

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 410, 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 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 FOR FAIRFIELD WILLIAMSBURG" RECORDED IN DEED BOOK 443, PAGE 435, IN THE YORK COUNTY CLERK'S OFFICE ("FIRST SUPPLEMENTAL INSTRUMENT"), BY WHICH THE DEVELOPER COMMITTED CERTAIN REAL PROPERTY DESCRIBED THEREIN AS PHASE TWO OF THE TIME-SHARE PROJECT, CONSISTING OF TIME-SHARE UNITS AND COMMON AREAS, AS DEFINED IN THE FIRST SUPPLEMENTAL INSTRUMENT.

ON THE 24TH 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 DEVELOPER COMMITTED THE REAL PROPERTY DESCRIBED THEREIN AND DEPICTED ON THE PLAT ENTITLED "FAIRFIELD WILLIAMSBURG TIME SHARE PROJECT PHASE THREE ONE-A AND ONE-B", RECORDED IN PLAT BOOK 10, PAGE 208, IN THE YORK COUNTY CLERK'S OFFICE ON JANUARY 24, 1986, CONSISTING OF TIME-SHARE UNITS AND COMMON AREAS, AS DEFINED IN THE SECOND SUPPLEMENTAL INSTRUMENT.

THE PLAT RECORDED IN PLAT BOOK 10, PAGE 208, CONTAINED AN ERRONEOUS AREA AND ON THE 6TH DAY OF JUNE, 1986, DEVELOPER RECORDED THE "CORRECTED SUPPLEMENT TO SECOND SUPPLEMENTAL INSTRUMENT TO PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG" IN DEED BOOK 443, PAGE 488, IN THE YORK COUNTY CLERK'S OFFICE, TOGETHER WITH A CORRECTED PLAT ENTITLED "FAIRFIELD WILLIAMSBURG TIME-SHARE PROJECT REVISED PHASE THREE" IN PLAT BOOK 10, PAGE 244, WHICH PLAT SUPERCEDED AND REPLACED IN ALL RESPECTS THE PLAT RECORDED IN PLAT BOOK 10, PAGE 208, AND FURTHER AMENDED BY DEVELOPER RECORDING ON AUGUST 19, 1986 THE DOCUMENT ENTITLED "CORRECTION SUPPLEMENTAL INSTRUMENT TO SECOND SUPPLEMENTAL INSTRUMENT TO PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG" IN DEED BOOK 451, PAGE 656 IN THE YORK COUNTY CLERK'S OFFICE TOGETHER WITH A CORRECTED PLAT ENTITLED "FAIRFIELD WILLIAMSBURG TIME-SHARE PROJECT - REVISED PHASE THREE" IN PLAT BOOK 10, PAGE 282, WHICH PLAT SUPERCEDED AND REPLACED IN ALL RESPECTS THE PLAT RECORDED IN PLAT BOOK 10, PAGE 244.

ON THE 29TH DAY OF AUGUST, 1986, DEVELOPER RECORDED A DOCUMENT ENTITLED "THIRD SUPPLEMENTAL INSTRUMENT TO PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG" IN DEED BOOK 451, PAGE 779, IN THE YORK COUNTY CLERK'S OFFICE ("THIRD SUPPLEMENTAL INSTRUMENT"), BY WHICH DEVELOPER COMMITTED THE REAL PROPERTY DESCRIBED THEREIN AND DEPICTED ON THE PLAT ENTITLED "FAIRFIELD WILLIAMSBURG TIME SHARE PROJECT PHASE FOUR", RECORDED IN PLAT BOOK 10, PAGE 284, IN THE YORK COUNTY CLERK'S OFFICE ON AUGUST 29, 1986, CONSISTING OF TIME-SHARE UNITS AND COMMON AREAS, AS DEFINED IN THE THIRD SUPPLEMENTAL INSTRUMENT.

ON THE 23RD DAY OF SEPTEMBER, 1987, DEVELOPER RECORDED A DOCUMENT ENTITLED "FOURTH SUPPLEMENTAL INSTRUMENT TO PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG" IN DEED BOOK 497, PAGE 528, IN THE YORK COUNTY CLERK'S OFFICE ("FOURTH SUPPLEMENTAL INSTRUMENT"), BY WHICH DEVELOPER COMMITTED THE REAL PROPERTY DESCRIBED THEREIN AND DEPICTED ON THE PLAT ENTITLED "FAIRFIELD WILLIAMSBURG TIME SHARE PROJECT PHASE FIVE", RECORDED IN PLAT BOOK 10, PAGE 403, IN THE YORK COUNTY CLERK'S OFFICE ON SEPTEMBER 23, 1987, CONSISTING OF TIME-SHARE UNITS AND COMMON AREAS, AS DEFINED IN THE FOURTH SUPPLEMENTAL INSTRUMENT.

ON THE 9th DAY OF September, 1988, CONCURRENT WITH THE RECORDATION OF THIS PLAT, THE DEVELOPER RECORDED A DOCUMENT ENTITLED "FIFTH SUPPLEMENTAL INSTRUMENT TO PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG" IN DEED BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, IN THE YORK COUNTY CLERK'S OFFICE.

THE REAL PROPERTY DEPICTED HEREON CONSTITUTES PHASE SIX OF THE FAIRFIELD WILLIAMSBURG TIME-SHARE PROJECT. 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 5.3762 ACRES, UPON WHICH WILL BE CONSTRUCTED THE TWELVE (12) BUILDINGS ALSO DEPICTED. FIVE (5) BUILDINGS WILL CONTAIN SIX (6) TIME-SHARE UNITS AND SEVEN (7) BUILDINGS WILL CONTAIN FOUR (4) TIME-SHARE UNITS, FOR A TOTAL OF FIFTY-EIGHT (58) TIME-SHARE UNITS IN PHASE SIX. 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 IN 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, PEDESTRIAN 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 SIX AND THEREAFTER BY THE FAIRFIELD WILLIAMSBURG PROPERTY OWNERS ASSOCIATION, INC. THE DRIVEWAYS AND PARKING AREA LOCATED WITHIN PHASE SIX OF THE PROJECT ARE COMMON ELEMENTS AND SHALL BE MAINTAINED BY THE DEVELOPER DURING THE DEVELOPER CONTROL PERIOD FOR PHASE SIX 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 COUNTY AND STATE CODE AND SHALL BE SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.



**PLAT SHOWING  
PHASE SIX  
OF  
FAIRFIELD WILLIAMSBURG  
TIME SHARE PROJECT**

**BRUTON DISTRICT YORK COUNTY, VIRGINIA**

**SCALE: 1" = 50' AUGUST 12, 1988**

Plat Book No. 10 Page 575

Filed in the Clerk's Office, Circuit Court, York Co., Va. on 9th day of September 1988

Witness: Edith M. Elliott, Clerk  
Catherine Bond

**Dewberry & Davis**  
Architects  
Engineers  
Planners  
Surveyors

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Arlington, MD    Raleigh, NC    Hopson, VA    Deerfield, VA    Landover, MD    Woodbridge, VA

VICINITY MAP  
SCALE: 1" = 1,000'

