SECTION II:

LAND USE DESIGNATION AND DEFINITIONS

A. INTRODUCTION and NARRATIVE

The overall Argent 2 PDD has a total acreage of 1020.799 acres including approximately 807.802 acres of uplands and approximately 212.997 acres of freshwater wetlands as indicated on the Conceptual Master Plan.

B. ALLOWED LAND USES

The following land uses shall be permitted in the Argent 2 PDD. The purpose of this portion of the PDD document is to state which land uses shall be allowed within the Argent 2 PDD, however by allowing these uses this does not obligate the developer to provide the uses or facilities stated herein.

The following land uses and definitions shall be permitted in Parcels A and A-2.

Single-Family Residential
Community Recreation
Maintenance Areas
Model Home/Sales Center
Multi-family Residential
Neighborhood Commercial
Open Space
Silviculture
Recreational Vehicle Parks
Community Center

The following land uses and definitions shall be permitted in Parcel B:

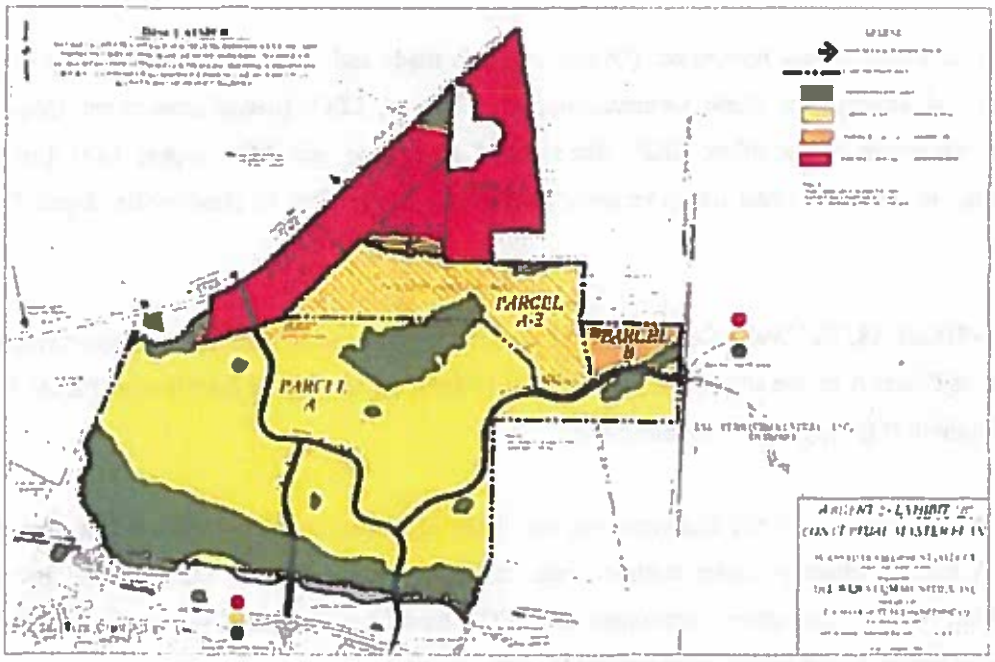
Mixed-Use

The following land uses and definitions shall be permitted in Parcels C through F:

Commercial
Mixed-Use (up to 25% of upland acreage, location to be determined at the time of master plan approval)

Any easement that occurs within the property shall have the same land uses as any of the adjacent land uses. Any restrictions shall be based on the legal definition of the easement.

SUN CITY HILTON HEAD
ARGENT 2



PLANNED DEVELOPMENT DISTRICT
AND
CONCEPTUAL MASTER PLAN

JASPER COUNTY, SOUTH CAROLINA

SUBMITTED TO:
THE CITY OF HARDEEVILLE
SOUTH CAROLINA

PREPARED FOR:
DEL WEBB COMMUNITIES, INC.

PREPARED BY:
THOMAS & HUTTON ENGINEERING CO.

SUBMITTED NOVEMBER 8, 2006
J-19115
APPROVED BY THE CITY OF HARDEEVILLE JUNE 21, 2007