

EXHIBIT “C”

1. The developer shall execute the attached Hold Harmless Agreement (Attachment 1 to Exhibit “A” of the Site Plan Ordinance) prior to the issuance of any permits.
2. Final design of all public improvements including any additional requirements required by the Plat or Land Use Plan Amendment, shall be completed and bonded pursuant to Code of Ordinance’s prior to issuance of building permits. Public improvement’s shall be implemented as set forth below:

Public Improvements		
Requirement	Completion Date	Amount
Hillcrest Drive Road Improvements: Hillcrest Drive widening at entrance into Executive Golf Course parcel for turn lane improvements; pedestrian safety advanced warning flashers (2) installed at locations indicated on Final Site Plan adjacent to existing crosswalk in front of Charter School; motion activated pedestrian caution flashers with L.E.D. crosswalks (3) to be installed at locations indicated on Final Site Plan and installation of roundabout improvements north of main entrance into 18-hole parcel.	Prior to the release of the 60 th Certificate of Occupancy within Phase 1	\$763,940
Intersection improvements South 52nd Avenue & Washington Street: Traffic roundabout or signal with exclusive left turns in all directions, as required by Broward County and/or City, to be installed.	Prior to the 320 th Certificate of Occupancy.	\$299,459
Intersection improvements South 37 th Avenue and Hillcrest Drive: intersection realignment, walkway improvements and community identification signage amenities. Includes eight foot shared pedestrian connection / bike path installation, through City property.	Prior to the 320 th Certificate of Occupancy.	\$208,242
Washington Street & South Park Road improvements: traffic signal hardware and signal timing updates to accommodate the additional protected northbound left turn phase.	Prior to the 320 th Certificate of Occupancy.	\$13,000
Intersection improvements South 52 nd and Pembroke Road: 8’ shared pedestrian walk connection / bike path extension from project entrance to existing walkway on north side of Pembroke Road	Prior to the 320 th Certificate of Occupancy.	\$18,485