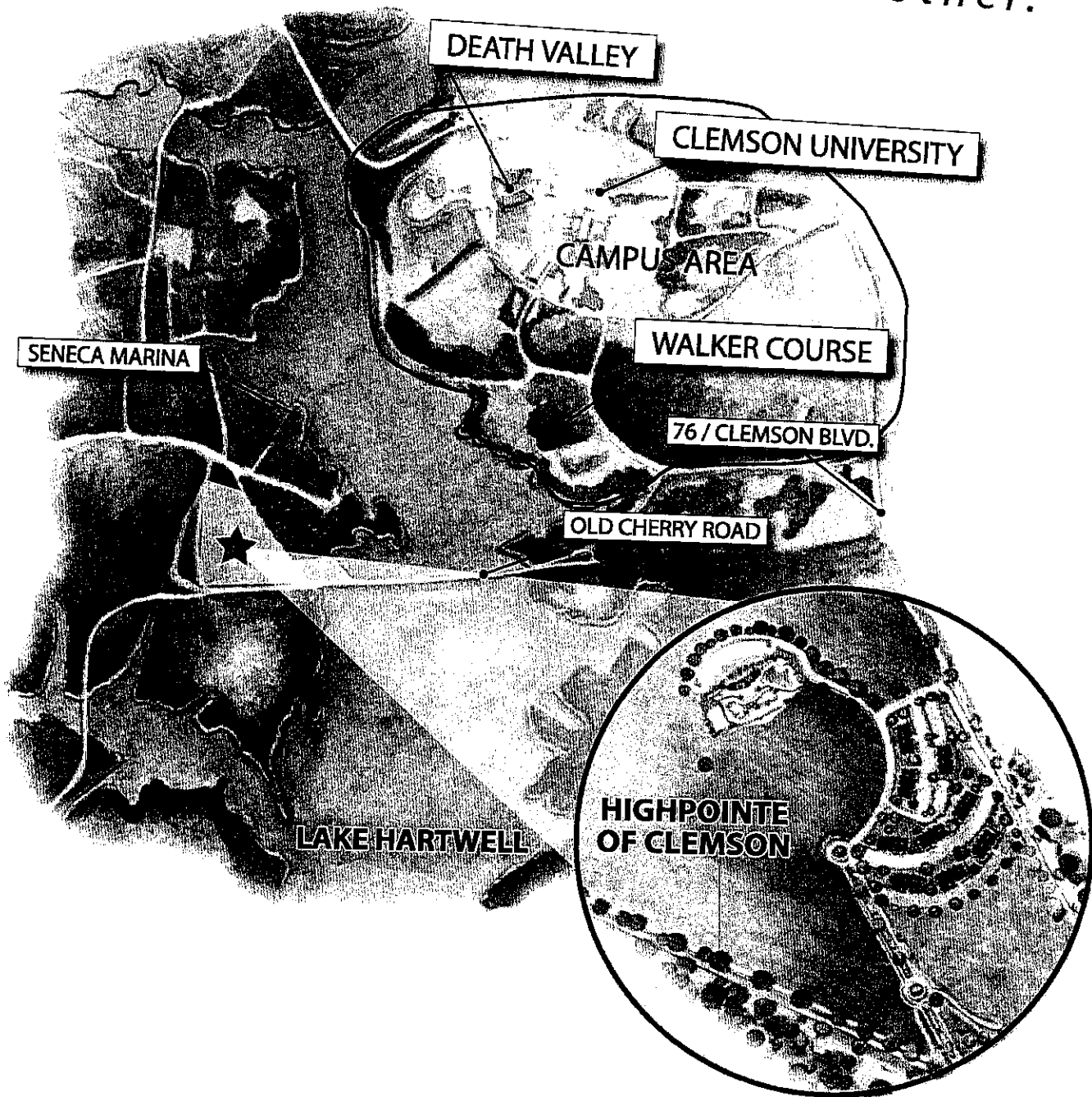




HIGHPOINTE OF CLEMSON

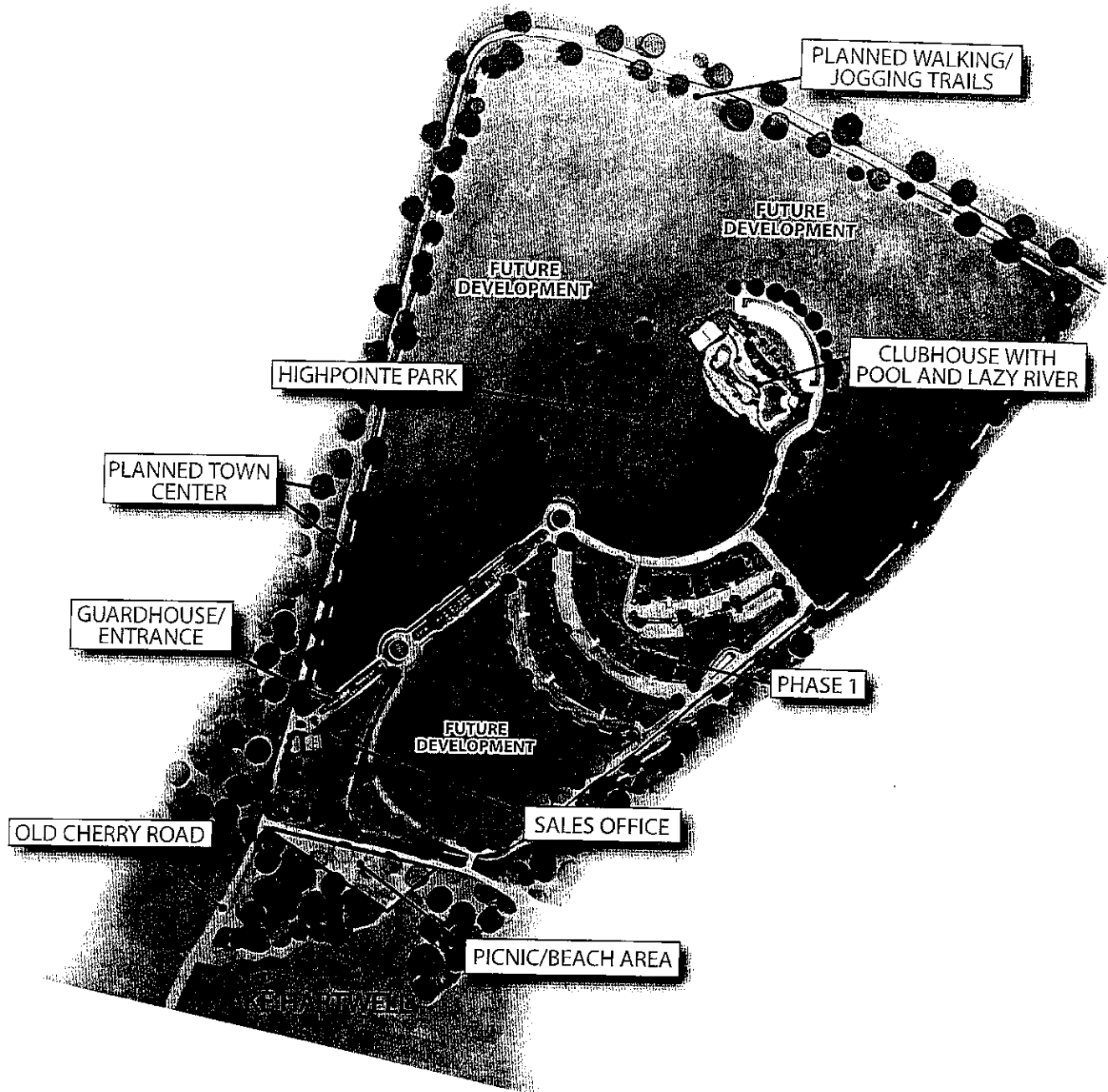
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Advantage Property Management
391 College Avenue, Clemson, SC 29631
Phone: 864.654.3333

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HIGHPOINTE MAP



HIGHPOINTETM
OF CLEMSON

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FREQUENTLY ASKED QUESTIONS

What security features does Highpointe have in place?

Highpointe will be the only **24-hour** manned, fenced, and gated student condominium community and each condo is pre-wired for a security system.

Who are the developers?

Highpointe is developed by Tom Winkopp Realtor/Developer LLC and built by Trehel Corporation. This is the same successful development team that brought Crawford Falls, Hart's Cove, Tory Pointe, Campden Sound, Tiger Walk and Valley Walk to the Clemson community.

What is so special about Highpointe? Why is everyone talking about it?

Location, Location and **Waterfront!** This is the first ever master-planned **waterfront** 4-Bedroom, 4-Bath student development built approximately 2 miles from campus. Other features will include one-of-a-kind amenities and floor plans built with the student in mind.

Will there be a Clubhouse?

Yes, the Biggest & Best! It will be approximately 7,000 square feet. The clubhouse will overlook Highpointe Park with outstanding views of Lake Hartwell, the lagoon style pool, the zero edge waterfall, and the first Lazy Lagoon River in South Carolina. It will also include a fitness room with weight and cardio equipment, tanning beds, game room, and a study area/business center.

What kind of pool will Highpointe have?

Only the BEST, which will include a lagoon style pool and lazy lagoon river. **The Lagoon Style Pool** will be built around rock formations and waterfalls to mimic an oasis. The **Lazy Lagoon River** is a tranquil take on the usual lazy river with rock formations and a meandering shape. You will feel like you are on your own deserted island. Other features will include multiple waterfalls with rock formations and built-in stereo speakers around the pool area.

Will there be walking trails?

Yes, there will be a planned 1.4 mile walking/jogging trail around the development.

Is Highpointe just another apartment complex?

No, Highpointe is a unique master planned walkable waterfront community unlike any other student housing development.



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FREQUENTLY ASKED QUESTIONS

When will we be able to move in and start taking advantage of all that Highpointe has to offer?

Condominiums will be ready for occupancy for the Fall 2008 semester.

What is Highpointe Park?

Highpointe Park is Highpointe's own version of "Bowman Field" which overlooks Lake Hartwell. This 7-acre green space will be located at the heart of Highpointe and in close proximity to the clubhouse. This area will be the focal point for studying, sunbathing, Ultimate Frisbee, football games and much more!

Are there special financing options to help me purchase a condominium?

Yes! Our preferred mortgage lenders have loan packages available for purchasers at Highpointe.

Are there a lot of extra fees for the services provided at Highpointe?

Association fees for the first year will be \$150 per month. The association fees will cover the maintenance of the building exterior, the maintenance of the common areas and grounds including the clubhouse and entertainment lounge, landscaping, common utilities, security gate, pool service, pest control, etc.

Can I take advantage of Highpointe's excellent community appeal and rent my condominium?

Yes, investment rentals are allowed and can be easily arranged through our preferred property management provider.

Can I purchase my condominium furnished?

While the condominiums will not be furnished, we will provide options to help take the hassle out of furnishing your condominium from scratch.

What type of technology will be in each condominium?

Every unit will be pre-wired for the latest in high-speed Internet access and security.

Can I have a pet while living at Highpointe?

Yes! Highpointe will be pet-friendly. HOA restrictions will apply.



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FEATURES

WATERFRONT COMMUNITY CLUBHOUSE & AMENITIES

- Lagoon Style Pool built around rock formations & waterfalls.
(A lagoon style pool is built to mimic an oasis)
 - Hot Tub
- *The Lazy Lagoon River*: a tranquil take on the usual lazy river with rock formations and a meandering shape. You will feel like you are on your own deserted island.
- *Highpointe Park* (our own Bowman Field): a 7-acre green space used for all types of activities such as flag football, picnics, and much more!
 - Outdoor fireplace
 - Outside speaker system around pool
- Large Fitness Center with a full array of cardiovascular and weight training equipment
 - Tanning beds
- State-of-the-art Entertainment Lounge with HD television
 - Study Area/Business Center that includes computer lab with printers and copy/fax capabilities
 - Wireless Internet access
 - Outdoor grills and tables
 - Sand volleyball court
 - Future 1.4 mile walking/jogging trail
 - Beach area adjacent to Lake Hartwell
 - *Transportation*: Shuttle service available

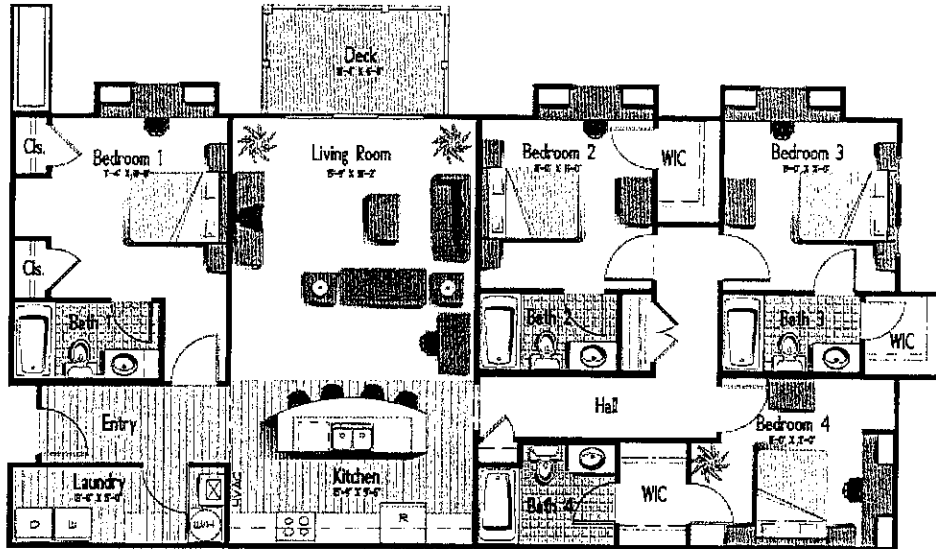
COMMUNITY

- Just 2 miles from Clemson University campus
 - Pet-Friendly
- All Condominiums pre-wired for security system
 - 24-hour manned and gated entrance
- Within walking distance to multi-generational community with shared town center

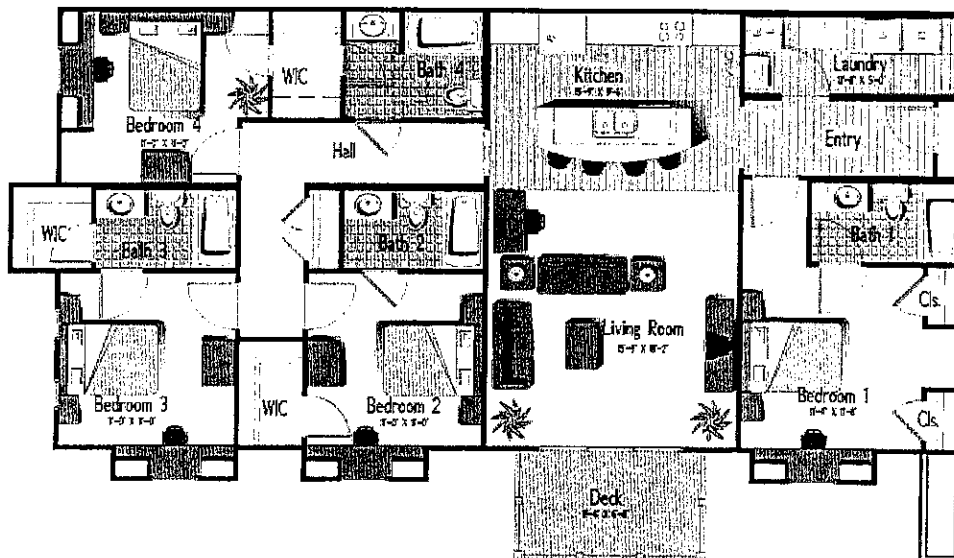


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FLOOR PLANS



Second and Third Level Condo Unit

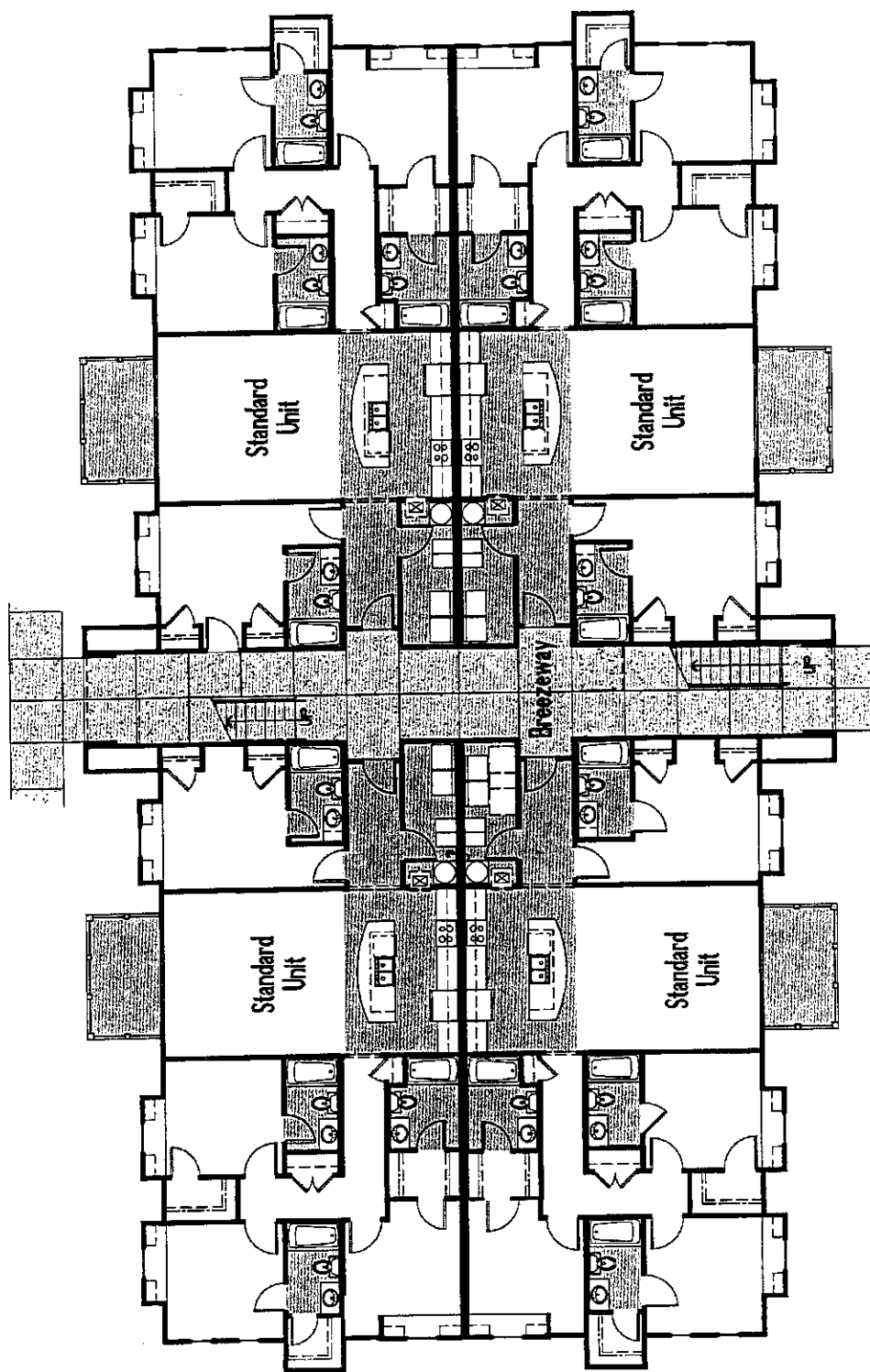


First Level Condo Unit

* Condo units are not furnished.

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SECOND & THIRD LEVEL FLOOR PLANS



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CONDOMINIUM ELEVATIONS



Front Elevation/Parking Lot Side



Rear Elevation

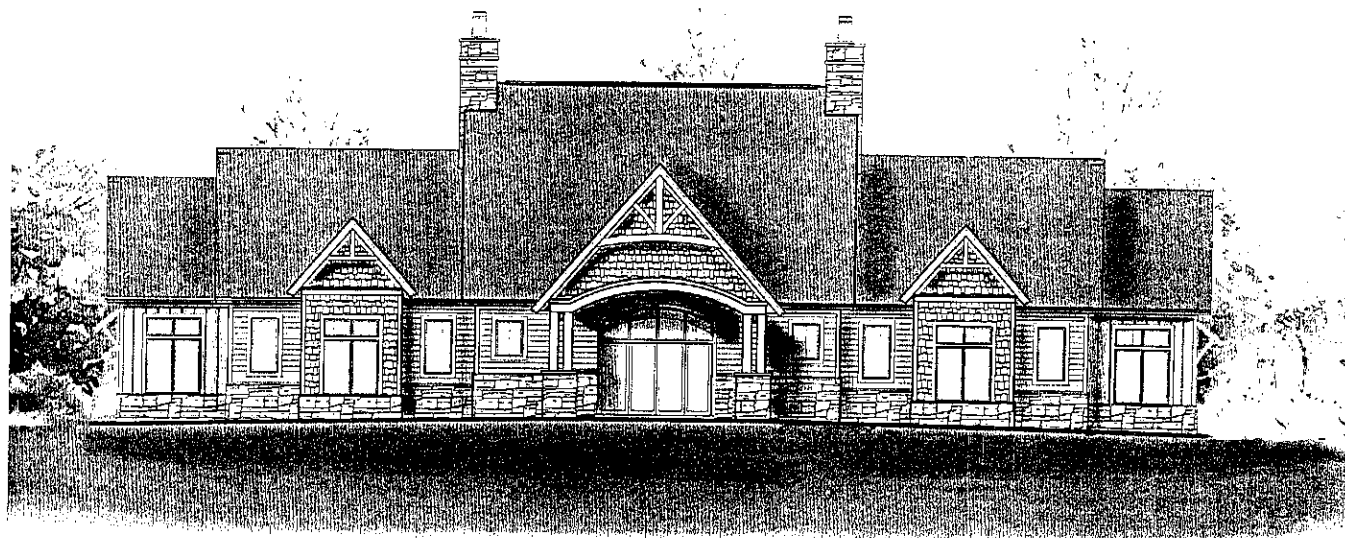


HIGHPOINTETM
OF CLEMSON

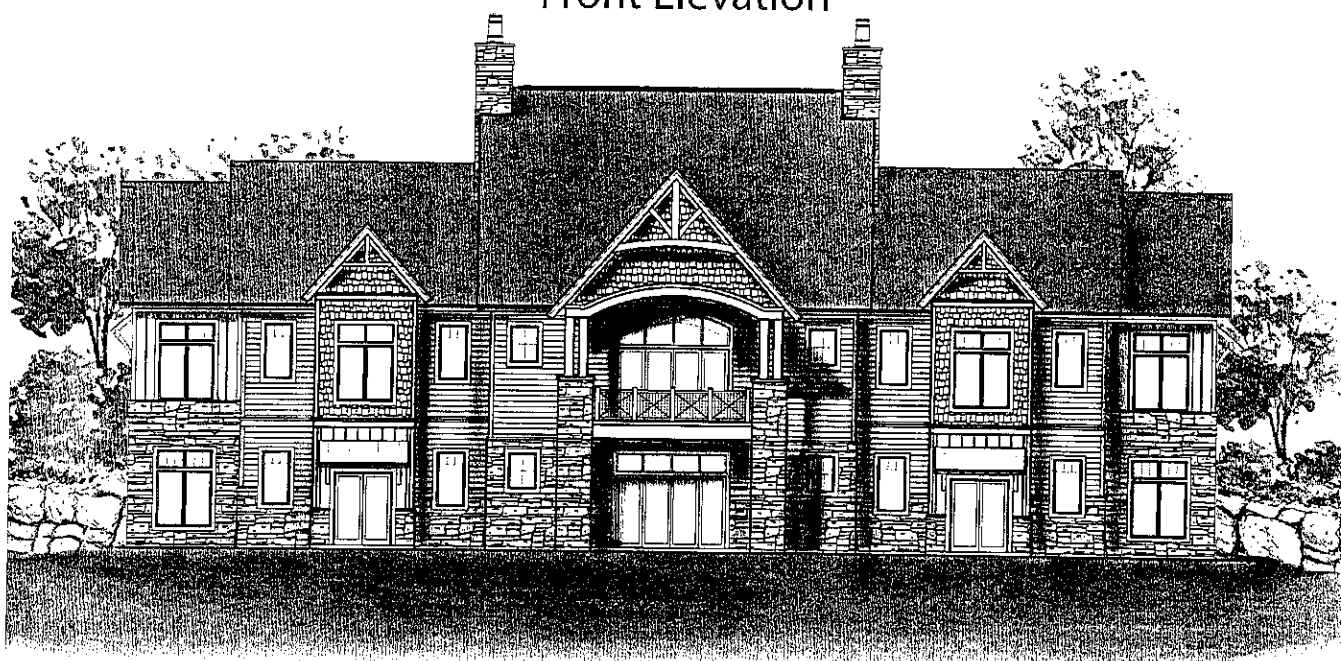
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CLUBHOUSE ELEVATIONS



Front Elevation



Rear Elevation

Pool/Highpointe Park (water view) Side

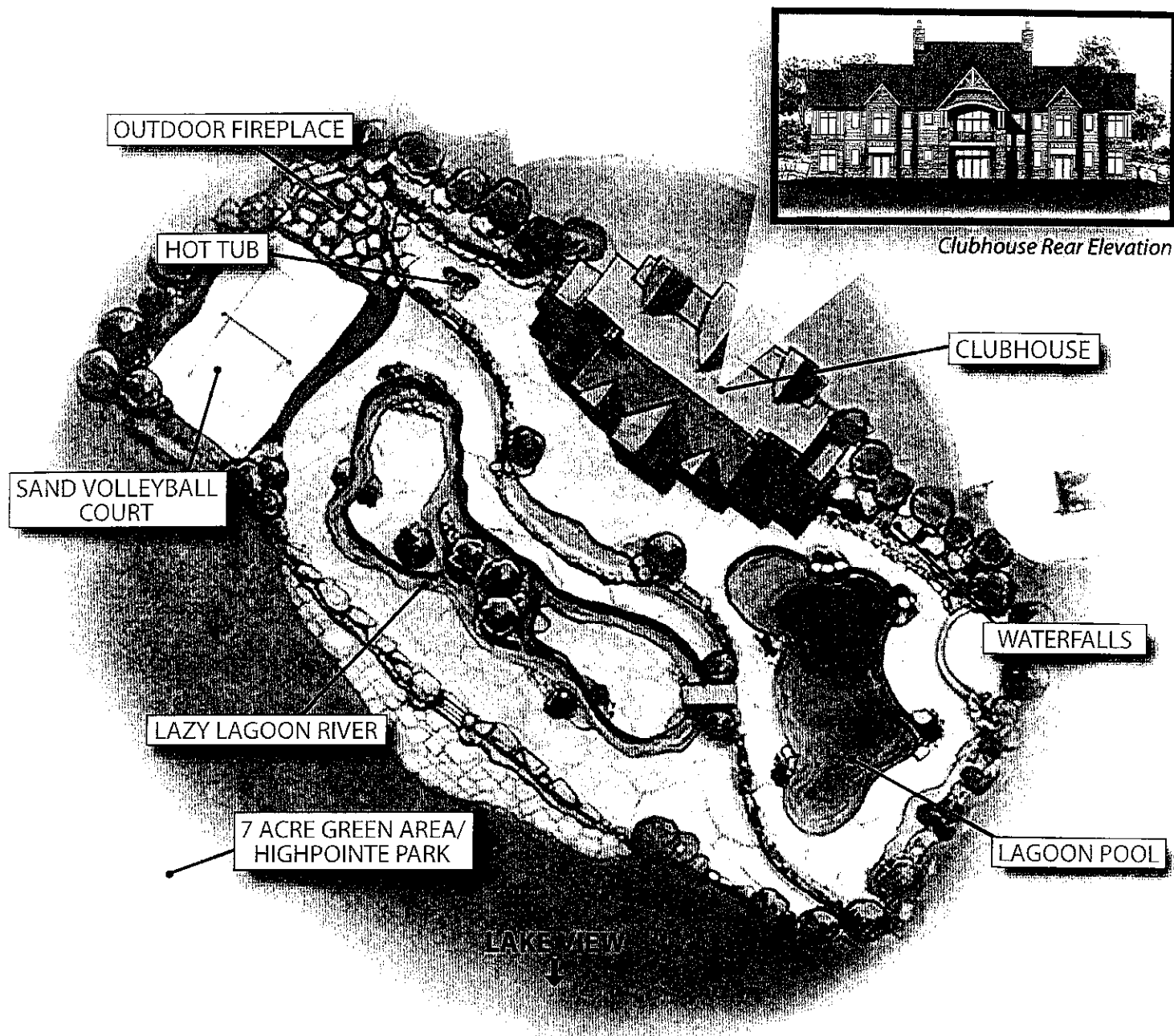


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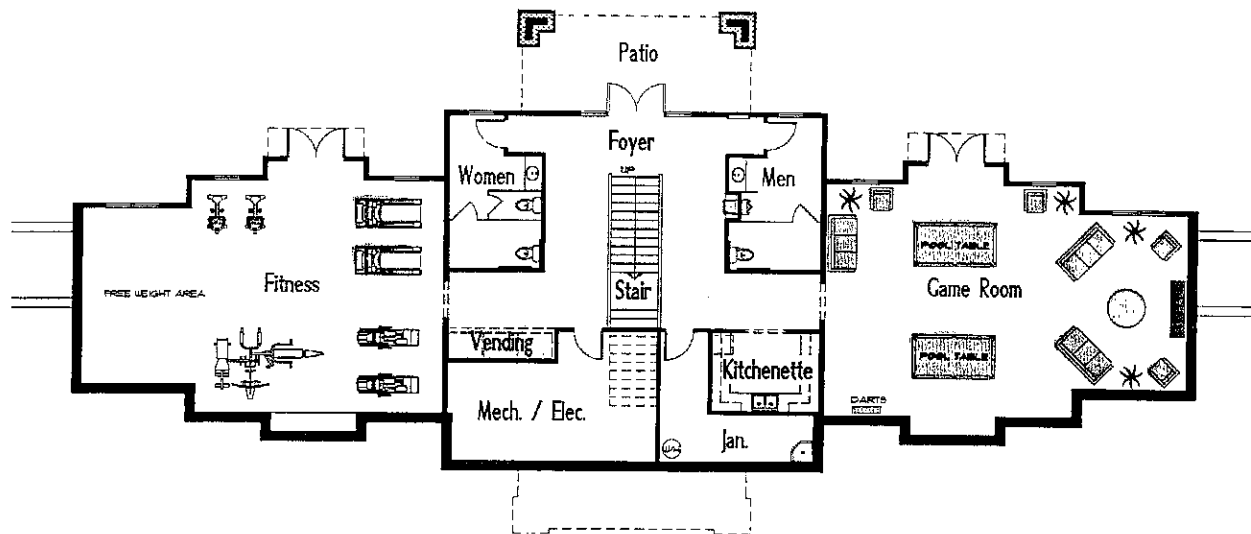
CLUBHOUSE & AMENITIES AREA



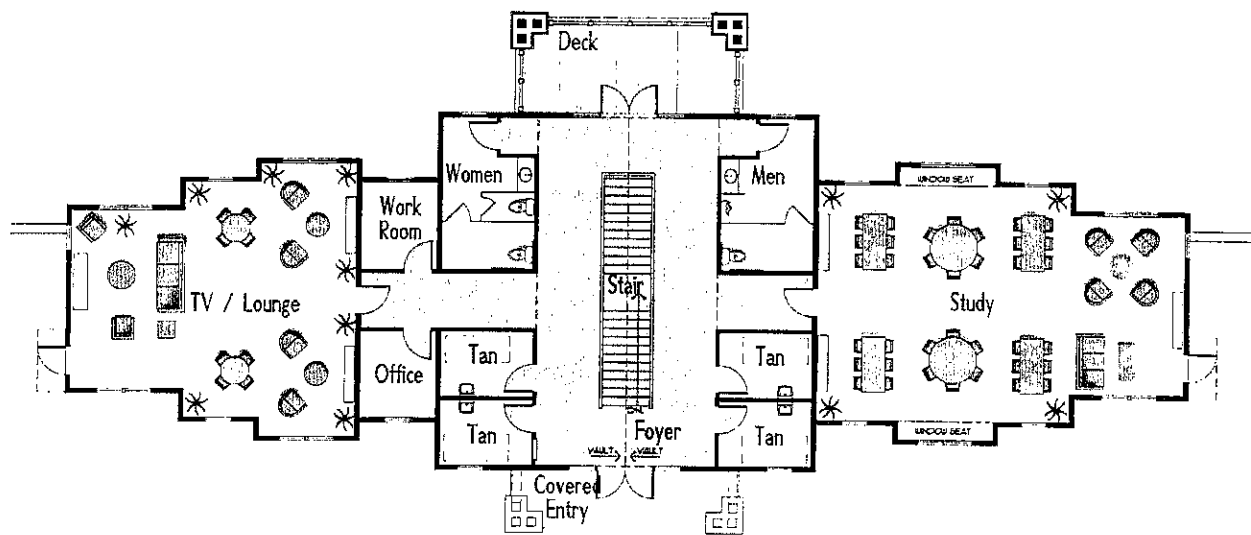
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CLUBHOUSE FLOOR PLANS



Lower Level Floor Plan



Upper Level Floor Plan



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RULES & REGULATIONS

Bicycles/Motorcycles: Bicycles are not to be chained to the stairs. Motorcycle owners must protect pavement from kickstand puncture marks during warm weather. Under no circumstances are motorcycles or mopeds to be parked in the hallway, or on stairways, balconies, or patios. Bicycles and motorcycles in violation will be removed at owner's expense without notice.

Cigarette Butts: All floor levels are responsible for keeping the flowerbeds clean from cigarette butts.

Clubhouse/Entertainment Lounge: Owner or tenant shall permit only his or her family members and guests, if accompanied by owner or tenant, to use the clubhouse and entertainment lounge. Failing to comply with or allowing family or guests to not comply with posted rules for the use of the clubhouse and entertainment lounge will not be permitted.

Gate: A manned security gate will be installed at the Boulevard entrance to Highpointe.

Grills: Only gas and electric grills are allowed. Grills are allowed only on the patios and balconies. Grills in hallways are prohibited. Grills are also located at the clubhouse. This rule is subject to federal, state, and local laws and ordinances.

Guests: Owners and tenants are responsible for their guests at all times. Guests will abide by the Rules and Regulations of the HOA. Owners and tenants are responsible for any damage caused by their guests.

Hallways/Breezeways: The outside hallways will be kept free of any obstructions that would hamper emergency response to a unit. The hallways will not be used as storage for bikes, furniture, etc.



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RULES & REGULATIONS

Noise: Loud noises from televisions, stereo equipment, musical instruments, automobiles, or motorcycles should be kept to a minimum at all times, and must not disturb others. No owner, nor his family, tenants, or guests, shall make or permit any disturbing noises in the buildings nor permit any conduct by such persons that will interfere with the right to quiet enjoyment of other unit residents.

Parking/Vehicles: Parking in the "No Parking Zones," fire lanes, and/or landscaping is prohibited. Boats, trailers of any type, mobile homes, and commercial vehicles are not permitted. Vehicles that cannot operate on their own power shall not be permitted. Unlicensed vehicles are also not permitted. No vehicle washing or maintenance shall be done on the premises. Vehicles violating restrictions in this paragraph shall be removed at the owner's expense without notice.

Pets: Owners and tenants are allowed to bring pets on the premises. Rules and regulations regarding pets will be adopted.

Pool: No swimming after 11:00 pm. No glass in or around the pool. Only invited guests are allowed. Please do not leave trash in or around the pool. Place all trash in designated bins.

Reckless Driving: Reckless driving (i.e. speeding, tire squealing, etc.) and/or driving over landscaped areas will not be tolerated. Fines and fees for damage caused by such driving will be the responsibility of the party/parties involved.

Trash: All trash bags must be tied and placed in the dumpster. Under no circumstances may trash be left in the hallways, stairs, balconies/patios, or on the dumpster pad.

** Rules and regulations are subject to change.*



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