

(FAIRFIELD WILLIAMSBURG TIME-SHARE PROJECT - REVISED PHASE THREE PLAT NOTES)

SECOND SUPPLEMENTAL INSTRUMENT TO PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG IN DEED BOOK 10, PAGE 282 IN THE YORK COUNTY CLERK'S OFFICE.

THE REAL PROPERTY DEPICTED HEREON CONSTITUTES PHASE THREE OF THE FAIRFIELD WILLIAMSBURG TIME-SHARE PROJECT, AS REVISED TO REFLECT THE LOCATION OF BUILDING 9. THE REAL PROPERTY DEPICTED ON THIS PLAT AND CAPITALIZED TERMS UTILIZED HEREON ARE SUBJECT TO THE INSTRUMENT UNLESS OTHERWISE PROVIDED. THE REAL PROPERTY DEPICTED ON THIS PLAT CONSISTS OF APPROXIMATELY 3.8075 ACRES, UPON WHICH IS CONSTRUCTED THE SEVEN (7) BUILDINGS ALSO DEPICTED. THREE (3) BUILDINGS WILL CONTAIN SIX (6) TIME-SHARE UNITS AND FOUR (4) BUILDINGS WILL CONTAIN FOUR (4) TIME-SHARE UNITS, FOR A TOTAL OF THIRTY-FOUR (34) TIME-SHARE UNITS IN PHASE THREE. EACH BUILDING CONSISTS OF TWO (2) FLOORS; UNITS NUMBERED IN THE 100 SERIES (E.G., UNIT 101, UNIT 102) ARE FIRST FLOOR UNITS. UNITS NUMBERED IN THE 200 SERIES (E.G., UNIT 201, UNIT 202) ARE SECOND FLOOR UNITS. THE UNIT NUMBER FOR EACH SECOND FLOOR UNIT IS SHOWN IN PARENTHESES BENEATH THE FIRST FLOOR UNIT NUMBER. THE PREFIX DIGIT MERELY IDENTIFIES THE BUILDING NUMBER AND IS NOT PART OF THE UNIT DESCRIPTION (E.G., 38-101 IS UNIT 101 IN BUILDING 38). ARTICLE IV OF THE INSTRUMENT DESCRIBES AND ESTABLISHES THE BOUNDARIES FOR EACH TIME-SHARE UNIT.

COMMON ELEMENTS CONSIST OF ALL REAL PROPERTY DEPICTED ON THIS PLAT, EXCEPT FOR TIME-SHARE UNITS.

SUBJECT TO THE INSTRUMENT, THE DEVELOPER RESERVES THE RIGHT TO BRING ADDITIONAL PROPERTY WITHIN THE FAIRFIELD WILLIAMSBURG TIME-SHARE PROJECT AND TO ELIMINATE UNIMPROVED REAL PROPERTY IN ANY PHASE FOR WHICH THE DEVELOPER CONTROL PERIOD CONTINUES.

THE REAL PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVED RIGHTS OF THE DEVELOPER CONTAINED WITHIN THE INSTRUMENT, ALL ZONING ORDINANCES NOW EXISTING OR HEREAFTER APPLICABLE TO THE PROJECT, EXISTING EASEMENTS FOR INGRESS AND EGRESS, PEDESTRIAL AND VEHICULAR PURPOSES, AND EXISTING UTILITY SERVICE AND DRAINAGE EASEMENTS. PURSUANT TO THE TERMS OF THE INSTRUMENT, THE DEVELOPER RESERVES THE RIGHT TO GRANT ANY ADDITIONAL EASEMENTS THE DEVELOPER DEEMS NECESSARY FOR THE ESTABLISHMENT AND MAINTENANCE OF THE PROJECT AND THE BENEFIT OF TIME-SHARE OWNERS AND TO GRANT SUCH RIGHT TO THE FAIRFIELD WILLIAMSBURG PROPERTY OWNERS ASSOCIATION, INC.

THE DEVELOPER RESERVES THE RIGHT TO ALTER OR MODIFY THE INTERIOR DESIGN ARRANGEMENT OF TIME-SHARE UNITS. THE DEVELOPER RESERVES THE RIGHT, FOR TIME-SHARE UNITS FOR WHICH IT IS RECORD OWNER AND FROM WHICH NO TIME-SHARE ESTATES HAVE BEEN SOLD, TO REPLAT SUCH UNIT(S) AND COMBINE TWO OR MORE UNITS INTO A SINGLE UNIT. ANY ALTERATION, MODIFICATION OR CHANGE SHALL BE ACCOMPLISHED THROUGH THE RECORDATION OF A SUPPLEMENTAL INSTRUMENT AND PLAT.

THE STREETS HEREON ARE PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER DURING THE DEVELOPER CONTROL PERIOD FOR PHASE THREE AND THEREAFTER BY THE FAIRFIELD WILLIAMSBURG PROPERTY OWNERS ASSOCIATION, INC. THE DRIVEWAYS AND PARKING AREA LOCATED WITHIN PHASE THREE OF THE PROJECT ARE COMMON ELEMENTS AND SHALL BE MAINTAINED BY THE DEVELOPER DURING THE DEVELOPER CONTROL PERIOD FOR PHASE

THREE AND THEREAFTER BY THE FAIRFIELD WILLIAMSBURG PROPERTY OWNERS ASSOCIATION, INC.

NOTES:

1. ALL UTILITY SERVICES ARE UNDERGROUND.
2. BUILDINGS SHOWN AND DIMENSIONS TO BUILDINGS ARE FOR PROPOSED STRUCTURES.
3. ANY IMPROVEMENTS TO PROPERTY ARE SUBJECT TO YORK CO. AND STATE CODE AND SHALL BE SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.

FAIRFIELD WILLIAMSBURG, INC. ("DEVELOPER") IS THE OWNER OF ALL REAL PROPERTY SHOWN ON THIS PLAT AND THIS PLAT IS FILED FOR RECORD SUBJECT TO THE FOLLOWING PROVISIONS:

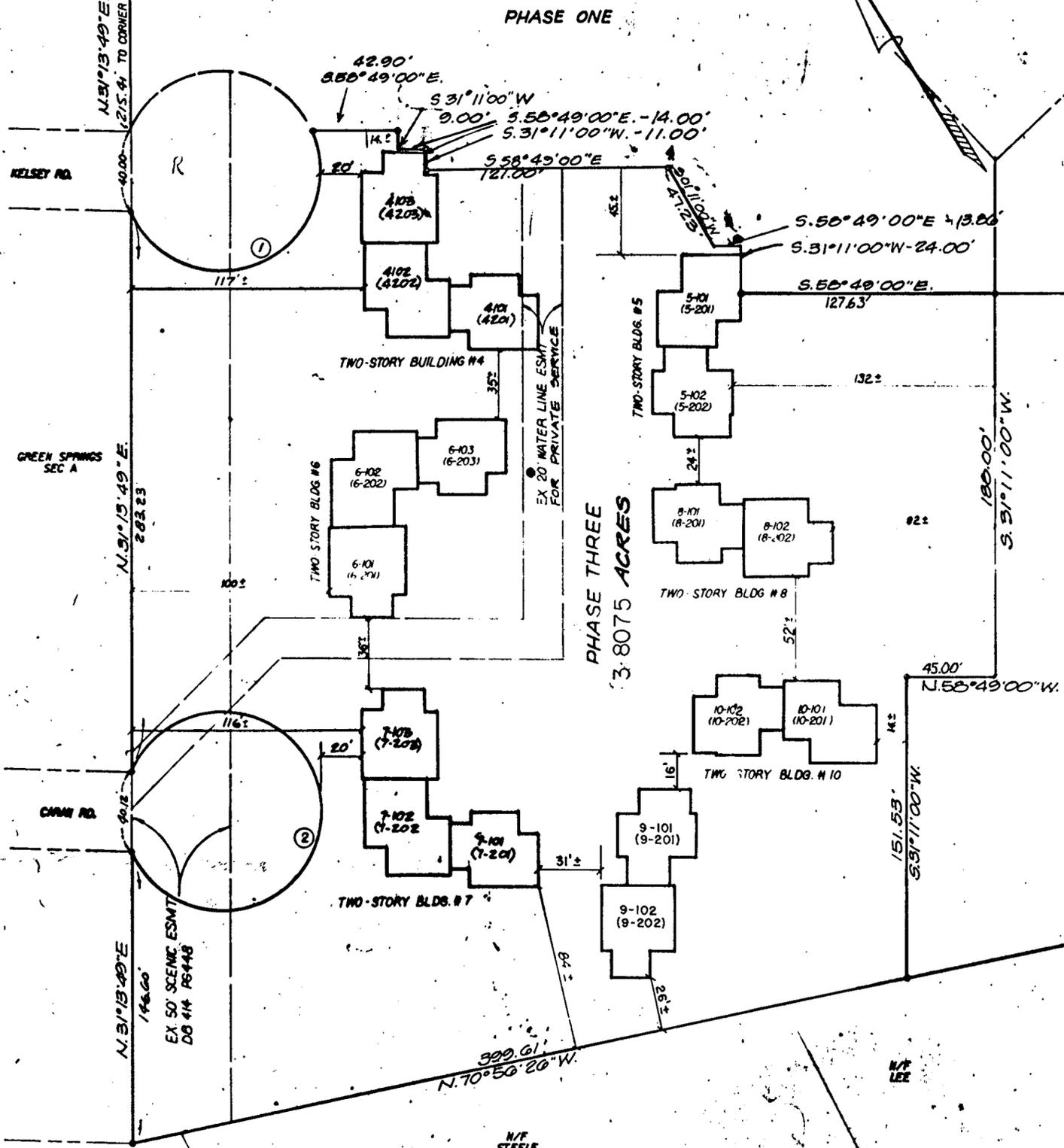
ON THE 5TH DAY OF JUNE, 1985, DEVELOPER RECORDED A DOCUMENT ENTITLED "PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG" IN DEED BOOK 417, PAGE 503 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY, VIRGINIA ("YORK COUNTY CLERK'S OFFICE"), AS AMENDED BY "CORRECTION SUPPLEMENTAL INSTRUMENT TO PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG" RECORDED IN DEED BOOK 443, PAGE 242, IN THE YORK COUNTY CLERK'S OFFICE ("INSTRUMENT"), BY WHICH THE DEVELOPER COMMITTED CERTAIN REAL PROPERTY DESCRIBED THEREIN TO A TIME-SHARE PROGRAM AND CREATED A TIME-SHARE PROJECT KNOWN AS "FAIRFIELD WILLIAMSBURG," CONSISTING OF TIME-SHARE UNITS AND COMMON AREAS, AS DEFINED IN THE INSTRUMENT. AMONG OTHER THINGS, THE DEVELOPER RESERVED UNTO ITSELF IN THE INSTRUMENT THE RIGHT TO COMMIT ADDITIONAL REAL PROPERTY TO THE TIME-SHARE PROJECT AND CREATE ADDITIONAL TIME-SHARE UNITS AND COMMON AREAS.

ON THE 3RD DAY OF SEPTEMBER, 1985, DEVELOPER RECORDED A DOCUMENT ENTITLED "FIRST SUPPLEMENTAL INSTRUMENT TO PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG" IN DEED BOOK 423, PAGE 491, AS AMENDED BY "CORRECTION SUPPLEMENTAL INSTRUMENT TO FIRST SUPPLEMENTAL INSTRUMENT TO PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG" RECORDED IN DEED BOOK 443, PAGE 243, BOTH IN THE YORK COUNTY CLERK'S OFFICE ("FIRST SUPPLEMENTAL INSTRUMENT"), BY WHICH THE DEVELOPER COMMITTED CERTAIN REAL PROPERTY DESCRIBED THEREIN AS PHASE TWO ("PHASE TWO PROPERTY") OF THE "TIME-SHARE PROJECT," CONSISTING OF TIME-SHARE UNITS AND COMMON AREAS, AS DEFINED IN THE INSTRUMENT AND FIRST SUPPLEMENTAL INSTRUMENT. DEVELOPER ALSO RECORDED A PLAT OF THE PHASE TWO PROPERTY AND THE TIME-SHARE UNITS AND COMMON AREAS COMPRISING PHASE TWO IN PLAT BOOK 10, PAGE 157 AS AMENDED BY THE PLAT ENTITLED "FAIRFIELD WILLIAMSBURG TIME-SHARE PROJECT - REVISED PHASE TWO," RECORDED IN PLAT BOOK 10, PAGE 243, BOTH IN THE YORK COUNTY CLERK'S OFFICE.

ON THE 23RD DAY OF JANUARY, 1986, DEVELOPER RECORDED A DOCUMENT ENTITLED "SECOND SUPPLEMENTAL INSTRUMENT TO PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG" IN DEED BOOK 432, PAGE 707 IN THE YORK COUNTY CLERK'S OFFICE ("SECOND SUPPLEMENTAL INSTRUMENT") BY WHICH THE DEVELOPER COMMITTED CERTAIN REAL PROPERTY DESCRIBED THEREIN AS PHASE THREE ("PHASE THREE PROPERTY") OF THE TIME-SHARE PROJECT, CONSISTING OF TIME-SHARE UNITS AND COMMON AREAS, AS DEFINED IN THE INSTRUMENT AND SECOND SUPPLEMENTAL INSTRUMENT. DEVELOPER ALSO RECORDED A PLAT OF THE PHASE THREE PROPERTY ENTITLED "FAIRFIELD WILLIAMSBURG TIME-SHARE PROJECT - PHASE THREE" SHOWING THE LOCATION OF THE BUILDINGS, TIME-SHARE UNITS, AND COMMON AREA COMPRISING PHASE THREE IN PLAT BOOK 10, PAGE 208 IN THE YORK COUNTY CLERK'S OFFICE ("PHASE THREE PLAT").

THE PHASE THREE PLAT DOES NOT SHOW THE CORRECT LOCATION OF BUILDING 9, CONTAINING TIME-SHARE UNITS 9-101, 9-102, 9-201 AND 9-202, AND DEVELOPER RECORDS THIS PLAT TO SHOW THE CORRECT LOCATION OF BUILDING 9 AND THE TIME-SHARE UNITS CONTAINED THEREIN. THE DEVELOPER HAS RECORDED CONCURRENTLY WITH THIS PLAT A DOCUMENT ENTITLED "CORRECTION SUPPLEMENTAL INSTRUMENT TO

- ① R 60.00'
- Δ 178°07'07"
- A 155.44'
- T 3045.03'
- C 99.99'
- CB 8.31°24'26"E
- ② R 50'
- Δ 312°41'37"
- A 272.88'
- T 21.20'
- C 40.18'
- CB N.31°13'49"E



Deed Book No. 10 Page 282

Filed in the Clerk's Office, Circuit Court, York Co., Va. the 29th day of August 1986. Teste: Edith M. Elliott, Clerk

Carol Grossman, D.C.

FAIRFIELD WILLIAMSBURG TIME SHARE PROJECT REVISED PHASE THREE

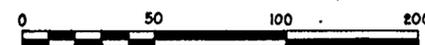
BRUTON DISTRICT YORK COUNTY, VIRGINIA

SCALE: 1" = 50' OCT 18, 1985 REV. NOV. 1, 1985 REV. DEC 20, 1985

Dewberry & Davis ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS 8401 ARLINGTON BLVD., FAIRFAX, VA. 22031 703 849-0100

REV. AUG. 7, 1986

DATE	REVISIONS	BY
8-22-86	REVISE PHASE THREE PLAT NOTES	TMB
8-6-88	ROTATE BLDG. 9 PER CLIENT	LOW
3-17-86	NOTES AND AREA	LOW
1-17-86	R BEARINGS AND DIMENSIONS	TMB



GRAPHIC SCALE 1"=50'