



FREQUENTLY ASKED QUESTIONS

The Land

1. How large is Waterways Township in terms of acreage?
 - a. 2,231 acres offering more than six miles of marsh frontage along Red Bird WaterWay, which provides access to the Atlantic Ocean via the Intracoastal WaterWay and the Great Ogeechee River.
2. Why did the developer choose this particular expanse of land? What was it that captured the developer's imagination and interest in this location here?
 - a. Drawn by the native environments which included coastal uplands, sandy ridges, tidal creeks, wetland preserves, extensive tree canopies and ancient oak hammocks all bound by navigable waterways, Fletcher Management Company recognized the special qualities this land had to offer...and it's connection to historic Savannah, Georgia and the charming city of Richmond Hill just sealed the deal.
3. How many neighborhoods and homes will be built in WaterWays Township upon completion?
 - a. The gated community will offer multiple neighborhoods providing a wide selection of residential options that will serve approximately 3,000 families.
4. Will there be expanses of land left untouched? Are there indigenous areas that the developer has chosen to leave in its natural state?
 - a. Initially, more than 400 acres, including islands, nature trails, indigenous woodlands, bamboo forests, and tidal creeks will be left for the enjoyment of our residents. Furthermore, where our property is not immediately adjacent to the coastal marshes and waterways, it is contiguous to two wildlife conservation areas, totaling approximately 2,000 acres.
5. In what county is WaterWays Township located?
 - a. WaterWays Township is located in southern Bryan County, Georgia.

6. Is there only one entrance to WaterWays Township? Or are there multiple entrance and exit points?
 - a. There is a primary entrance for visitor and resident access which exists on WaterWays Parkway. Another exit for emergencies may develop in the future subject to approval by the adjacent landowner.

The Water

1. What are the facts about the water systems, lagoons and creeks?
 - a. More than five miles of navigable lagoons have been created throughout WaterWays Township to serve the boating and fishing interests of our residents. In addition, coastal tidal creeks flow through and past the community, including a spectacular deep water channel called Red Bird WaterWay, which flows into the Great Ogeechee River and after a short journey thereafter, into the Atlantic Ocean. Numerous lakes are planned to further enhance the natural landscape of our site.
2. Are the lagoons and creeks named?
 - a. Grand Lagoon, a 3 ½ mile long waterway which meanders through the community, is perfectly designed for casual boating and fishing. Horseshoe Lagoon is a large, deepwater lagoon capable of accommodating larger motorized vessels that can literally be docked in the rear yards of lots that front along the lagoon. They will utilize the services of the WaterWays Marina on Red Bird WaterWay, where they can be hoisted from the lagoon and placed into the deep water channel thereby accessing the Atlantic Ocean in just minutes. Also at the WaterWays Marina, we will have dry storage for more than 200 boats at build out.
3. Is the lagoon 'stocked' with fish? What species?
 - a. A championship-caliber fishing experience will be available to WaterWays Township homeowners through the Bill Dance Signature Fishing Experience, a fish habitat program implemented by the Developer. Initially stocked with more than a quarter million forage fish, bream, shiners and 2,000 largemouth bass, Dance's team created a complete fisheries system including the development of natural collection areas, feeding programs, and the monitoring of fish populations as well as the overall health of the eco-system. The lagoons have been specially designed and constructed to provide the best habitat possible for fish. We like to describe it as an underwater golf course – it literally has channels, berms, points, appropriate vegetation and structures, all placed strategically by Bill Dance himself.
4. What is the size and depth of each lagoon system?
 - a. The lagoons will vary in depth based on location and width of the lagoon. Grand Lagoon was designed to range in depth from six feet to twenty-five feet. The depth of Horseshoe Lagoon was designed to range between eight to twelve feet.

5. What is the total length of the lagoon system within the community?
 - a. Grand Lagoon and Horseshoe Lagoon provide over five miles of interior waterways within our community.
6. Will you allow individual, private docks on each of the lagoon homesites? If 'no', how will members access the water?
 - a. Some homes built along Grand Lagoon may have small, private docks built to the architectural codes of the community. Only certain lots along Horseshoe Lagoon will accommodate dockage for vessels in that waterway. Homes built within the community but not along the lagoon will have access to the waterway system at several community entry points and parks.
7. Will you allow motorized water crafts on the lagoons?
 - a. Grand Lagoon is reserved for canoes, kayaks, and electric vessels. Only Horseshoe Lagoon will accommodate motorized (gas powered) vessels.
8. Do you allow swimming in the lagoons and creeks?
 - a. No.
9. Who designed the lagoon systems and who is maintaining the water's integrity?
 - a. The system was designed by land planner Prosser Hallock and engineered by the firm of Hussey, Gay, Bell and DeYoung. Bill Dance assisted the developer's consultants and management team to enhance the waterways created since the developer purchased the property in 2006. The Master Homeowners Association will be responsible for maintaining the quality of the lagoon systems.
10. Why did you choose Bill Dance to create the WaterWays fishing experience?
 - a. As America's most respected living fishing legend and the host of nationally-syndicated television show Bill Dance Outdoors, Dance was the perfect choice as a consultant for this recreational element of our community.
11. Does the lagoon system have direct access to Red Bird WaterWay and the Atlantic Ocean?
 - a. The WaterWays Township lagoon system does not offer a direct connection to Red Bird WaterWay due to the large tidal fluctuations, however, the WaterWays Marina will hoist vessels from Horseshoe Lagoon and place them directly into Red Bird WaterWay. From this launch site, the journey to pristine Ossabaw and Wassaw Islands and the Atlantic Ocean is approximately ten miles.
12. How are the lagoons managed?
 - a. The lagoons are both spring-fed and man-made waterways. WaterWays Township's managing partner, Fletcher Management Company, is committed to land and water conservation efforts. The management and maintenance of our waterway system is coordinated with the Master Homeowners Association, and includes the planned continuation of our involvement with Bill Dance Signature Lakes for the care and expansion of our fishery. Extensive native grassing of the lagoon banks was implemented to ensure a high-quality, low maintenance, no fertilizer visual amenity for the community and its waterfront residents.

The Conservation

1. What efforts has the developer taken to conserve the land?
 - a. Evidence of the developer's commitment to land and resource preservation is readily apparent...from the winding design of roadways and waterways that eliminate the need to remove specimen trees...to the development practices of using recycled materials in our infrastructure improvements and native vegetation in our landscape guidelines. Over 220 acres of conservation areas have been preserved and enhanced for the enjoyment of our residents. The developer also concentrated intense activities, such as golf course creation, to areas which limited the impact on our site's extraordinary collection of native tree canopies.
2. What philosophy will the developer use as homesites and amenities are built on WaterWays Township land?
 - a. Preservation of the natural landscape is a passion of the developer. The preservation of our specimen tree canopy drives most every decision made during the planning and construction phase of our community. Native vegetation buffer zones are designed into each neighborhood plan. Conservation of our resources is another defining philosophy of the developer. We will use reclaimed water as the basis for necessary irrigation. Natural water treatment practices, like dry retention areas, swales, and carefully planned undisturbed areas facilitate the percolation of rain and storm water back into the soil to recharge the groundwater aquifer.
3. What is the developer doing to preserve wildlife in the community?
 - a. Protection of wildlife is a priority for the developer. To that end, Hawk Island was designated as a park and wildlife sanctuary because of the various species that inhabit its shores. Acres of conservation areas have been established so that our resident wildlife can exist in their natural habitats.
4. Old Cottenham Plantation Park was originally located on this land. Were artifacts found and secured for the education of future generations? Where are these artifacts stored?
 - a. Evidence from this site has been researched and documented for future reference and display. The history of Old Cottenham Plantation Park, including its pre-Civil War existence and its acquisition by Henry Ford during the early 1920's will be featured in various forums around the community.

WaterWays Township Amenities

General Amenities

1. What community amenities are featured at WaterWays Township at the Opening?
 - a. In the Fall of 2010, WaterWays Township will feature numerous recreational activities including back country biking, canoeing and kayaking in Grand Lagoon, fishing, crabbing in Red Bird WaterWay, wildlife observation, etc. WaterClub West will also be under construction and should be available for resident use during the 2011 swim season.

2. What community amenities will be available in 2011?
 - a. In addition to the amenities available during the Fall, 2010 opening, WaterClub West will be completed and available for resident use.
3. Describe WaterClub West and what features it will offer?
 - a. The facility will offer swimming facilities with gracious deck space and trellis areas for seating. The screened pavilion includes an outdoor fireplace that invites family and friends to gather around the comfort of an evening fire. The summer kitchen provides members with opportunities to grill, entertain and visit with one another in this vibrant outdoor setting. A playground will also be located adjacent to the facility.
4. Where can potential homeowners view a comprehensive list of planned amenities?
 - a. WaterWaysTownship.com

Tom Fazio Championship Golf Course

1. Provide a general description of the WaterWays Golf Club by Tom Fazio?
 - a. Tom Fazio, the industry's preeminent course architect, has designed an 18-hole championship course featuring unexpected elevation changes, views of the Grand Lagoon, a world-class practice facility, and a dedicated short game area. In the classic style, WaterWays' Par 72 course features interior fairways without residential influence, and five sets of tees ranging in playable distance from 5,000 to 7,300.
2. Why did WaterWays Township choose Tom Fazio as the course designer?
 - a. As one of the world's renowned golf course architects, the Hendersonville, N.C., resident has designed more than 175 courses around the globe. Fazio's design philosophy was a great match for the WaterWays location. When you study other Fazio courses, such as Kiawah Island, Pinehurst, Reynolds Plantation, Seaside at Sea Island, and the restoration of Augusta National in 2004, it's easy to see the legacy that Fazio imparts.
3. Are there fees to be members of the course?
 - a. The operational structure of the golf course is currently expected to be a "daily fee" course. The schedule of rates and fees will be determined when the WaterWays Golf Club by Tom Fazio is available for play.
4. Will the course be exclusive to WaterWays Township homeowners or will it be open to the public?
 - a. It is the current intent of the developer to operate the WaterWays Township Golf Club by Tom Fazio as a daily fee course available for play by the public as well as homeowner residents. Special Resident Membership Packages will be available for WaterWays property owners.

5. What design aspects of the course will be features of interest to golf aficionados and amateurs alike?
 - a. WaterWays Township will be a Parkland Style golf course characterized by rolling hills and tree lined fairways dotted with specimen Live Oaks. Lagoons and marshes are incorporated throughout the round to highlight the drama and beauty of the land while creating strategy for golf shots. There will be strong elevation changes between tee and green, which will provide for a variety of uphill and downhill golf holes unique to the Savannah area.
6. Will the course offer a golf professional for lessons and clinics?
 - a. Yes, our golf staff will be available for lessons, one-on-one custom training classes, tournament management and oversight as well as group clinics.
7. Who will manage the course?
 - a. The decision on management of the course will be determined when the golf course is available for play.
8. Will the course offer reciprocal privileges at other courses?
 - a. No reciprocal privilege agreements have been formalized to date; however, we will continue to discuss this concept with other area private club facilities to develop meaningful relationships that are mutually rewarding to both clubs.

WaterWays Marina

1. What is the public/private partnership between WaterWays Township and Bryan County in regards to the marina?
 - a. In a unique public/private partnership between Bryan County and the developer. WaterWays Township will offer access to the area's popular deep water systems and boating destinations through a boat launch and dry storage facility created along Red Bird WaterWay. The WaterWays Marina will enjoy a prime location on the edge of this deep water channel and will feature a short ten mile journey through the Intracoastal Waterway and the Great Ogeechee River to arrive at Ossabaw Island, Wassaw Island, and the Atlantic Ocean. Plans call for a ship store, fueling capabilities, wet and dry slip storage, and the launching facilities themselves.
2. Once the marina is built, will the marina be open to residents of Bryan County who do not live in WaterWays Township?
 - a. Yes, the marina will be open to residents of Bryan County who do not live within the WaterWays Township community.
3. How do the WaterWays Township lagoons and Red Bird WaterWay integrate with the planned marina?

- a. The marina facilities will integrate with Horseshoe Lagoon. As such, there will be pre-designed wet slips adjacent to specific residential lots along that lagoon system. Owners of these lots along Horseshoe Lagoon may use this waterway to navigate from their homes to the WaterWays Marina, where vessels will be hoisted from our interior system and then placed into the waters of Red Bird WaterWay.
4. How will WaterWays Township homeowners move their boats from Horseshoe Lagoon to Red Bird WaterWay for access to the Atlantic Ocean?
 - a. The plans for WaterWays Marina include the use of a large fork-lift to hoist vessels from the waters of Horseshoe Lagoon and for transport to the launch areas on Red Bird WaterWay. Once in Red Bird WaterWay, boaters will enjoy a short ten mile journey to the Atlantic Ocean and to the undisturbed barrier islands...Ossabaw Island and Wassaw Island.
5. Will the WaterWays Marina offer slips for long-term lease or purchase?
 - a. Slips will be available for long-term lease subject to the terms and conditions of the development agreement with Bryan County, Georgia. Slips will not be available for actual purchase.
6. Will the WaterWays Marina offer slips for storage?
 - a. Yes. Wet slips are planned for residents of WaterWays Township who own specific lots along Horseshoe Lagoon. Dry slip storage will be available based on the terms and conditions of the development agreement with Bryan County, Georgia.
7. Are there private rooms within the marina available for use exclusively by WaterWays Township homeowners?
 - a. No private facilities are contemplated at the present time.
8. Will there be restrictions governing the size and power of the boats launched from the marina?
 - a. The size of boats that can be launched from the WaterWays Marina will be limited to the capacity of the fork-lift equipment. There will be speed and no-wake zone restrictions on Horseshoe Lagoon to protect both boaters as well as residential property.

Island Village

1. What is the Island Village?
 - a. As the epicenter of community life whose architecture is inspired by classic coastal neo-traditional neighborhoods that exist throughout the country, the Island Village will be a 136-acre residential neighborhood designed to feature access to an impressive collection of planned world-class amenities, such as the WaterWays Golf Club by Tom Fazio, Swim and Fitness Club, Tennis Center and Boat Basin.

2. What retail and service offerings will be available at the Island Village?
 - a. Perched atop the highest point of elevation in Bryan County, the retail facilities planned for Island Village include a community dining room and pool side grill. Pro shop facilities are planned for the WaterWays Golf Course and Fitness Club.

Swim & Fitness Club

1. What is the Swim & Fitness Club and what will it offer members?
 - a. The proposed Swim & Fitness Club will be the center of social life at WaterWays Township. To be located on Bryan County's highest point of elevation overlooking Grand Lagoon and the WaterWays Golf Club by Tom Fazio, residents may visit this elaborate lifestyle facility by land or water, and then enjoy an impressive collection of amenities which are planned to include state-of-the-art fitness facilities, an elegant community dining room, a poolside grill, separate pools for adults and families, cascading waterfall, and a sunning beach.
2. How does it differ from WaterClub West?
 - a. WaterClub West will offer self-service amenities such as the outdoor kitchen and fireside patio, while the Swim & Fitness Club will offer world-class service in a spectacular club setting.
3. Will WaterWays Township offer memberships to the Swim & Fitness Club to people who live outside the community?
 - a. The developer will reserve the right to offer non-resident memberships if this is determined to be in the best interest of the club.

WaterWays Township Homeowners Association

1. What are the annual association fees expected to be?
 - a. For the 2011 budget year, the fees are expected to range from \$60-\$75 per month.
2. Is membership in the homeowner's association mandatory? Are there levels of membership available based upon the amenities a homeowner would choose to use?
 - a. Membership in the homeowners association is mandatory for every property owner. A social membership to the Swim and Fitness Club will be incorporated into the homeowner's association budget, which will provide every owner with access to the fitness facilities, dining room, poolside grill and swimming pools. Access to golf and tennis will not be part of the homeowner's association budget and will be provided under separate fee arrangements.

The Community

1. Which schools service WaterWays Township?
 - a. Richmond Hill Primary serves K-2nd grade:
<http://www.bryan.k12.ga.us/RHPS/default.htm>
 - b. Carver Elementary serves 3rd – 5th grade:
<http://www.bryan.k12.ga.us/gwcues/Default.html>
 - c. Richmond Hill Middle School serves 6th – 8th grade:
<http://www.bryan.k12.ga.us/rhms/default.htm>
 - d. Richmond Hill High School serves 9th – 12th grade:
<http://www.bryan.k12.ga.us/rhhs/default.htm>
2. What shopping and services are immediately accessible to WaterWays Township?
 - a. Publix grocery store is located less than eight miles from WaterWays, and the stores, pharmacies, shops and restaurants of Richmond Hill are less than 12 miles away in the city's center. Historic River Street in downtown Savannah is approximately 31 miles from the WaterWays Township entry. Additional shopping and dining areas along Savannah's south side, including Oglethorpe Mall, Savannah Mall, and the Abercorn retail district, are less than a 30 minute drive from the community.
3. What medical services are available to WaterWays Township homeowners?
 - a. The greater Savannah area benefits from several world-renowned medical care and trauma centers. Saint Joseph's Candler Hospital, Memorial Medical Center, Coastal Harbor Treatment Center, and Georgia Regional Hospital are all conveniently accessible from WaterWays Township. Additional local medical services and treatment centers are located in Richmond Hill.
4. Does WaterWays Township have any reciprocal relationships with community programs such as the Bryan County Recreation Department, local YMCA, etc.?
 - a. Not at this time.

The Developer

1. Is this the first community in the Savannah area developed by Fletcher Management Company?
 - a. Fletcher Management Company has been developing award-winning properties for more than 45 years, including 5 previous master planned golf course communities. Probably its most well known project is the 5,300 acre Marsh Landing/Sawgrass development, now the home of the Players Tournament (the richest tournament on the PGA Tour) and the ATP – the world wide home for touring tennis professionals. Other legacy developments include The Lodge & Club at Ponte Vedra Beach as well as a joint venture with Hines - Palencia. WaterWays Township is their first master-planned community in the Savannah area.

2. Are there additional locations where Fletcher Management Company is currently developing and building?
 - a. Fletcher Management is currently developing Old Brick Township, Fishtail Swamp Mitigation Bank, Wilson Green Properties, and St. Mark's Pond in Florida as well as WaterWays Township.
3. What is Fletcher Management Company's history in development of master planned communities?
 - a. Before the term "master-planned communities" was coined, Fletcher Management was developing them. As early as 1968, Fletcher designed and developed a 450-acre live, work and play community called Baymeadows with national acclaim. WaterWays Township will be the 6th master planned golf course community developed by Fletcher Management.

The Builders and the Homes

1. What are the first neighborhoods at WaterWays Township?
 - a. The initial phase of WaterWays Township will include the neighborhoods of Long Creek, WaterWays Parkway South and RidgeWood Park.
2. What size are the lots in WaterWays Township?
 - a. The size of the initial lots will vary by neighborhood and will range in size from approximately ¼ acre to over an acre.
3. Who are the builders, what are their backgrounds and in what neighborhoods are they building?
 - a. C. E. Hall Enterprises
 - b. C. Pickett Homebuilders
 - c. Grant Homes
 - d. Synergy Designer Homes

These builders were selected based upon their reputations and extensive experience in delivering homes of exceptional quality and value. As such, these builders may build throughout the initial phase of WaterWays Township.

4. Are there architectural guidelines and standards that will be used for all homes, regardless of price-point?
 - a. Yes.
5. Is there an approved builder list or may I choose my own builder?
 - a. WaterWays Township maintains a list of preferred and approved builders. Custom homes may be built with a custom builder of the residential lot owner's choosing, after the builder and the architectural plans are reviewed and approved by the developer.

6. Will the neighborhoods allow for both custom and builder inventory housing options within the WaterWays Township community?
 - a. Yes.
7. May I buy a lot now and build a home in the future?
 - a. Yes.
8. Is there a timeline to build?
 - a. No.
9. What are the price ranges of the lots and homes available for purchase within the initial phase of WaterWays Township?
 - a. While prices and availability are subject to change without notice, custom home lots are currently available within the initial phase of WaterWays Township from \$69,000 to \$179,000.
 - b. Pricing of builder homes has not yet been established but we estimate that homes in the initial phase may range from the low \$200,000's to well over \$1,000,000, depending upon neighborhood location.
10. Have the WaterWays Township approved builders won awards or received accreditation in building practices?
 - a. Yes. Please visit the following websites for information on our WaterWays Township Featured Builder Group:
 - i. synergyhomes.com
 - ii. cpicketthomebuilders.com
 - iii. cehallconstruction.com
 - iv. granthomesinc.com