

PLAT NOTES - PHASE VII

FAIRFIELD COMMUNITIES, INC. HEREINAFTER REFERRED TO AS THE "DEVELOPER" IS THE OWNER OF 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 DEED 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 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 25TH DAY OF APRIL, 1990, DEVELOPER RECORDED A DOCUMENT ENTITLED "FIRST AMENDMENT TO PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG AT KINGSGATE" IN DEED 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 DEED 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 25TH DAY OF SEPTEMBER, 1991, 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 ET SEQ., IN THE YORK COUNTY CLERK'S OFFICE ("FIRST SUPPLEMENTAL INSTRUMENT"), BY WHICH DEVELOPER COMMITTED THE REAL PROPERTY THEREIN AND DEPICTED ON THE PLAT ENTITLED "FAIRFIELD WILLIAMSBURG AT KINGSGATE TIME-SHARE PROJECT PHASE II," RECORDED IN PLAT BOOK 11, PAGE 347, IN THE YORK COUNTY CLERK'S OFFICE ON SEPTEMBER 25, 1991, CONSISTING OF TIME-SHARE UNITS AND COMMON AREAS AS DEFINED IN THE FIRST SUPPLEMENTAL INSTRUMENT.

ON THE 20TH DAY OF OCTOBER 1992, DEVELOPER RECORDED A DOCUMENT ENTITLED "SECOND SUPPLEMENTAL INSTRUMENT TO PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG AT KINGSGATE" IN DEED BOOK 688, PAGE 321 ET SEQ., IN THE YORK COUNTY CLERK'S OFFICE ("SECOND SUPPLEMENTAL INSTRUMENT") BY WHICH DEVELOPER COMMITTED THE REAL PROPERTY THEREIN AND DEPICTED ON THE PLAT ENTITLED "FAIRFIELD WILLIAMSBURG AT KINGSGATE TIME-SHARE PROJECT PHASE III," RECORDED IN PLAT BOOK 11, PAGE 540, IN THE YORK COUNTY CLERK'S OFFICE ON OCTOBER 20, 1992, CONSISTING OF TIME-SHARE UNITS AND COMMON AREAS AS DEFINED IN THE SECOND SUPPLEMENTAL INSTRUMENT.

ON THE 10TH DAY OF JUNE 1993, DEVELOPER RECORDED A DOCUMENT ENTITLED "THIRD SUPPLEMENTAL INSTRUMENT TO PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG AT KINGSGATE" IN DEED BOOK 726, PAGE 843 ET SEQ., IN THE YORK COUNTY CLERK'S OFFICE ("THIRD SUPPLEMENTAL INSTRUMENT") BY WHICH DEVELOPER COMMITTED THE REAL PROPERTY THEREIN AND DEPICTED ON THE PLAT ENTITLED "FAIRFIELD WILLIAMSBURG AT KINGSGATE TIME-SHARE PROJECT PHASE IV," RECORDED IN PLAT BOOK 11, PAGE 614, IN THE YORK COUNTY CLERK'S OFFICE ON JUNE 10, 1993, CONSISTING OF TIME-SHARE UNITS AND COMMON AREAS AS DEFINED IN THE THIRD SUPPLEMENTAL INSTRUMENT.

ON THE 3RD DAY OF AUGUST 1994, DEVELOPER RECORDED A DOCUMENT ENTITLED "FOURTH SUPPLEMENTAL INSTRUMENT TO PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG AT KINGSGATE" IN DEED BOOK 808, PAGE 266 ET SEQ., AND RERECORDED ON FEBRUARY 9, 1995, IN DEED BOOK 833 PAGE 195 ET SEQ., IN THE YORK COUNTY CLERK'S OFFICE ("FOURTH SUPPLEMENTAL INSTRUMENT") BY WHICH DEVELOPER COMMITTED THE REAL PROPERTY THEREIN AND DEPICTED ON THE PLATS ENTITLED "FAIRFIELD WILLIAMSBURG AT KINGSGATE TIME-SHARE PROJECT PHASE V," RECORDED IN PLAT BOOK 12, PAGE 100, IN THE YORK COUNTY CLERK'S OFFICE ON AUGUST 3, 1994, AND "FAIRFIELD WILLIAMSBURG AT KINGSGATE TIME-SHARE PROJECT PHASE VI," RECORDED IN PLAT BOOK 12, PAGE 99, IN THE YORK COUNTY CLERK'S OFFICE ON AUGUST 3, 1994, CONSISTING OF TIME-SHARE UNITS AND COMMON AREAS AS DEFINED IN THE FOURTH SUPPLEMENTAL INSTRUMENT.

ON THE DAY OF , 1995, 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 AT KINGSGATE" ("FIFTH SUPPLEMENTAL") IN DEED BOOK , PAGE , IN THE YORK COUNTY CLERK'S OFFICE WHICH SUBJECTED THE PROPERTY DEPICTED HEREIN TO THE COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN THE INSTRUMENT AND THE FIFTH SUPPLEMENTAL.

THE REAL PROPERTY DEPICTED HEREON CONSTITUTES PHASE SEVEN 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 7.87849 ACRES, UPON WHICH WILL BE CONSTRUCTED THE NINE (9) BUILDINGS, ALSO DEPICTED. FIVE (5) BUILDINGS WILL CONTAIN ELEVEN (11) TIME-SHARE UNITS AND FOUR (4) BUILDINGS WILL CONTAIN SEVEN (7) TIME-SHARE UNITS FOR A TOTAL OF EIGHTY-THREE (83) TIME-SHARE UNITS IN PHASE SEVEN. ARTICLE IV OF THE INSTRUMENT RECORDED IN DEED BOOK 578, PAGE 169, 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, THE FIFTH SUPPLEMENTAL, ALL ZONING ORDINANCES NOW EXISTING OR HEREAFTER APPLICABLE TO THE PROJECT, EXISTING EASEMENT FOR INGRESS AND EGRESS, PEDESTRIAN AND VEHICULAR PURPOSES, AND EXISTING UTILITY SERVICES 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 SEVEN AND THEREAFTER BY THE FAIRFIELD KINGSGATE PROPERTY OWNERS ASSOCIATION, INC. THE DRIVEWAYS AND PARKING AREAS LOCATED WITHIN PHASE SEVEN OF THE PROJECT ARE COMMON ELEMENTS AND SHALL BE MAINTAINED BY THE DEVELOPER DURING THE DEVELOPER CONTROL PERIOD FOR PHASE SEVEN AND THEREAFTER BY THE FAIRFIELD KINGSGATE PROPERTY OWNERS ASSOCIATION, INC.

Filed in the Clerk's Office, Circuit Court, York Co., Va.
the 14th day of December 19 95

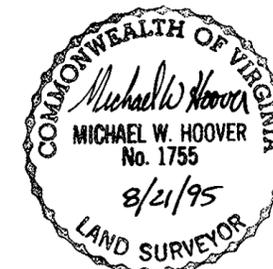
Tests:

Nancy B. Kane, Clerk

Imogen S. Berryman D.C.

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.



PLAT SHOWING

**FAIRFIELD WILLIAMSBURG
@ KINGSGATE
SECTION 4
PHASE VII**

BRUTON DISTRICT, YORK COUNTY, VA.

SCALE : 1" = 50'

DATE : 8-21-1995

Dewberry & Davis

Architects Engineers Planners Surveyors

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