

PLAT NOTES - PHASE II

FAIRFIELD COMMUNITIES, INC., DEBTOR IN POSSESSION, HEREINAFTER REFERRED TO AS "DEVELOPER," IS THE OWNER OF ALL REAL PROPERTY SHOWN AND DEPICTED UPON THIS PLAT, AND THE PLAT IS FILED OF RECORD SUBJECT TO THE FOLLOWING PROVISIONS:

ON THE 27TH DAY OF MARCH, 1990, THE DEVELOPER RECORDED A DOCUMENT ENTITLED "PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG AT KINGSGATE" (THE "INSTRUMENT"), IN BOOK 578, PAGE 169 ET SEQ., IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY, VIRGINIA, 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 AT KINGSGATE," CONSISTING OF TIME-SHARE UNITS AND 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 25TH DAY OF APRIL, 1990, DEVELOPER RECORDED A DOCUMENT ENTITLED "FIRST AMENDMENT TO PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG AT KINGSGATE" IN BOOK 580, PAGE 795 IN THE YORK COUNTY CLERK'S OFFICE ("FIRST AMENDMENT"), BY WHICH THE DEVELOPER CLARIFIED CERTAIN PROVISIONS CONTAINED THEREIN.

ON THE 15TH DAY OF AUGUST, 1990, DEVELOPER RECORDED A DOCUMENT ENTITLED "SECOND AMENDMENT TO PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG AT KINGSGATE" IN BOOK 590, PAGE 704 IN THE YORK COUNTY CLERK'S OFFICE ("SECOND AMENDMENT"), BY WHICH THE DEVELOPER DESIGNATED ONE (1) UNIT WEEK FOR ANNUAL MAINTENANCE.

ON THE 25<sup>th</sup> DAY OF September, 1991, CONCURRENT WITH THE RECORDATION OF THIS PLAT, THE DEVELOPER RECORDED A DOCUMENT ENTITLED "FIRST SUPPLEMENTAL INSTRUMENT TO PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG AT KINGSGATE" IN DEED BOOK 628, PAGE 75, IN THE YORK COUNTY CLERK'S OFFICE.

THE REAL PROPERTY DEPICTED HEREON CONSTITUTES PHASE TWO OF THE FAIRFIELD WILLIAMSBURG AT KINGSGATE 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 2.369 ACRES, UPON WHICH WILL BE CONSTRUCTED THE FOUR (4) BUILDINGS, ALSO DEPICTED. THREE (3) BUILDINGS WILL CONTAIN ELEVEN (11) TIME-SHARE UNITS AND ONE (1) BUILDING WILL CONTAIN SEVEN (7) TIME-SHARE UNITS, FOR A TOTAL OF FORTY (40) TIME-SHARE UNITS IN PHASE TWO. ALL FOUR BUILDINGS CONSIST OF THREE (3) 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; AND, UNITS NUMBERED IN THE 300 SERIES (E.G., UNIT 301, UNIT 302) ARE THIRD FLOOR UNITS. THE UNIT NUMBER FOR EACH SECOND FLOOR UNIT IS SHOWN IN PARENTHESES AND THE UNIT NUMBER FOR EACH THIRD FLOOR UNIT IS SHOWN IN A CIRCLE ALL BENEATH THE FIRST FLOOR UNIT NUMBER. ARTICLE IV OF THE INSTRUMENT DESCRIBES AND ESTABLISHES THE BOUNDARIES FOR THE TIME-SHARE UNITS.

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

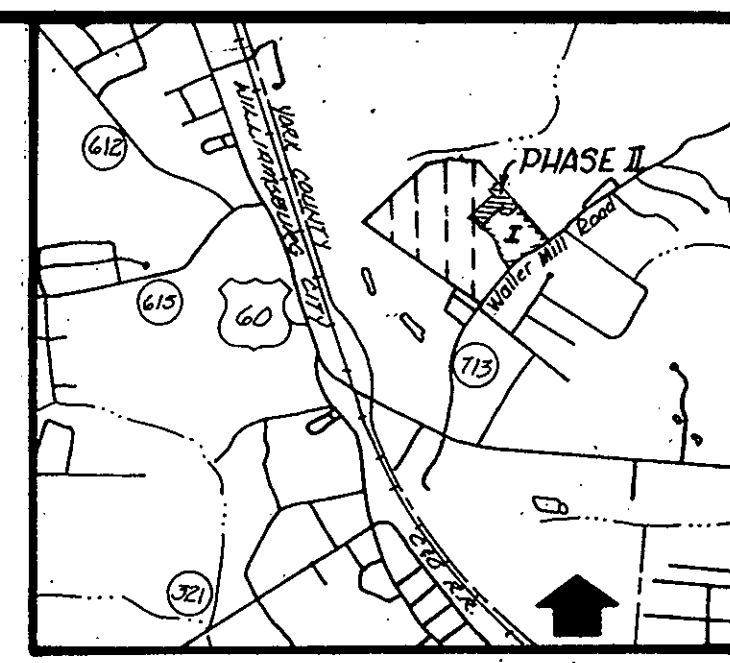
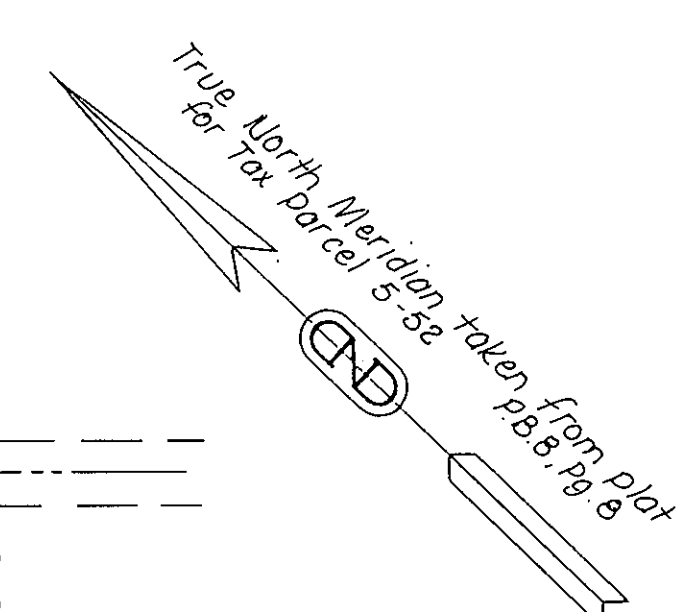
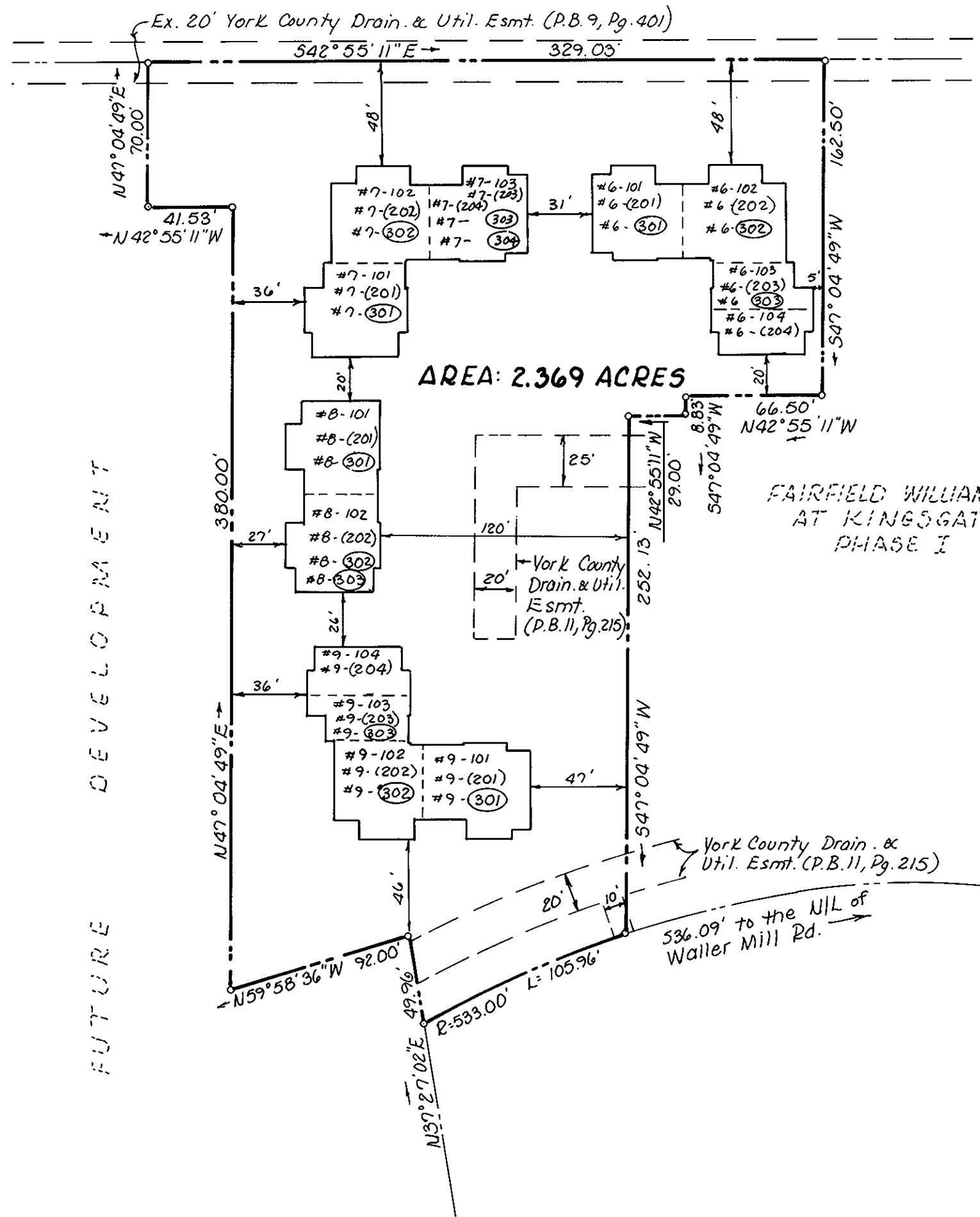
SUBJECT TO THE INSTRUMENT, THE DEVELOPER RESERVES THE RIGHT TO BRING ADDITIONAL PROPERTY WITHIN THE FAIRFIELD WILLIAMSBURG AT KINGSGATE TIME-SHARE PROJECT AND TO ELIMINATE UNIMPROVED REAL PROPERTY IN ANY PHASE FOR WHICH THE DEVELOPER CONTROL PERIOD CONTINUES.

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 KINGSGATE PROPERTY OWNERS ASSOCIATION, INC.

THE DEVELOPER RESERVES THE RIGHT TO ALTER OR MODIFY THE INTERIOR DESIGN AND ARRANGEMENT OF TIME-SHARE UNITS. 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 TO THE INSTRUMENT. DEVELOPER RESERVES THE RIGHT TO FILE A REPLAT TO CORRECT ANY SURVEY OR OTHER ERROR DEPICTED ON THE PLAT.

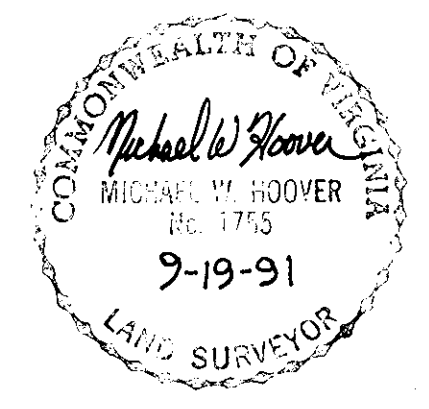
THE STREETS HEREON ARE PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER DURING THE DEVELOPER CONTROL PERIOD FOR PHASE TWO AND THEREAFTER BY THE FAIRFIELD KINGSGATE PROPERTY OWNERS ASSOCIATION, INC. THE DRIVEWAYS AND PARKING AREAS LOCATED WITHIN PHASE TWO OF THE PROJECT ARE COMMON ELEMENTS AND SHALL BE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

N/F  
WILLIAMSBURG NEW TESTAMENT CHURCH  
Tax Parcel; Sect. 5, Par. 2A



VICINITY MAP  
Scale: 1"=200'

Plat Book No. 11 Page 347  
Filed in the Clerk's Office, Circuit Court, York Co., Va.  
the 25<sup>th</sup> day of September 1991  
Teste: Nancy B. Kamm, Clerk  
Michael W. Hoover, Land Surveyor



# PLAT SHOWING PHASE II OF FAIRFIELD WILLIAMSBURG AT KINGSGATE TIME-SHARE PROJECT

Bruton District York County, Virginia  
Scale: 1"=60' Date: Aug. 1, 1991

DEWBERRY & DAVIS  
Architects • Engineers • Planners • Surveyors  
9200 Arboretum Parkway Suite 130  
Richmond, Va. 23236  
(804)330-2696

- NOTES:
1. ALL UTILITY SERVICES ARE UNDERGROUND THROUGHOUT THIS PROJECT.
  2. THIS IS A COMPOSITE PLAT, IT DOES NOT REPRESENT A FIELD SURVEY.
  3. BUILDINGS SHOWN AND DIMENSIONS TO BUILDINGS ARE FOR PROPOSED STRUCTURES.
  4. ANY IMPROVEMENTS TO PROPERTY ARE SUBJECT TO COUNTY AND STATE CODE AND SHALL BE SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.

Drafted by: JSB  
Checked by: \_\_\_\_\_

REVISED NOTES 9-4-91