



HENRY "HANK" JOHNSTON  
*Mayor*

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*Mayor Pro Tempore*

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*Town Manager*

*Council Members*  
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SANDRA LUNCEFORD  
*Town Clerk*

February 21, 2008

James Rively  
Property Administrators, Inc.  
4454 Bluffton Park Crescent  
Suite 107  
Bluffton, SC 29910

Dear Mr. Rively:

On February 14, 2008, an inquiry was placed concerning access points to the Farm at Buckwalter off of the Buckwalter Parkway. Both access points travel across Town owned property, the Buckwalter Regional Park, and issues regarding road ownership and maintenance responsibility were discussed.

In summary, the Town of Bluffton's property includes two 100' wide access easements to the Farm at Buckwalter. By designating access easements, the Town has granted property rights for use by the developer, D.R. Horton, and the property owners association. On these access easements are Old Bridge Drive to the north and Farm Lake Drive to the south. D.R. Horton's rights within the easement include: (1) road construction for ingress and egress to their property, and (2) appropriate entry signage for their community, subject to approval by the Town of Bluffton Planning and Growth Management Department. All road construction and signage must fit within the boundaries of the easement.

Regarding ownership and maintenance of facilities, the Town of Bluffton does not accept ownership and maintenance responsibility for road systems for residential developments. Within the Buckwalter Planned Unit Development (PUD), ownership and maintenance of all roads, open space/common areas, and stormwater facilities are the responsibility of the property owners associations. According to the terms of the Buckwalter Concept Plan, private roads within the Buckwalter PUD will be constructed in accordance with development standards and maintained by the developer or another legally designated entity until such time other arrangements are made. To date, no other arrangements have been made.

In conclusion, the Town has granted an easement on municipal property for access to the development, signage and landscaping. However, maintenance of the road, signage and landscaping is the responsibility of the developer and property owners association and ownership of the road segment has not been transferred to the Town of Bluffton's transportation system.

Please do not hesitate to contact me with any questions regarding this matter.

Sincerely,

A handwritten signature in black ink that reads "David M. Jirousek". The signature is written in a cursive style with a long horizontal flourish extending from the end of the name.

David M. Jirousek, AICP  
Senior Planner