



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

ON THE 5th DAY OF JUNE, 1985, THE DEVELOPER FILED FOR RECORDATION A DOCUMENT ENTITLED "PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG" (THE "INSTRUMENT"), BY WHICH THE DEVELOPER, SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS, TERMS, RIGHTS, OBLIGATIONS, CHARGES, AND LIENS CONTAINED IN THE INSTRUMENT, COMMITTED THE REAL PROPERTY DEPICTED UPON THE PLAT RECORDED IN PLAT BOOK 10, PAGE 123 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF YORK COUNTY VIRGINIA, TO A TIME-SHARE PROGRAM AND CREATED A TIME-SHARE PROJECT KNOWN AS "FAIRFIELD WILLIAMSBURG", CONSISTING OF TIME-SHARE UNITS AND COMMON ELEMENTS. THE INSTRUMENT AND ITS EXHIBITS ARE RECORDED IN BOOK 417 ON PAGE 503, ET SEQ., IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF YORK COUNTY, VIRGINIA. ON THE 3rd DAY OF SEPTEMBER, 1985, THE DEVELOPER FILED FOR RECORDATION A DOCUMENT ENTITLED "FIRST SUPPLEMENTAL INSTRUMENT TO PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG" ("FIRST SUPPLEMENTAL INSTRUMENT") BY WHICH THE DEVELOPER COMMITTED THE REAL PROPERTY DEPICTED UPON THE PLAT RECORDED IN PLAT BOOK 10, PAGE 157 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF YORK COUNTY, VIRGINIA, TO THE INSTRUMENT AND THE TIME-SHARE PROGRAM AT FAIRFIELD WILLIAMSBURG. THE FIRST SUPPLEMENTAL INSTRUMENT AND ITS EXHIBITS ARE RECORDED IN BOOK 423 AT PAGE 491 ET SEQ. IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF YORK COUNTY, VIRGINIA. ON THE DAY OF 1985, THE DEVELOPER FILED FOR RECORDATION A DOCUMENT ENTITLED "SECOND SUPPLEMENTAL INSTRUMENT TO PROJECT AND TIME-SHARE INSTRUMENT FOR FAIRFIELD WILLIAMSBURG" ("SECOND SUPPLEMENTAL INSTRUMENT") BY WHICH THE DEVELOPER COMMITTED THE REAL PROPERTY DEPICTED UPON THIS PLAT TO THE INSTRUMENT AND THE TIME-SHARE PROGRAM AT FAIRFIELD WILLIAMSBURG. THE REAL PROPERTY DEPICTED HEREON CONSTITUTES PHASE THREE 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 3.8402 ACRES, UPON WHICH WILL BE 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 THE TIME-SHARE UNITS. 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, 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. 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. 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.

- NOTES:
1. ALL UTILITY SERVICES ARE UNDERGROUND.
  2. THIS PLAT IS A SUBDIVISION OF PROPERTY AS RECORDED IN PB 10 AT PAGE 121 AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY DEWBERRY & DAVIS.
  3. BUILDINGS SHOWN AND DIMENSIONS TO BUILDINGS ARE FOR PROPOSED STRUCTURES.
  4. ANY IMPROVEMENTS TO PROPERTY SUBJECT TO YORK CO. AND STATE CODE AND SHALL BE SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.

**FAIRFIELD WILLIAMSBURG**  
**TIME SHARE PROJECT**

PHASE THREE,  
ONE -A AND ONE -B  
BRUTON DISTRICT  
YORK COUNTY, VIRGINIA

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

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

Filed in the Clerk's Office, Circuit Court, York Co., Va.  
the 24 day of January, 1986  
Teste:  
Edith M. Elliott, Clerk  
Carol Dosselmon, D.C.



DATE	REVISIONS	TMB