

CC&Rs
The Chateaux A Condominium

Order: SD45GRJ53
Address: 3113 Patrick Henry Dr Apt 523
Order Date: 01-28-2021
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DECLARATION
THE CHATEAUX, A CONDOMINIUM

ARTICLE I
SUBMISSION; DEFINED TERMS

Section 1.1. Submission of Property. Chateaux Limited Partnership, a limited partnership ("Declarant"), owner in fee simple of the land described in Exhibit A annexed hereto and submitted herein, located within the County of Fairfax, Virginia ("Submitted Land"), hereby submits the Submitted Land, together with all improvements, easements, rights and appurtenances thereunto belonging ("Condominium Property") to the provisions of Chapter 4.2 of Title 55 of the Code of Virginia, as amended, known as the Virginia Condominium Act ("Condominium Act") and hereby creates with respect to the Condominium Property an expandable condominium to be known as "The Chateaux, A Condominium" ("Condominium").

Section 1.2. Defined Terms. As provided in Section 55-79.50(a) of the Condominium Act, terms not otherwise defined herein or in the By-Laws attached hereto as Exhibit B, as the same may be amended from time to time ("By-Laws"), or the Plats and Plans, shall have the meanings specified in Section 55-79.41 of the Condominium Act.

ARTICLE 2

BUILDINGS ON THE LAND; UNIT BOUNDARIES

Section 2.1. Location and Dimensions of Building. The location and dimensions of the building on the Submitted Land are depicted on the "Plats" attached as Exhibit D hereto.

Section 2.2. Units. The location of units within the building and their dimensions are shown on the "Plans" attached as Exhibit E hereto. Attached as Exhibit C hereto is a list of all units, their identifying numbers, type, size and the Common Element Interest appurtenant to each unit determined on the basis of size. The "size" of each unit is the total number of square feet contained therein determined by reference to the dimensions shown on the Plats and Plans.

Section 2.1. Unit Boundaries. The boundaries of each unit are as follows:

(a) Upper and Lower (horizontal) Boundaries: The upper and lower boundaries of the unit shall be the following boundaries extended to an intersection with the vertical (perimetric) boundaries:

(1) Upper Boundary: The horizontal plane of the bottom surface of the wood joists of the ceiling.

(2) Lower Boundary: The horizontal plane of the top surface of the undecorated concrete floor slab or wood sub-flooring (as the case may be).

(b) Vertical (perimetric) Boundaries: The vertical boundaries of the unit shall be the vertical plane which includes the back surface of the plasterboard of all walls bounding the unit extended to intersections with each other and with the upper and lower boundaries.

(c) The unit shall include the room containing the heating and air-conditioning apparatus, which apparatus shall be part of the unit. Any portion of a utility system or other apparatus serving more than one unit (e.g., pipes, conduits, ducts) which is partially within and partially without the

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c/o The Dunbar Elgin Group, Ltd.
11731 Lee Jackson Hwy, Suite 210
Fairfax, VA 22033

11733 RP 4314

11733 RP p2 & 4

unit, serving only one unit even though located outside the unit is a part of that unit.

Section 2.4. Maintenance Responsibilities. Notwithstanding the ownership of the various portions of the common elements and the units by virtue of the foregoing boundary description, the provision of the By-Laws shall govern the division of maintenance and repair responsibilities between the unit owner and the Association.

Section 2.5. Relocation of Unit Boundaries and Subdivision of Units. Relocation of boundaries between units and subdivision of units is permitted subject to compliance with the provisions therefor in Sections 5.7 and 8.5 of the By-Laws and in Sections 55-79.69 and 55-79.70 of the Condominium Act.

ARTICLE 3

COMMON ELEMENTS

In accordance with the provisions of section 55-79.55 of the Code of Virginia, each unit shall be allocated an undivided interest in common elements.

Section 3.1. Limited Common Elements. The locations of the common elements to which each unit has direct access are shown on the Plats and Plans; pursuant to Section 55-79.50(e) of the Condominium Act, a balcony or patio, if any, shown adjacent to a unit is a limited common element appurtenant to that unit. Limited common element parking spaces shown on the Plans, if any are designated as such, may be assigned and reassigned to units in accordance with the provisions of Section 55-79.57 of the Condominium Act. The Declarant reserves the right to create limited common elements within any portion of the Additional Land added to the Condo, and/or to designate common elements therein which may subsequently be assigned as Limited Common Elements, however no assurances are made with regard to the types, sizes, and/or maximum number of such elements within each such portion.

Section 3.2. Reserved Common Elements. The Board of Directors shall have the power in its discretion from time to time to grant revocable licenses in designated common elements to the Association or to any unit owners and to establish a reasonable charge to such unit owners for the use and maintenance thereof. Such designation by the Board shall not be construed as a sale or disposition of the common elements.

Section 3.3. Alteration of Common Elements by the Declarant. The Declarant reserves the right to modify, alter, remove or improve defective, obsolete or non-functional portions of the common elements, including without limitation any equipment, fixtures and appurtenances, when in the Declarant's judgment it is necessary or desirable to do so, until the expiration of the applicable warranty period. The Declarant's right to remove, restore, and/or replace certain Common Elements is limited to removal, restoration, and/or replacement of warranty items only, in connection with any improvement program for the Condominium.

ARTICLE 4

OPTION TO EXPAND CONDOMINIUM

Declarant hereby expressly reserves unto itself and/or its successors and assigns, the option and right to expand this Condominium pursuant to Section 55-79.63 of the Condominium Act and subject to the provisions of this Article.

- (a) The option to expand shall be at the sole option of Declarant and shall not require the consent of any Unit Owner or Mortgagee.
- (b) This option to expand the Condominium project shall expire seven (7) years after the date of recording of this Declaration if not sooner exercised; however, Declarant may, at any time prior to the expiration of such period, terminate its option to expand by recording among the land records wherein this Declaration is recorded, an executed and notarized document terminating this option.
- (c) The metes and bounds description of that property which may be added to this Condominium is set forth in Exhibit "A-1" and hereinafter referred to as "Additional Land".
- (d) Declarant expressly reserves the right to add any or all portions of the Additional Land at any time, at different times, in any order, without limitation, provided, however, that the Additional Land shall not exceed the total area of all those parcels described in Exhibit "A-1" attached hereto. Both the Submitted Land and Additional Land are graphically depicted on Exhibit "D" entitled "Plat", which Plat is attached hereto and made a part hereof.
- (e) At such time as the Condominium is expanded, the maximum number of Units on the Additional Land will not exceed Ninety (90) Units. The maximum number of Units on any portion of the Additional Land added to the Condominium shall not exceed thirty-nine (39) Units per acre. Moreover, the maximum number of Units in the Condominium, as a whole, shall never exceed One Hundred Eight (108) Units.
- (f) Declarant expressly reserves the right to create Common Elements upon the Additional Land which may be subsequently assigned as Limited Common Elements. Declarant makes no assurances as to the type, size or maximum number of such Common Elements or Limited Common Elements.
- (g) The Declarant makes no assurances as to the location of buildings in which Units are located on the Additional Land.
- (h) All Units to be created on any portion of the Additional Land shall, except for model Units or administrative offices of Declarant, be restricted exclusively to residential use.
- (i) Upon the Additional Land, Declarant may (but shall not be obligated to) construct facilities for the purpose of serving this Condominium as may be expanded by the Additional Land or portions of the Additional Land which Declarant may retain for rental. Declarant reserves the right to construct such service facilities on such portion or portions of the Additional Land as it deems necessary, but Declarant makes no assurances that such improvements will be compatible in quality, materials and style with the improvements on the Submitted Land.
- (j) The Units to be created in the improvements on the Additional Land will be reasonably compatible in quality with the improvements on the submitted land but need not be the same materials or style. No assurances are made by the Declarant as to the size or type of Units that may be created in the future on the Additional Land.
- (k) The allocation of Common Element Interests for Units created on the Additional Land shall be based on the percentage of the square feet of each unit. Therefore, in the event that the Condominium is expanded to include any portion

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of the Additional Land, the Common Element Interests of all Units in the Condominium shall be based on an equal proportion (including all Units added on the Additional Land).

(l) In the event Declarant shall not add or adds and then subsequently withdraws, all or any portion of the Additional Land in accordance with Sections 55-79.54(b) and 55-79.54(d) of the Code of Virginia, as amended, Declarant shall nevertheless have the unrestricted right to demolish, construct, alter and operate, without restriction, and for any legal purpose, any improvements located on said Additional Land or any portion thereof.

(m) In the event Declarant determines to exercise its option to expand, in addition to such other easements or rights it may have reserved, Declarant shall have the easements as set forth in Section 55-79.65 of the Code of Virginia, as amended.

(n) Declarant expressly reserves the right to create Convertible Lands or Withdrawable Lands, or both, within any portion of the Additional Land added to the Condominium, in accordance with Sections 55-79.54(b) and Section 55-79.54(d) of the Code of Virginia, as amended. No conversion of convertible land shall occur, however, after five years from the recordation of this Declaration, in accordance with Section 55-79.61(c) of the Code of Virginia, as amended.

ARTICLE 5

PARKING

Except as to such parking spaces as have been designated Limited Common Elements on the Plats and Plans attached hereto as Exhibits "D" and "E", and subject to such parking or other easements which may exist in favor of Declarant, or others, all parking spaces located on the Condominium Property and such legal rights as may exist for use of the parking spaces on public streets abutting the Condominium Property, shall be deemed Common Elements, and shall be available for use of all Unit Owners on a first come, first-served basis.

Declarant may sell or assign to a Unit Owner the exclusive right to use any individual parking spaces designated as Limited Common Elements. A Unit Owner may only sell or assign said exclusive right to use any individual parking spaces to another Unit Owner.

ARTICLE 6

EASEMENTS

In addition to easements of record recorded prior hereto and the easements created by Sections 55-79.60 and 55-79.65 of the Condominium Act, the following easements are hereby granted:

Section 6.1. Easement to Facilitate Sales. All units shall be subject to an easement in favor of the Declarant pursuant to Section 55-79.66 of the Condominium Act. The Declarant reserves the right to use any units owned or leased by the Declarant as models, management offices, sales offices (for this and other projects) or customer service offices. The Declarant reserves the right to relocate the same from time to time within the Condominium; upon relocation, the furnishings thereof may be removed. The Declarant further reserves the right to maintain on the Condominium such advertising signs as may comply with applicable governmental regulations, which may be placed in any location on the Condominium Property and may

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be relocated or removed, all at the sole discretion of the Declarant. The Declarant shall have the right to restrict the use of certain common element parking spaces for sales purposes and to use such spaces for sales purposes. Further, the Declarant shall have the right to erect temporary offices on certain common elements for models, sales, management, customer service and similar purposes. This easement shall continue until the Declarant has conveyed all units in the Condominium to unit owners other than the Declarant.

Section 6.2. Easement for Access and Support.

(a) Access. The Declarant reserves in favor of the Declarant and the managing agent and/or any other person authorized by the Board of Directors the right to access of any unit as provided in Section 55-79.79 of the Condominium Act and Section 5.9 of the By-Laws. In case of emergency, such entry shall be immediate whether or not the unit owner is present at the time. Further, until the expiration of the warranty-related work (for the benefit of the unit being entered, other units or the common elements) whether or not the unit owner consents or is present at the time.

(b) SUPPORT. Each unit and the common elements shall have an easement for lateral and subjacent support from every other unit and common element.

Section 6.3. Declarant's Right to Grant Easements. The Declarant shall have the right, prior to the termination of the maximum time permitted for the Declarant Control Period for an expandable condominium under Section 55-79.74(a) of the Condominium Act, to grant and reserve easements and rights-of-way through, under, over and across the Condominium Property for access and construction purposes, and for the installation, maintenance and inspection of the lines and appurtenances for public or private water, sewer, drainage, gas, electricity, telephone and other utilities.

Section 6.4. Easements for Use of Recreational Facilities. The Declarant hereby expressly grants to the Unit Owners Association, its members, their families, guests and invitees, and hereby reserves to itself a non-exclusive right to use any and all recreational facilities presently located or which may be constructed on the portion of the Additional Land shown as recreational easement areas on Exhibit "D" attached to this Declaration. There shall also exist in favor of the Unit Owners Association, its members, their families, guests and invitees, such reasonable rights of access over such portions of said recreation easement areas as may be needed for access to any such recreational facilities as may be presently located or constructed in the future within said recreational easement areas.

Such non-exclusive right to use of any recreational facilities now located on or which may be constructed on any portion of the said recreational easement areas, together with such rights of access thereto, shall be strictly limited to the owners of units in the Condominium, their families, tenants, guests and invitees. The exercise of such right of use and access by the owners of units in the Condominium is hereby made expressly subject to the obligation on the part of the owners of units in the Condominium to pay a reasonable pro rata portion of the actual costs of operation and maintenance of such facilities as may be presently located or may be constructed on the said recreational easement areas. Any such reasonable pro rata charge made by the owner of said facilities shall constitute a Common Expense of the Unit Owners Association.

Any recreational facilities as may be subject to the

operation of these easements shall be subject to such reasonable rules and regulations as may be imposed by the owner of said recreational facilities for the use and operation of said facilities.

The non-exclusive right to use any recreational facilities that are now located or may be constructed on any portion of the said recreational easement areas shall terminate and become null and void if the Condominium is expanded to include the Additional Land containing the recreational facilities.

Nothing herein contained shall be construed as imposing upon the Declarant any obligation to construct any facilities of any kind on any portion of the land shown as Additional Land on Exhibit "D" attached hereto.

Section 6.5. Easements for Vehicular Ingress/Egress. The Declarant hereby expressly grants to the Unit Owners Association, its members, their families, guests and invitees, and hereby reserves to itself non-exclusive vehicular ingress/egress easements for the purpose of vehicular access to and from the Condominium over those portions of the Additional Land shown as vehicular ingress/egress easements on Exhibit "D" attached to this Declaration. These vehicular ingress/egress easements shall terminate and become null and void if the Condominium is expanded to include the Additional Land subject to these easements.

The Declarant hereby expressly grants to the owner of the Additional Land non-exclusive vehicular ingress/egress easements for the purpose of vehicular access to and from the Additional Land over those portions of the Condominium shown as vehicular ingress/egress easements on Exhibit "D" attached to this Declaration. These vehicular ingress/egress easements shall terminate and become null and void if the Condominium is expanded to include all of the Additional Land.

Section 6.6. Easements for Pedestrian Access. The Declarant hereby expressly grants to the Unit Owners Association, its members, their families, guests and invitees, and hereby reserves to itself non-exclusive pedestrian access easements for the purpose of providing pedestrian access to and from the Condominium across those portions of the Additional Land shown as Pedestrian Access Easements on Exhibit "D" attached to this Declaration. These pedestrian access easements shall terminate and become null and void if the Condominium is expanded to include the Additional Land subject to these easements.

The Declarant hereby expressly grants to the owner of the Additional Land non-exclusive vehicular ingress/egress easements for the purpose of vehicular access to and from the Additional Land over those portions of the Condominium shown as vehicular ingress/egress easements on Exhibit "D" attached to this Declaration. These vehicular ingress/egress easements shall terminate and become null and void if the Condominium is expanded to include all of the Additional Land subject to these easements.

Section 6.7. Easements for Vehicular Parking. The Declaration hereby expressly grants to the Unit Owners Association, its members, their families, guests and invitees, and hereby reserves to itself, non-exclusive vehicular parking easements for the purpose of providing parking for the Condominium Units upon those portions of the Additional Land shown as Vehicular Parking Easements on Exhibit "D" attached to this Declaration. These vehicular parking easements shall terminate and become null and void if the Condominium is expanded to include the Additional Land subject to these easements.

The Declarant hereby expressly grants to the owner of the Additional Land non-exclusive vehicular parking easements over and across those portions of the Condominium. These vehicular parking easements shall terminate and become null and void if the Condominium is expanded to include all of the Additional Land.

The Declarant hereby expressly reserves unto itself and or its assigns the exclusive right to use all those parking spaces designated as Limited Common Elements on the Plat and Plans attached hereto as Exhibits "D" and "E".

To the extent that Declarant has not sold or assigned the exclusive right to use a parking space, upon conveyance by the Declarant of the last Unit within the Condominium, the exclusive right to use the parking spaces designated as Limited Common Elements shall automatically be transferred and assigned to the Unit Owners Association.

Section 6.8. Exterior Maintenance. There is reserved to the Unit Owners Association of the Condominium the exclusive right to provide for all exterior painting and maintenance of all of the Units and structures in the Condominium and such maintenance of the exterior of the Units and structures in the Condominium shall be a Common Expense to be paid for as part of the expense of upkeep of the Unit Owners Association.

ARTICLE 7

AMENDMENT TO CONDOMINIUM INSTRUMENTS; REQUIRED CONSENT

No amendment to the Declaration may be made without the prior written approval of the required percentage of Mortgagees where such approval is provided for in Section 8.5 of the By-Laws or where such approval is required elsewhere in the condominium instruments or by Section 55-79.72 of the Condominium Act. No amendment shall be made to any condominium instrument during the Declarant Control Period without the prior written consent of the Declarant. No amendment to the condominium instruments shall diminish or impair the rights of Mortgagees under the condominium instruments without the prior written consent of all Mortgagees, nor diminish or impair the rights of the Declarant under the condominium instruments without the prior written consent of the Declarant. No amendment may modify this Article or the rights of any person hereunder. Except as specifically provided in the condominium instruments, no provision of the condominium instruments shall be construed to grant to any unit owner, or to any other person, any priority over any rights of Mortgagees.

ARTICLE 8

RIGHT TO LEASE OR SELL UNITS

The Declarant shall own in fee simple each Condominium unit to which legal title is not conveyed or otherwise transferred to another person. The Declarant retains the right to enter into leases with any persons for the occupancy of any of the units owned by the Declarant.

ARTICLE 9

NO OBLIGATIONS

Nothing contained in the Condominium instruments shall be

deemed to impose upon the Declarant or its successors or assigns any obligation of any nature to build, renovate or provide any improvements except to the extent required by the Condominium Act.

ARTICLE 10

DECLARANT'S OBLIGATIONS TO COMPLETE IMPROVEMENTS

Improvements labeled "(NOT YET COMPLETED)" on plats recorded pursuant to the requirements of the Virginia Condominium Act will be completed on or before October 15, 1989. All work to be performed by Declarant will be done in compliance with all the applicable codes, and any code violations will be corrected.


IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed by its President, this 28th day of FEBRUARY, 1990. ASSISTANT VICE -

CHATEAUX LIMITED PARTNERSHIP
a Virginia Limited Partnership

By: NVDEVELOPMENT II, L.P.
a Virginia Limited Partnership

By: NVHOMES II L.P.
a Virginia Limited Partnership
Its General Partner

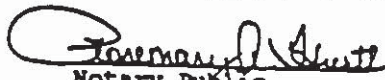
By: NVCOMPANIES, INC.
a Virginia Corporation
Its General Partner

By:  (SEAL)
NAME: J. DAVID SITTLER
TITLE: ASSISTANT VICE-PRESIDENT

STATE OF VIRGINIA
COUNTY OF FAIRFAX, to wit:

I, the undersigned, a Notary Public in and for the City/County aforesaid in the State of Virginia, do hereby certify that J. DAVID SITTLER as ASSISTANT VP of CHATEAUX LIMITED PARTNERSHIP, a Virginia Limited Partnership, whose name is signed to the foregoing dated FEBRUARY 20, 1989, has acknowledged the same before me in my City/County and State aforesaid.

GIVEN under my hand and seal this 20th day of FEBRUARY, 1989.


Notary Public

My Commission Expires: AUG. 10, 1990

DECLARATION
EXHIBIT LIST

EXHIBIT A	Metes and Bounds Description of Submitted Land
EXHIBIT A-1	Metes and Bounds Description of Additional Land
EXHIBIT B	By-Laws
EXHIBIT C	Common Element Interest Table
EXHIBIT D	Plats
EXHIBIT E	Plans

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METES AND BOUNDS
DESCRIPTION OF SUBMITTED LAND
EXHIBIT A
TO
DECLARATION



RINKER-DETWILER & ASSOCIATES, P.C.
Engineering • Surveying • Land Planning • Landscape Architecture

10505 Judicial Drive
P.O. Box 10126
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(703) 591-6812 or 591-6563
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VIGLAS M. DETWILER, L.L.

ASSOCIATES
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EDMUNDO E. HOCHEM, L.L.
CHARLES C. JACKSON
CARSON G. BALZETTE, L.L.
ANNE H. RAZAVI, P.E.
STEVEN A. WENE, L.L.

November 16, 1988

**METES AND BOUNDS DESCRIPTION
THE CHATEAUX, A CONDOMINIUM
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA**

Beginning at a point lying in a westerly line of Leesburg Pike, State Route No. 7, said point being a corner with the land of First Christian Church and also being the southeasterly corner of the land herein described; thence from the point of beginning and running with the lines of the land of said First Christian Church S45°53'30"W 418.71 feet; and S30°44'37"W 42.81 feet to a point; thence N24°08'58"W 225.92 feet; N34°40'05"W 64.00 feet; and N43°01'22"W 128.32 feet to a point lying in a southeasterly line of Patrick Henry Drive, State Route No. 2327; thence with the lines of said Patrick Henry Drive with a curve to the left of radius 1331.02 feet (having chord of 293.74 feet, bearing N32°20'59"E) an arc length of 294.34 feet; N26°00'53"E 44.44 feet; with a curve to the right of radius 275.10 feet (having chord of 129.24 feet, bearing N39°36'01"E) an arc length of 130.46 feet; thence with a curve to the right of radius 25.00 feet (having chord of 37.08 feet, bearing S78°56'57"E) an arc length of 41.77 feet to a point lying in aforesaid westerly line of Leesburg Pike; thence with said line of Leesburg Pike S31°01'01"E 472.50 feet to the point and place of beginning, containing 4.5725 Acres of land.



Calvin R. Allen
Calvin R. Allen
Land Surveyor

8810105/EXTWORK

8240-B MOSSY STREET, MANASSAS, VIRGINIA 22110 • (703) 368-7373 • METRO: 478-0477
CHANCELLOR SQUARE OFFICE PARK, 4400 PLANK ROAD, FREDERICKSBURG, VIRGINIA 22401 • (703) 786-3292 • METRO: 690-7579

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STEVEN R. WHEE, L.S.

November 17, 1988

METES AND BOUNDS DESCRIPTION
PHASE 1
THE CHATEAUX, A CONDOMINIUM
MASON DISTRICT
FAIRFAX, COUNTY, VIRGINIA

Beginning at a point lying in a westerly line of Leesburg Pike, State Route No. 7, said point being located N31°01'01"W 225.65 feet from a corner with the land of First Christian Church and also being the southeasterly corner of the land herein described; thence from the point of beginning and running S58°58'59"W 143.15 feet; and N61°20'26"W 197.21 feet to a point lying in an easterly line of Patrick Henry Drive, State Route No. 2327; thence with the lines of said Patrick Henry Drive with a curve to the left of radius 1331.02 feet (having chord of 65.71 feet, bearing N27°25'45"E) an arc length of 65.71 feet; N26°00'53"E 44.44 feet; and with a curve to the right of radius 275.10 feet (having chord of 129.24 feet, bearing N39°36'01"E) an arc length of 130.46 feet to a point; thence with a curve to the right of radius 25.00 feet (having chord of 37.08 feet, bearing S78°56'57"E) an arc length of 41.77 feet to a point lying in aforesaid westerly line of Leesburg Pike; thence with said westerly line of Leesburg Pike S31°01'01"E 246.85 feet to the point and place of beginning, containing 1.1158 Acre of land.

Calvin R. Allen
Calvin R. Allen
Land Surveyor



8811075/TEXTWORK

9240-B MOSBY STREET, MANASSAS, VIRGINIA 22110 • (703) 368-7373 • METRO: 478-0477
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**METES AND BOUNDS
DESCRIPTION OF ADDITIONAL LAND**



RINKER-DETWILER & ASSOCIATES, P.C.

Engineering • Surveying • Land Planning
Global Positioning System • Mapping

10505 Judicial Drive
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AMR. H. RAZAVI, P.E.
STEVEN R. WHEAT, L.S.

February 1, 1989

METES AND BOUNDS DESCRIPTION
PHASE 2
THE CHATEAUX, A CONDOMINIUM
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

Beginning at a point lying in a southeasterly line of Patrick Henry Drive, State Route No. 2327, said point being a corner with Previously Submitted Land, The Chateaux, A Condominium and also being the northwesterly corner of the land herein described; thence from the point of beginning and running with the outline of the herein described parcel of land the following courses and distances: S61°20'26"E 199.49 feet; S31°21'22"W 123.54 feet; and N55°57'43"W 199.02 feet to a point lying in aforesaid southeasterly line of Patrick Henry Drive; thence with said line of Patrick Henry Drive with a curve to the left of radius 1331.02 feet (having chord of 104.85 feet, bearing N31°06'02"E) an arc length of 104.87 feet to the point and place of beginning, containing 0.5201 Acre of land.



Calvin R. Allen
Calvin R. Allen
Land Surveyor

8240-B MOSBY STREET, MANASSAS, VIRGINIA 22110 • (703) 368-7373 • METRO: 968-2996
306 WESTWOOD OFFICE PARK, FREDERICKSBURG, VIRGINIA 22401 • (703) 371-9673 • METRO: 690-7579

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 FAX # (703) 591-6513

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 ADAS H. DETWILER, L.S.

 ASSOCIATES
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 ROBERT H. BRENT, JR.
 ELBRIDGE E. HOCKMAN, L.S.
 CHARLES C. JACKSON
 AMIR H. RAZAVI, P.E.
 STEVEN A. WELCH, L.S.

February 1, 1989

**METES AND BOUNDS DESCRIPTION
 PHASE 3
 THE CHATEAUX, A CONDOMINIUM
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA**

Beginning at a point lying in a southeasterly line of Patrick Henry Drive, State Route No. 2327, said point being a corner with Previously Submitted Land, The Chateaux, A Condominium and also being the northwesterly corner of the land herein described; thence from the point of beginning and running with the outline of the herein described parcel of land the following courses and distances: $S55^{\circ}57'43"E$ 199.02 feet; $S05^{\circ}46'20"E$ 77.17 feet; and $S64^{\circ}20'57"W$ 134.75 feet to a point lying in a line of the land of Jack T. Bradley; thence with the lines of the land of said Jack T. Bradley $N34^{\circ}40'05"W$ 64.00 feet; and $N43^{\circ}01'22"W$ 128.32 feet to a point lying in aforesaid southeasterly line of Patrick Henry Drive; thence with said line of Patrick Henry Drive with a curve to the left of radius 1331.02 feet (having chord of 123.70 feet, bearing $N36^{\circ}01'17"E$) an arc length of 123.75 feet to the point and place of beginning, containing 0.7616 Acre of land.



Calvin R. Allen
 Calvin R. Allen
 Land Surveyor

 8240-B MOSBY STREET, MANASSAS, VIRGINIA 22110 • (703) 368-7373 • METRO: 968-2996
 308 WESTWOOD OFFICE PARK, FREDERICKSBURG, VIRGINIA 22401 • (703) 371-8673 • METRO: 690-7579

 Order: SD45GRJ53
 Address: 3113 Patrick Henry Dr Apt 523
 Order Date: 01-28-2021
 Document not for resale
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RINKER-DETWILER & ASSOCIATES, P.C.

Engineering • Surveying • Land Planning
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10505 Judicial Drive
P.O. Box 10126
FAIRFAX, VIRGINIA 22030

(703) 591-6812 or 591-6563
FAX # (703) 591-8513

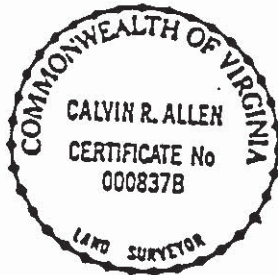
L. RINKER, P.E.
AS R. DETWILER, L.L.

ASSOCIATES
CALVIN R. ALLEN, L.S.
ROBERT M. BRENT, JR.
ELDRIDGE E. HOCKMAN, L.S.
CHARLES C. JACKSON
AMR H. RAZAVI, P.E.
STEVEN A. WELCH, L.S.

MARCH 2, 1989

**METES AND BOUNDS DESCRIPTION
PHASE 4
THE CHATEAUX, A CONDOMINIUM
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA**

Beginning at a point lying in a northwesterly line of the land of First Christian Church, said point being located S45°53'30"W 298.62 feet from a westerly line of Leesburg Pike, State Route No. 7 and also being the southeasterly corner of the land herein described, thence from the point of beginning and running with said lines of the land of First Christian Church S45°53'30"W 120.09 feet; and S30°44'37"W 42.81 feet to a corner with the land of Jack T. Bradley; thence with the line of the land of said Jack T. Bradley N24°08'58"W 225.92 feet to a corner with Previously Submitted Land, The Chateaux, A Condominium; thence running with the lines of said Previously Submitted Land N64°20'57"E 134.75 feet and N05°46'20"W 23.40 feet to a point; thence S25°56'29"E 186.13 feet to the point and place of beginning, containing 0.6392 Acre of land.



Calvin R. Allen
Calvin R. Allen
Land Surveyor

8903015/TXTVORX

8240-B MOSBY STREET, MANASSAS, VIRGINIA 22110 • (703) 368-7373 • METRO: 968-2996
308 WESTWOOD OFFICE PARK, FREDERICKSBURG, VIRGINIA 22401 • (703) 371-9673 • METRO: 690-7579

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(703) 591-6812 or 591-6563
FAX # (703) 591-8513

E. RINKER, P.E.
L.S. M. DETWILER, L.S.

ASSOCIATES
CALVIN R. ALLEN, L.S.
ROBERT M. BRENT, JR.
ELDRIDGE E. HOCKMAN, L.S.
CHARLES C. JACKSON
ANNE M. RAZANI, P.E.
STEVEN R. WEHLE, L.S.

MARCH 2, 1989

METES AND BOUNDS DESCRIPTION
PHASE 5
THE CHATEAUX, A CONDOMINIUM
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

Beginning at a point lying in a northwesterly line of the land of First Christian Church, said point being located S45°53'30"W 180.65 feet from a westerly line of Leesburg Pike, State Route No. 7 and also being the southeasterly corner of the land herein described; thence from the point of beginning and running with said line of the land of First Christian Church S45°53'30"W 117.97 feet to a corner with Previously Submitted Land, The Chateaux, A Condominium; thence running with the lines of said Previously Submitted Land N25°56'29"W 186.13 feet; and N05°46'20"W 12.77 feet to a point; thence N63°54'48"E 107.69 feet; and S25°56'29"E 161.61 feet to the point and place of beginning, containing 0.4622 Acre of Land.



Calvin R. Allen
Calvin R. Allen
Land Surveyor

8903016/TXTWORK

8240-B MOSBY STREET, MANASSAS, VIRGINIA 22110 • (703) 368-7373 • METRO: 968-2996
308 WESTWOOD OFFICE PARK, FREDERICKSBURG, VIRGINIA 22401 • (703) 371-8673 • METRO: 680-7579

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(703) 591-6812 or 591-6563
FAX # (703) 591-8513

D. E. RINKER, P.E.
JULIAS M. DETWILER, L.E.

ASSOCIATES
CALVIN R. ALLEN, L.S.
ROBERT N. BRENT, JR.
ELDRIDGE E. HOGGEMAN, L.S.
CHARLES C. JACKSON
AMIR H. RAZAVI, P.E.
STEVEN A. WHEAT, L.S.

March 2, 1989

METES AND BOUNDS DESCRIPTION
PHASE 6
THE CHATEAUX, A CONDOMINIUM
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

Beginning at a point lying in a westerly line of Leesburg Pike, State Route No. 7, said point being a corner between the land of First Christian Church and the land herein described; thence from the point of beginning and running with the line of the land of said First Christian Church S45°53'30"W 180.65 feet to a corner with Previously Submitted Land, The Chateaux, A Condominium; thence running with the lines of said Previously Submitted Land the following courses and distances: N25°56'29"W 161.61 feet; S63°54'48"W 107.69 feet; N05°46'20"W 41.00 feet; N31°21'22"E 123.54 feet; N61°20'26"W 2.28 feet; and N58°58'59"E 143.15 feet to a point lying in aforesaid westerly line of Leesburg Pike; thence with said line of Leesburg Pike S31°01'01"E 225.65 feet to the point and place of beginning, containing 1.0736 Acres of Land.



Calvin R. Allen
Calvin R. Allen
Land Surveyor

8903017/TXTWORK

9240-B MOSBY STREET, MANASSAS, VIRGINIA 22110 • (703) 368-7373 • METRO: 968-2996
308 WESTWOOD OFFICE PARK, FREDERICKSBURG, VIRGINIA 22401 • (703) 371-9673 • METRO: 690-7579

Order: SD45GRJ53
Address: 3113 Patrick Henry Dr Apt 523
Order Date: 01-28-2021
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COMMON ELEMENT INTEREST TABLE

UNIT IDENTIFYING NUMBER (GROUPED BY TYPE)	UNIT TYPE	APPROX. SIZE (SQ.FT.)	COMMON ELEMENT INTEREST PER UNIT	TOTAL NUMBER OF UNITS PER TYPE	TOTAL COMMON ELEMENT INTEREST PER TYPE
A	1 bedroom with terrace	611	3.44	2	6.88
B	1 bedroom deluxe	780	4.39	4	17.56
C	2 bedroom with one bathroom	1090.5	6.13	3	49.04
D	2 bedroom with two bathrooms	1180	6.63	4	<u>26.52</u>
					100.00

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BK7545 1665



FIRST AMENDMENT TO
CONDOMINIUM INSTRUMENTS TO
THE CHATEAUX, A CONDOMINIUM

THIS FIRST AMENDMENT TO CONDOMINIUM INSTRUMENTS is made
this 12th day of March, 1990, by CHATEAUX LIMITED
PARTNERSHIP, a Virginia limited partnership ("Declarant");

W I T N E S S E T H :

WHEREAS, by Declaration dated 28th of February, 1990 and
recorded on 31500 in Deed Book 7545 at Page
1397 of 222, among the land records of Fairfax County,
Virginia ("Declaration"), the Declarant did establish The
Chateaux, A Condominium ("Condominium") upon certain real
property in Fairfax County, Virginia, more particularly
described in said Declaration;

WHEREAS, Declarant desires at this time to expand the
Condominium by adding to the Condominium a certain parcel of
land, which parcel of land is more particularly described in
Exhibit "A" attached hereto, together with all improvements
located thereon.

NOW, THEREFORE, pursuant to the rights reserved by
Declarant, and in accordance with Article 4 of the Declaration
and in further accordance with Title 55, Section 79.63 of the
Code of Virginia, 1950 ed., as amended, Declarant does hereby
amend the Condominium Instruments to expand the Condominium by
adding to the Condominium that certain parcel of land owned by
Declarant located in Fairfax County, Virginia, described in
Exhibit "A" attached hereto, together with all improvements on
said land.

ARTICLE I. LOCATION OF BUILDINGS AND UNITS ADDED:

The addition of the land described in Exhibit "A" attached
hereto adds to the Condominium certain improvements, the
location and building dimensions of which are more particularly
shown on the Plat attached as Exhibit "D" hereto. Plans which
show the location of the Units and Common Elements within the
buildings added and which further designate an Identifying
Number for each Unit are attached as Exhibit "E" hereto. The
Plats and Plans attached as Exhibits "D" and "E" hereto are
hereby added to all other Plats and Plans previously filed for
the Condominium.

ARTICLE II. UNIT BOUNDARIES:

The Unit boundaries for the Units added by this First
Amendment To Condominium Instruments shall be exactly the same
as the Unit boundaries created by the Declaration.

Return To: NY Companies, Inc.
c/o The Barbara Elgin Group, LLC
11781 LEE JACKSON HWY, SUITE 260
FAIRFAX, VA 22033

LIGHT ORIGINAL

EX7545 1566

ARTICLE III. UNDIVIDED INTEREST IN COMMON ELEMENTS:

Pursuant to Section 55-79.56(b) of the Condominium Act, the Common Element Interests in the Condominium are hereby reallocated to each Unit in accordance with Exhibit "B" attached hereto. Pursuant to Section 55-79.73(c) of the Condominium Act, liability for common expenses and votes in the Unit Owners Association are similarly reallocated in proportion to the Common Element Interest allocated to each Unit hereby.

ARTICLE IV. CONFIRMATION OF CONDOMINIUM INSTRUMENTS:

Except as modified by this Amendment, all of the terms and provisions of the Condominium Instruments are hereby expressly ratified and confirmed and shall remain in full force and effect and shall be applicable to the Condominium Units and Common Elements created hereby.

IN WITNESS WHEREOF, The Chateaux Limited Partnership, a Virginia Limited Partnership, has caused this Instrument to be executed this 28th day of FEBRUARY, 1990.

CHATEAUX LIMITED PARTNERSHIP
a Virginia Limited Partnership

By NVDEVELOPMENT II, L.P.
a Virginia Limited Partnership

By NVHOMES II, L.P.
a Virginia Limited Partnership
its General Partner

By NVCOMPANIES, INC.
a Virginia Corporation
its General Partner

[Signature]

NAME: J. DAVID SITTLEZ
TITLE: ASSISTANT V. P.

LIGHT ORIGINAL

STATE OF VIRGINIA
COUNTY OF FAIRFAX, to-wit:

The foregoing Instrument was acknowledged before me this 28th day of FEBRUARY, 1990, by J. DAVID SITTLEZ as ASSISTANT VICE PRES of Chateaux Limited Partnership, on behalf of said Partnership.

[Signature]
NOTARY PUBLIC

My Commission Expires:
AUG. 10 1990

condom3
317.txt

EXHIBIT "A"

EK754:5 1667



RINKER-DETWILER & ASSOCIATES, P.C.

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Global Positioning System • Mapping

10505 Judicial Drive
P.O. Box 10126
FAIRFAX, VIRGINIA 22030

(703) 591-6812 or 591-6563
FAX # (703) 591-8513

JACK E. MILLER, P.E.
DOUGLAS M. DETWILER, L.S.

ASSOCIATES
CALVIN R. ALLEN, L.S.
ROBERT H. BRENT, JR.
ELWOOD E. ROCKMAN, L.S.
CHARLES C. JACKSON
AMR H. RAJAVI, P.E.
STEVEN A. WENZ, L.S.

February 1, 1989

METES AND BOUNDS DESCRIPTION
PHASE 2
THE CHATEAUX, A CONDOMINIUM
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

Beginning at a point lying in a southeasterly line of Patrick Henry Drive, State Route No. 2327, said point being a corner with Previously Submitted Land, The Chateaux, A Condominium and also being the northwesterly corner of the land herein described; thence from the point of beginning and running with the outline of the herein described parcel of land the following courses and distances: $S61^{\circ}20'26"E$ 199.49 feet; $S31^{\circ}21'22"W$ 123.54 feet; and $N55^{\circ}57'43"W$ 199.02 feet to a point lying in aforesaid southeasterly line of Patrick Henry Drive; thence with said line of Patrick Henry Drive with a curve to the left of radius 1331.02 feet (having chord of 104.85 feet, bearing $N31^{\circ}06'02"E$) an arc length of 104.87 feet to the point and place of beginning, containing 0.5201 Acre of land.



Calvin R. Allen
Calvin R. Allen
Land Surveyor

LIGHT ORIGINAL

8X7545 1668

Exhibit B
COMMON ELEMENT INTEREST TABLE

<u>Unit Number</u> <u>Designation</u>	<u>Size</u> <u>(Approximate Gross</u> <u>Sq. Ft. Per Unit</u>	<u>Common Element</u> <u>Interest Per Unit</u>
110	611	1.7342
111	611	1.7342
120	1,111	3.1533
121	1,172	3.3264
122	754	2.1400
123	1,111	3.1533
124	1,070	3.0369
125	1,172	3.3264
126	754	2.1400
127	1,070	3.0369
130	1,111	3.1533
131	1,160	3.2924
132	760	2.1571
133	1,111	3.1533
134	1,070	3.0369
135	1,160	3.2924
136	760	2.1571
137	1,070	3.0369
210	607	1.7228
211	607	1.7228
220	1,101	3.1249
221	1,163	3.3009
222	768	2.1798
223	1,113	3.1590
224	1,062	3.0142
225	1,163	3.3009
226	762	2.1627
227	1,070	3.0369
230	1,100	3.1220
231	1,157	3.2839
232	766	2.1741
233	1,104	3.1334
234	1,058	3.0029
235	1,157	3.2839
236	770	2.1855
237	1,067	3.0284
		<u>100</u>

LIGHT ORIGINAL

c:chateaux.1

Order: SD45GRJ53
Address: 3113 Patrick Henry Dr Apt 523
Order Date: 01-28-2021
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EX7545 1659

Exhibit C
To The Declaration

COMMON ELEMENT INTEREST TABLE

<u>Unit Number</u> <u>Designation</u>	<u>Size</u> <u>(Approximate Gross</u> <u>Sq. Ft. Per Unit</u>	<u>Common Element</u> <u>Interest Per Unit</u>
110	611	3.464
111	611	3.464
120	1,111	6.299
121	1,172	6.645
122	754	4.275
123	1,111	6.299
124	1,070	6.066
125	1,172	6.645
126	754	4.275
127	1,070	6.066
130	1,111	6.299
131	1,160	6.577
132	760	4.309
133	1,111	6.299
134	1,070	6.066
135	1,160	6.577
136	760	4.309
137	1,070	<u>6.066</u>
		100

c:chateaux

RECORDED & INDEXED

Order: SD45GRJ53
MAR 12 90
Address: 3113 Patrick Henry Dr Apt 523
RECORDED FAIRFAX CO VA
Date: 01-28-2021
TESTE: *[Signature]*
CLERK
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First Corrective Amendment to
Condominium Instruments of
The Chateaux, A Condominium

THIS FIRST CORRECTIVE AMENDMENT TO CONDOMINIUM INSTRUMENTS
OF THE CHATEAUX, A CONDOMINIUM is made this 16th day of March,
1990, by Chateaux Limited Partnership, a Virginia Limited
Partnership ("Declarant");

W I T N E S S E T H:

WHEREAS, by Declaration dated February 28, 1990 and
recorded in Deed Book 7545 at Page 1387 among the land records
of Fairfax County, Virginia ("Declaration") the Declarant did
establish The Chateaux, A Condominium ("Condominium") upon
certain real property in Fairfax County, Virginia, more
particularly described in said Declaration; and

WHEREAS, by First Amendment to Condominium Instruments to
The Chateaux, a Condominium ("First Amendment") dated March 12,
1990 and recorded in Deed Book 7545 at Page 1665 Declarant did
subject certain additional land more particularly described in
Exhibit "A" to said First Amendment to be "Phase 2" of said
Condominium; and

WHEREAS, said First Amendment contains an Exhibit "C"
which was not intended to be a portion of said document and
which should not have been contained therein.

NOW THEREFORE, pursuant to the rights reserved by the
Declarant in the Declaration, and further, in accordance with
Sections 55-79.54 and 55-79.72(F) of the Code of Virginia 1950
ed. as amended, the Declarant does hereby correct the aforesaid
First Amendment by deleting Exhibit "C" recorded at Deed Book
7545, at Page 1669, the intent being to remove said Exhibit "C"
from the First Amendment and have the remainder of said First
Amendment stand as recorded.

The Declarant does hereby confirm and ratify all of the
terms, conditions and covenants of the Declaration and First
Amendment, previously recorded as set forth above, as said
terms, conditions and covenants are amended herein.

BK7549 0182

Return to: Bankard & Beuther
2025 N. Hunter Ct., #501
Fairfax, VA 22031
Attn: Steve Norrall

83

IN WITNESS WHEREOF, Chateaux Limited Partnership has caused this First Corrective Amendment to be executed this 16th day of March, 1990.

CHATEAUX LIMITED PARTNERSHIP
a Virginia Limited Partnership

By: NVDEVELOPMENT II L.P.
a Virginia Limited Partnership
its General Partner

By: NVHOMES II L.P.
a Virginia Limited Partnership
its General Partner

By: NVCOMPANIES, INC.
a Virginia Corporation
its General Partner

By: 
NAME: J. David Sittler
TITLE: Assistant Vice-President

STATE OF VIRGINIA
COUNTY OF FAIRFAX, to wit:

The foregoing Instrument was acknowledged before me this 16th day of March, 1990, by J. David Sittler as Assistant Vice President of NVCompanies, Inc., general partner of NVDevelopment II L.P., general partner of NVHomes II L.P., general partner of Chateaux Limited Partnership, on behalf of said Partnership.

My Commission Expires:


NOTARY PUBLIC

condo3
330.tx

November 1, 1991

SECOND AMENDMENT TO
CONDOMINIUM INSTRUMENTS TO
THE CHATEAUX, A CONDOMINIUM

THIS SECOND AMENDMENT TO CONDOMINIUM INSTRUMENTS is made
this 15th day of MAY, 1990, by CHATEAUX LIMITED
PARTNERSHIP, a Virginia limited partnership ("Declarant");

W I T N E S S E T H :

WHEREAS, by Declaration dated 28th of February, 1990 and
recorded on March 12, 1990 in Deed Book 7545 at Page 1387 et
seq., among the land records of Fairfax County, Virginia
("Declaration"), the Declarant did establish The Chateaux, A
Condominium ("Condominium") upon certain real property in
Fairfax County, Virginia, more particularly described in said
Declaration;

WHEREAS, by amendments previously recorded among the land
records of Fairfax County, Virginia, Declarant has submitted
additional phases to the Condominium;

WHEREAS, Declarant desires at this time to expand the
Condominium by adding to the Condominium a certain parcel of
land, which parcel of land is more particularly described in
Exhibit "A" attached hereto, together with all improvements
located thereon.

NOW, THEREFORE, pursuant to the rights reserved by
Declarant, and in accordance with Article 4 of the Declaration
and in further accordance with Title 55, Section 79.63 of the
Code of Virginia, 1950 ed., as amended, Declarant does hereby
amend the Condominium Instruments to expand the Condominium by
adding to the Condominium that certain parcel of land owned by
Declarant located in Fairfax County, Virginia, described in
Exhibit "A" attached hereto, together with all improvements on
said land.

ARTICLE I. LOCATION OF BUILDINGS AND UNITS ADDED:

The addition of the land described in Exhibit "A" attached
hereto adds to the Condominium certain improvements, the
location and building dimensions of which are more particularly
shown on the Plat showing Phase Three (3) of the Condominium,
attached as Exhibit "D" hereto and incorporated herein by
reference. Plans which show the location of the Units and
Common Elements within the buildings added and which further
designate an Identifying Number for each Unit are attached as
Exhibit "E" hereto. The Plats and Plans attached as Exhibits
"D" and "E" hereto are hereby added to all other Plats and
Plans previously filed for the Condominium.

ARTICLE II. UNIT BOUNDARIES:

The Unit boundaries for the Units added by this Second
Amendment To Condominium Instruments shall be exactly the same
as the Unit boundaries created by the Declaration.

ARTICLE III. UNDIVIDED INTEREST IN COMMON ELEMENTS:

Pursuant to Section 55-79.56(b) of the Condominium Act,
the Common Element Interests in the Condominium are hereby
reallocated to each Unit in accordance with Exhibit "B"
attached hereto. Pursuant to Section 55-79.73(c) of the
Condominium Act, liability for common expenses and votes in the
Unit Owners Association are similarly reallocated in proportion
to the Common Element Interest allocated to each Unit hereby.

ARTICLE IV. CONFIRMATION OF CONDOMINIUM INSTRUMENTS:

Except as modified by this Amendment, all of the terms and
provisions of the Condominium Instruments are hereby expressly

8K7622 0548

DOCUMENT CONTROL NUMBER

DEM. DIVISION OF DESIGN REVIEW

7783-20-01-01-01

PLANS
EXHIBIT E
TO
DECLARATION

Order: SD45GRJ53
Address: 3113 Patrick Henry Dr Apt 523
Order Date: 01-28-2021
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PLATS
EXHIBIT D
TO
DECLARATION

Order: SD45GRJ53
Address: 3113 Patrick Henry Dr Apt 523
Order Date: 01-28-2021
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COMMON ELEMENT INTEREST TABLE

EXHIBIT C

TO

DECLARATION

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Address: 3113 Patrick Henry Dr Apt 523
Order Date: 01-28-2021
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ratified and confirmed and shall remain in full force and effect and shall be applicable to the Condominium Units and Common Elements of Phase three (3) created hereby.

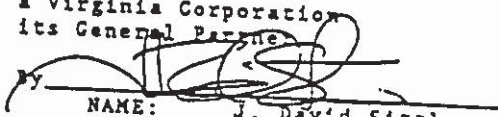
IN WITNESS WHEREOF, The Chateaux Limited Partnership, a Virginia Limited Partnership, has caused this Instrument to be executed this 15th day of MAY, 1990.

CHATEAUX LIMITED PARTNERSHIP
a Virginia Limited Partnership

By NVDEVELOPMENT II, L.P.
a Virginia Limited Partnership

By NVHOMES II, L.P.
a Virginia Limited Partnership
its General Partner

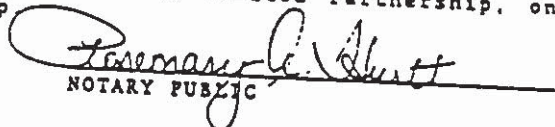
By NVCOMPANIES, INC.
a Virginia Corporation
its General Partner



NAME: J. David Sittler
TITLE: Assistant V.P.

STATE OF VIRGINIA
COUNTY OF FAIRFAX, to-wit:

15th The foregoing Instrument was acknowledged before me this 15th day of MAY, 1990, by J. David Sittler as Assistant Vice President of Chateaux Limited Partnership, on behalf of said Partnership


NOTARY PUBLIC

My Commission Expires:
AUGUST 10, 1990

EXHIBIT "A"



RINKER-DETWILER & ASSOCIATES, P.C.

BY 7622 0550

Engineering • Surveying • Land Planning
Global Positioning System • Mapping

10505 Judicial Drive
P.O. Box 10126
FAIRFAX, VIRGINIA 22030

(703) 591-6812 or 591-6563
FAX # (703) 591-8513

JACK E. RINKER, P.E.
DOUGLAS M. DETWILER, L.S.

ASSOCIATES
CALVIN R. ALLEN, L.S.
ROBERT H. BRETT, JR.
ELDRIDGE E. HOCKMAN, L.S.
CHARLES C. JACKSON
AMIR H. ALZAYI, P.E.
STEVEN R. WISHE, L.S.

February 1, 1989

METES AND BOUNDS DESCRIPTION
PHASE 3
THE CHATEAUX, A CONDOMINIUM
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

Beginning at a point lying in a southeasterly line of Patrick Henry Drive, State Route No. 2327, said point being a corner with Previously Submitted Land, The Chateaux, A Condominium and also being the northwesterly corner of the land herein described; thence from the point of beginning and running with the outline of the herein described parcel of land the following courses and distances: S55°57'43"E 199.02 feet; S05°46'20"E 77.17 feet; and S64°20'57"W 134.75 feet to a point lying in a line of the land of Jack T. Bradley; thence with the lines of the land of said Jack T. Bradley N34°40'05"W 64.00 feet; and N43°01'22"W 128.32 feet to a point lying in aforesaid southeasterly line of Patrick Henry Drive; thence with said line of Patrick Henry Drive with a curve to the left of radius 1331.02 feet (having chord of 123.70 feet, bearing N36°01'17"E) an arc length of 123.75 feet to the point and place of beginning, containing 0.7616 Acre of land.



Calvin R. Allen
Calvin R. Allen
Land Surveyor

Order: SD45GRJ53

Address: 3113 Patrick Henry Dr Apt 523

Order Date: 01-28-2021

Document not for resale

EXHIBIT B

COMMON ELEMENT INTEREST TABLE

<u>Unit Number Designation</u>	<u>Size (Approximate Gross Sq. Ft. Per Unit)</u>	<u>Common Element Interest Per Unit</u>
110	611	1.15457
111	611	1.15457
120	1,111	2.09940
121	1,172	2.21466
122	754	1.42479
123	1,111	2.09940
124	1,070	2.02192
125	1,172	2.21466
126	754	1.42479
127	1,070	2.02192
130	1,111	2.09940
131	1,160	2.19199
132	760	1.43613
133	1,111	2.09940
134	1,070	2.02192
135	1,160	2.19199
136	760	1.43613
137	1,070	2.02192
210	607	1.14701
211	607	1.14701
220	1,101	2.08050
221	1,163	2.19766
222	768	1.45125
223	1,113	2.10317
224	1,062	2.00680
225	1,163	2.19766
226	762	1.43991
227	1,070	2.02192
230	1,100	2.07861
231	1,157	2.18632
232	766	1.44747
233	1,104	2.08617
234	1,058	1.99924
235	1,157	2.18632
236	770	1.45503
237	1,067	2.01625
310	611	1.15457
311	611	1.15457
320	1,111	2.09940
321	1,177	2.22411
322	765	1.44558
323	1,109	2.09562
324	1,070	2.02192
325	1,177	2.22411
326	766	1.44747
327	1,063	2.00869
330	1,111	2.09940
331	1,173	2.21655
332	767	1.44936
333	1,111	2.09940
334	1,066	2.01436
335	1,169	2.20899
336	760	1.43613
337	1,070	2.02192

100%

md5/5.1
506.txt

Order: SD45GR J53
 JUL -2 90
 Address: 3113 Patrick Henry Dr Apt 523
 RECORDED FAIRFAX CO VA
 Order Date: 08/02/21
 Document: [Signature] with plat attached
 CLERK
 HomeWiseDocs

This Document is being re-recorded to attach the correct plats and plans as Exhibits "D" and "E".

THIRD AMENDMENT TO CONDOMINIUM INSTRUMENTS TO THE CHATEAUX, A CONDOMINIUM

THIS THIRD AMENDMENT TO CONDOMINIUM INSTRUMENTS is made this day of July, 1991, by CHATEAUX LIMITED PARTNERSHIP, a Virginia limited partnership ("Declarant");

WITNESSETH:

WHEREAS, by Declaration dated 28th of February, 1990 and recorded on March 12, 1990 in Deed Book 7545 at Page 1387 et seq., among the land records of Fairfax County, Virginia ("Declaration"), the Declarant did establish The Chateaux, A Condominium ("Condominium") upon certain real property in Fairfax County, Virginia, more particularly described in said Declaration;

WHEREAS, by amendments previously recorded among the land records of Fairfax County, Virginia, Declarant has submitted additional phases to the Condominium;

WHEREAS, Declarant desires at this time to expand the Condominium by adding to the Condominium a certain parcel of land, which parcel of land is more particularly described in Exhibit "A" attached hereto, together with all improvements located thereon.

NOW, THEREFORE, pursuant to the rights reserved by Declarant, and in accordance with Article 4 of the Declaration and in further accordance with Title 55, Section 79.63 of the Code of Virginia, 1950 ed., as amended, Declarant does hereby amend the Condominium Instruments to expand the Condominium by adding to the Condominium that certain parcel of land owned by Declarant located in Fairfax County, Virginia, described in Exhibit "A" attached hereto, together with all improvements on said land.

ARTICLE I. LOCATION OF BUILDINGS AND UNITS ADDED:

The addition of the land described in Exhibit "A" attached hereto adds to the Condominium certain improvements, the location and building dimensions of which are more particularly shown on the Plat showing Phase Four (4) of the Condominium, attached as Exhibit "D" hereto and incorporated herein by reference. Plans which show the location of the Units and Common Elements within the buildings added and which further designate an Identifying Number for each Unit are attached as Exhibit "E" hereto. The Plats and Plans attached as Exhibits "D" and "E" hereto are hereby added to all other Plats and Plans previously filed for the Condominium.

ARTICLE II. UNIT BOUNDARIES:

The Unit boundaries for the Units added by this Third Amendment to Condominium Instruments shall be exactly the same as the Unit boundaries created by the Declaration.

ARTICLE III. UNDIVIDED INTEREST IN COMMON ELEMENTS:

Pursuant to Section 55-79.56(b) of the Condominium Act, the Common Element Interests in the Condominium are hereby reallocated to each Unit in accordance with Exhibit "B" attached hereto. Pursuant to Section 55-79.73(c) of the Condominium Act, liability for common expenses and votes in the Unit Owners Association are similarly reallocated in proportion to the Common Element Interest allocated to each Unit hereby.

ARTICLE IV. CONFIRMATION OF CONDOMINIUM INSTRUMENTS:

Except as modified by this Amendment, all of the terms and provisions of the Condominium Instruments are hereby expressly

8K7877 0504

NR 1868 0586

91 101606

AUG 12

2:23

U.M. DIVISION OF DESIGN REVIEW DOCUMENT CONTROL NUMBER 7783-RP-105-A-111

Law Office BANKERT & BETHEL, P.C. 1023 Hamaker Court Fairfax, VA 22031 876-8484

U.M. DIVISION OF DESIGN REVIEW DOCUMENT CONTROL NUMBER 7783-RP-105-A-111

Address: 3113 Patrick Henry Dr Apt 523

Document not for resale Homevisedocs

ratified and confirmed and shall remain in full force and effect and shall be applicable to the Condominium Units and Common Elements of Phase four (4) created hereby.

IN WITNESS WHEREOF, The Chateaux Limited Partnership, a Virginia Limited Partnership, has caused this Instrument to be executed this 30th day of July, 1991.

CHATEAUX LIMITED PARTNERSHIP
a Virginia Limited Partnership

By NVDEVELOPMENT II, L.P.
a Virginia Limited Partnership

By NVHOMES II, L.P.
a Virginia Limited Partnership
its General Partner

By NVCOMPANIES, INC.
a Virginia Corporation
its General Partner

By Frank W. Swendsen
NAME:
TITLE:

STATE OF VIRGINIA
COUNTY OF FAIRFAX, to-wit:

The foregoing Instrument was acknowledged before me this 30 day of July, 1991, by Frank W. Swendsen Assistant Vice President of Chateaux Limited Partnership, on behalf of said Partnership.

Jamara L. Jones
NOTARY PUBLIC

My Commission Expires:
8-31-94

RETURN TO
BANKERT & NORAIR, P.C.
3025 HAMAKER COURT
FAIRFAX, VA 22031

Order: 3113 Patrick Henry Dr Apt 523
Address: 3113 Patrick Henry Dr Apt 523
Order Date: 01-28-2021
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EXHIBIT B

COMMON ELEMENT INTEREST TABLE

Unit Number Designation	Size (Approximate Gross Sq. Ft. Per Unit)	Common Element Interest Per Unit
110	611	
111	611	.86555
120	611	.86555
121	1,111	1.57385
122	1,172	1.66027
123	754	1.06812
124	1,111	1.57385
125	1,070	1.51577
126	1,172	1.66027
127	754	1.06812
130	1,070	1.66027
131	1,111	1.57385
132	1,160	1.64327
133	760	1.07662
134	1,111	1.57385
135	1,070	1.51577
136	1,160	1.64327
137	760	1.07662
210	1,070	1.51577
211	607	.85988
220	607	.85988
221	1,101	1.55969
222	1,163	1.64752
223	768	1.08796
224	1,113	1.57669
225	1,062	1.50444
226	1,163	1.64752
227	762	1.07946
230	1,070	1.51577
231	1,100	1.55827
232	1,157	1.63902
233	766	1.08512
234	1,104	1.56394
235	1,058	1.49877
236	1,157	1.63902
237	770	1.09079
310	1,067	1.51152
311	611	.86555
320	611	.86555
321	1,111	1.57385
322	1,177	1.66735
323	765	1.08371
324	1,109	1.57102
325	1,070	1.51577
326	1,177	1.66735
327	766	1.08512
330	1,063	1.50586
331	1,111	1.57385
332	1,173	1.66168
333	767	1.08654
334	1,111	1.57385
335	1,066	1.51011
336	1,169	1.65602
337	760	1.07662
610	1,070	1.51577
611	612	.86696
620	607	.85988
621	1,110	1.57244
622	784	1.11062
623	1,160	1.64327
624	1,112	1.57527
625	1,067	1.51152
626	768	1.08796
627	1,160	1.64327
	1,064	1.50727

BK7877 0507

<u>Unit Number Designation</u>	<u>(Approximate Gross Sq. Ft. Per Unit</u>	<u>Common Element Interest Per Unit</u>
630	1,110	1.57244
631	780	1,10495
632	1,160	1.64327
633	1,114	1.57810
634	1,066	1.51011
635	778	1.10212
636	1,160	1.64327
637	1.059	1.50019
		100¢

BK7877 0508

md5/5.1
506.txt

md5/5.1
506.txt

with plat attached

AUG 12 91
RECORDED FAIRFAX CO VA
TESTE: [Signature]
CLERK

RETURN TO
BANKERT & NORAIR, P.C.
3025 HAMAKER COURT
FAIRFAX, VA 22031

with plat attached

JUL 31 91
RECORDED FAIRFAX CO VA
TESTE: [Signature]
CLERK

Order: 523
Address: 3113 Patrick Henry Dr Apt 523
Order Date: 01-28-2021
Document not for resale
HomeWiseDocs

**FOURTH AMENDMENT TO
CONDOMINIUM INSTRUMENTS TO
THE CHATEAUX, A CONDOMINIUM**

THIS FOURTH AMENDMENT TO CONDOMINIUM INSTRUMENTS is made this _____ day of _____, 1991, by CHATEAUX LIMITED PARTNERSHIP, a Virginia limited partnership ("Declarant");

W I T N E S S E T H :

WHEREAS, by Declaration dated 28th of February, 1990 and recorded on March 12, 1990 in Deed Book 7545 at Page 1387 at SEQ., among the land records of Fairfax County, Virginia ("Declaration"), the Declarant did establish The Chateaux, A Condominium ("Condominium") upon certain real property in Fairfax County, Virginia, more particularly described in said Declaration;

WHEREAS, by amendments previously recorded among the land records of Fairfax County, Virginia, Declarant has submitted additional phases to the Condominium;

WHEREAS, Declarant desires at this time to expand the Condominium by adding to the Condominium a certain parcel of land, which parcel of land is more particularly described in Exhibit "A" attached hereto, together with all improvements located thereon.

NOW, THEREFORE, pursuant to the rights reserved by Declarant, and in accordance with Article 4 of the Declaration and in further accordance with Title 55, Section 79.63 of the Code of Virginia, 1950 ed., as amended, Declarant does hereby amend the Condominium Instruments to expand the Condominium by adding to the Condominium that certain parcel of land owned by Declarant located in Fairfax County, Virginia, described in Exhibit "A" attached hereto, together with all improvements on said land.

ARTICLE I. LOCATION OF BUILDINGS AND UNITS ADDED:

The addition of the land described in Exhibit "A" attached hereto adds to the Condominium certain improvements, the location and building dimensions of which are more particularly shown on the Plat showing Phase Five (5) of the Condominium, attached as Exhibit "D" hereto and incorporated herein by reference. Plans which show the location of the Units and Common Elements within the buildings added and which further designate an Identifying Number for each Unit are attached as Exhibit "E" hereto. The Plats and Plans attached as Exhibits "D" and "E" hereto are hereby added to all other Plats and Plans previously filed for the Condominium.

ARTICLE II. UNIT BOUNDARIES:

The Unit boundaries for the Units added by this Fourth Amendment To Condominium Instruments shall be exactly the same as the Unit boundaries created by the Declaration.

ARTICLE III. UNDIVIDED INTEREST IN COMMON ELEMENTS:

Pursuant to Section 55-79.56(b) of the Condominium Act, the Common Element Interests in the Condominium are hereby reallocated to each Unit in accordance with Exhibit "B" attached hereto. Pursuant to Section 55-79.73(c) of the Condominium Act, liability for common expenses and votes in the Unit Owners Association are similarly reallocated in proportion to the Common Element Interest allocated to each Unit hereby.

ARTICLE IV. CONFIRMATION OF CONDOMINIUM INSTRUMENTS:

Except as modified by this Amendment, all of the terms and provisions of the Condominium Instruments are hereby expressly

Law Office
SANDRETT & BETHEL, P.C.
2623 Mountain Court
Fairfax, VA 22031
576-0484

R7910 1045

BK7910 1846

ratified and confirmed and shall remain in full force and effect and shall be applicable to the Condominium Units and Common Elements of Phase five (5) created hereby.

IN WITNESS WHEREOF, The Chateaux Limited Partnership, a Virginia Limited Partnership, has caused this Instrument to be executed this _____ day of _____, 1991.

CHATEAUX LIMITED PARTNERSHIP
a Virginia Limited Partnership

By NVDEVELOPMENT II L.P.
a Virginia Limited Partnership

By NVHOMES II L.P.
a Virginia Limited Partnership
its General Partner

By NVCOMPANIES, INC.
a Virginia Corporation
its General Partner

By Frank W. Smerbeck
FRANK W. SMERBECK
Assistant Vice President

STATE OF VIRGINIA
COUNTY OF FAIRFAX, to-wit:

The foregoing Instrument was acknowledged before me this 17th day of September, 1991, by Frank W. Smerbeck as Assistant Vice President of NVCompanies, Inc., general partner of NVHomes II L.P., general partner of NVDevelopment II L.P., general partner of Chateaux Limited Partnership.

Madeline K. Kline
NOTARY PUBLIC

My Commission Expires:
1/25/92

cccd03
233-101

Law Office
BANKER & BRYAN, P.C.
2023 Hunter Court
Fairfax, VA 22031
576-0481

EX-7910 1047



RINKER-DETWILER & ASSOCIATES, P.C.

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10505 Judicial Drive
P.O. Box 10128
FAIRFAX, VIRGINIA 22030


(703) 591-8812 or 591-8553
FAX # (703) 591-8513

EXHIBIT "A"

March 2, 1990

METES AND BOUNDS DESCRIPTION
PHASE 5
THE CHATEAUX, A CONDOMINIUM
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

Beginning at a point lying in a northwesterly line of the land of First Christian Church, said point being located S45°53'30"W 160.12 feet from a westerly line of Leesburg Pike, State Route No. 7 and also being the southeasterly corner of the land herein described; thence from the point of beginning and running with said line of the land of First Christian Church S45°53'30"W 117.97 feet to a point; thence with the outline of the herein described parcel of land N25°56'29"W 186.13 feet to a corner with Previously Submitted Land, The Chateaux, A Condominium; thence running with the lines of said Previously Submitted Land N05°46'20"W 12.77 feet; N63°54'48"E 107.69 feet; and S25°56'29"E 161.61 feet to the point and place of beginning, containing 0.4622 Acre of Land.


Calvin R. Allen
Land Surveyor



9003002/TXTWORK

8240-B MOSBY STREET, MANASSAS, VIRGINIA 22110 • (703) 368-7373 • METRO: 968-2988
302 WESTWOOD OFFICE PARK, FREDERICKSBURG, VIRGINIA 22401 • (703) 371-9673 • METRO: 880-7579

92 069963

APR 27 1992

FIFTH AMENDMENT TO
CONDOMINIUM INSTRUMENTS TO
THE CHATEAUX, A CONDOMINIUM

THIS FIFTH AMENDMENT TO CONDOMINIUM INSTRUMENTS is made this
22nd day of April, 1992; by CHATEAUX LIMITED
PARTNERSHIP, a Virginia limited partnership ("Declarant");

WITNESSETH:

WHEREAS, by Declaration dated 28th of February, 1990 and recorded on March 12, 1990 in Deed-BOOK 7515-1st Page 1387 at Reg., among the land records of Fairfax County, Virginia ("Declaration"), the Declarant did establish The Chateau, A Condominium ("Condominium") upon certain real property in Fairfax County, Virginia, more particularly described in said Declaration;

WHEREAS, by amendments previously recorded among the land records of Fairfax County, Virginia, Declarant has submitted additional phases to the Condominium;

WHEREAS, Declarant desires at this time to expand the Condominium by adding to the Condominium a certain parcel of land, which parcel of land is more particularly described in Exhibit "A" attached hereto, together with all improvements located thereon.

NOW, THEREFORE, pursuant to the rights reserved by Declarant, and in accordance with Article 4 of the Declaration and in further accordance with Title 55, Section 79.63 of the Code of Virginia, 1950 ed., as amended, Declarant does hereby amend the Condominium Instruments to expand the Condominium by adding to the Condominium that certain parcel of land owned by Declarant located in Fairfax County, Virginia, described in Exhibit "A" attached hereto, together with all improvements on said land.

ARTICLE I. LOCATION OF BUILDINGS AND UNITS ADDED:

The addition of the land described in Exhibit "A" attached hereto adds to the Condominium certain improvements, the location and building dimensions of which are more particularly shown on the Plat showing Phase Six (6) of the Condominium, attached as Exhibit "D" hereto and incorporated herein by reference. Plans which show the location of the Units and Common Elements within the buildings added and which further designate an Identifying Number for each Unit are attached as Exhibit "E" hereto. The Plats and Plans attached as Exhibits "D" and "E" hereto are hereby added to all other Plats and Plans previously filed for the Condominium.

ARTICLE II. UNIT BOUNDARIES:

The Unit boundaries for the Units added by this Fifth Amendment To Condominium Instruments shall be exactly the same as the Unit boundaries created by the Declaration.

ARTICLE III. UNDIVIDED INTEREST IN COMMON ELEMENTS:

Pursuant to Section 55-79.56(b) of the Condominium Act, the Common Element Interests in the Condominium are hereby reallocated to each Unit in accordance with Exhibit "B" attached hereto. Pursuant to Section 55-79.73(c) of the Condominium Act, liability for common expenses and votes in the Unit Owners Association are similarly reallocated in proportion to the Common Element Interest allocated to each Unit hereby.

ARTICLE IV. CONFIRMATION OF CONDOMINIUM INSTRUMENTS:

Except as modified by this Amendment, all of the terms and provisions of the Condominium Instruments are hereby expressly

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BANKERT & MORAIR, P.C.
3025 Hamaker Court
Fairfax, VA 22031
576-0484

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3025 HAMAKER COURT
FAIRFAX, VA 22031

8X8105 1375

BK8105 1376

ratified and confirmed and shall remain in full force and effect and shall be applicable to the Condominium Units and Common Elements of Phase six (6) created hereby.

IN WITNESS WHEREOF, The Chateaux Limited Partnership, a Virginia Limited Partnership, has caused this Instrument to be executed this 22nd day of April, 1992.

CHATEAUX LIMITED PARTNERSHIP
a Virginia Limited Partnership

By NVDEVELOPMENT II L.P.
a Virginia Limited Partnership

By NVHOMES II L.P.
a Virginia Limited Partnership
its General Partner

By NVCOMPANIES, INC.
a Virginia Corporation
its General Partner

By Frank W. Smerbeck
FRANK W. SMERBECK
Assistant Vice President

STATE OF VIRGINIA
COUNTY OF FAIRFAX, to-wit:

The foregoing Instrument was acknowledged before me this 22nd day of April, 1992, by Frank W. Smerbeck as Assistant Vice President of NVCompanies, Inc., general partner of NVHomes II L.P., general partner of NVDevelopment II L.P., general partner of Chateaux Limited Partnership.

[Signature]
NOTARY PUBLIC

My Commission Expires:
August 31, 1996

cc:sd45
333.txt

BK8105 1377



RINKER-DETWILER & ASSOCIATES, P.C.

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10606 Judicial Drive
P.O. Box 10128
FAIRFAX, VIRGINIA 22030

(703) 861-8612 or 861-8663
FAX # (703) 861-8513

EXHIBIT "A"

March 2, 1990

**METES AND BOUNDS DESCRIPTION
PHASE 6
THE CHATEAUX, A CONDOMINIUM
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA**

Beginning at a point lying in a northwesterly line of the land of First Christian Church, said point being located $S45^{\circ}53'30"W$ 278.09 feet from a westerly line of Leesburg Pike, State Route No. 7 and also being the southeasterly corner of the land herein described; thence from the point of beginning and running with said lines of the land of First Christian Church $S45^{\circ}53'30"W$ 120.09 feet; and $S30^{\circ}44'37"W$ 42.81 feet to a corner with the land of Jack T. Bradley; thence with the line of the land of said Jack T. Bradley $N24^{\circ}08'58"W$ 225.92 feet to a corner with Previously Submitted Land, The Chateaux, A Condominium; thence running with the lines of said Previously Submitted Land $N64^{\circ}20'57"E$ 134.75 feet; $N05^{\circ}46'20"W$ 23.40 feet; and $S25^{\circ}56'29"E$ 186.13 feet to the point and place of beginning, containing 0.6392 Acre of land.



Calvin R. Allen
Calvin R. Allen
Land Surveyor

9003001/TXTWORK

8240-B MOSBY STREET, MANASSAS, VIRGINIA 22110 • (703) 366-7373 • METRO: 866-2868
302 WESTWOOD OFFICE PARK, FREDERICKSBURG, VIRGINIA 22401 • (703) 371-8673 • METRO: 800-7578

EXHIBIT B

COMMON ELEMENT INTEREST TABLE

Unit Number Designation	Size (Approximate Gross Sq. Ft. Per Unit)	Common Element Interest Per Unit
110	611	.69246
111	611	.69246
120	1,111	1.25912
121	1,172	1.32826
122	754	.85453
123	1,111	1.25912
124	1,070	1.21266
125	1,172	1.32826
126	754	.85453
127	1,070	1.21266
130	1,111	1.25912
131	1,160	1.31466
132	760	.86133
133	1,111	1.25912
134	1,070	1.21266
135	1,160	1.31466
136	760	.86133
137	1,070	1.21266
210	607	.68793
211	607	.68793
220	1,101	1.24779
221	1,163	1.31806
222	768	.87039
223	1,113	1.26139
224	1,062	1.20359
225	1,163	1.31806
226	762	.86359
227	1,070	1.21266
230	1,100	1.24666
231	1,157	1.31126
232	766	.86813
233	1,104	1.25119
234	1,058	1.19906
235	1,157	1.31126
236	770	.87266
237	1,067	1.20925
310	611	.69246
311	611	.69246
320	1,111	1.25912
321	1,177	1.33392
322	765	.86699
323	1,109	1.25686
324	1,070	1.21266
325	1,177	1.33392
326	766	.86813
327	1,063	1.20472
330	1,111	1.25912
331	1,173	1.32939
332	767	.86926
333	1,111	1.25912
334	1,066	1.20812
335	1,169	1.32486
336	760	.86133
337	1,070	1.21266
610	612	.69359
611	607	.68793
620	1,110	1.25799
621	784	.88853
622	1,160	1.31466
623	1,112	1.26026
624	1,067	1.20926
625	768	.870393
626	1,160	1.31466
627	1,064	1.20586

Order: SD45GRJ53

Address: 3113 Patrick Henry Dr Apt 523

Order Date: 01-28-2021

Document not for resale

HomeWiseDocs

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Unit Number Designation	(Approximate Gross Sq. Ft. Per Unit	Common Element Interest Per Unit
630	1,110	1.25799
631	780	.88399
632	1,160	1.31466
633	1,114	1.26282
634	1,066	1.20812
635	778	.88173
636	1,160	1.31466
637	1,059	1.20019
510	608	.88906
511	609	.89019
520	1,115	1.26366
521	766	.86813
522	1,163	1.31806
523	1,108	1.2534
524	1,061	1.20246
525	776	.87946
526	1,163	1.31806
527	1,072	1.21492
530	1,105	1.25232
531	770	.87266
532	1,166	1.32146
533	1,107	1.25459
534	1,060	1.20132
535	778	.88173
536	1,163	1.31806
537	1,057	1.19792

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SEP 27 91
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 TESTE: *KCB*
 CLERK

EXHIBIT B

COMMON ELEMENT INTEREST TABLE

Unit Number Designation	Size (Approximate Gross Sq. Ft. Per Unit)	Common Element Interest Per Unit
110	611	.576953
111	611	.576953
120	1,111	1.049093
121	1,172	1.106693
122	754	.711985
123	1,111	1.049093
124	1,070	1.010377
125	1,172	1.106693
126	754	.711985
127	1,070	1.010377
130	1,111	1.049093
131	1,160	1.095362
132	760	.717651
133	1,111	1.049093
134	1,070	1.010377
135	1,160	1.095362
136	760	.717651
137	1,070	1.010377
210	607	.573176
211	607	.573176
220	1,101	1.039650
221	1,163	1.098195
222	768	.725205
223	1,113	1.050981
224	1,062	1.002823
225	1,163	1.098195
226	762	.719539
227	1,070	1.010377
230	1,100	1.038705
231	1,157	1.092529
232	766	.723317
233	1,104	1.042483
234	1,058	.999046
235	1,157	1.092529
236	770	.727094
237	1,067	1.007544
310	611	.576953
311	611	.576953
320	1,111	1.049093
321	1,177	1.111415
322	765	.722372
323	1,109	1.047204
324	1,070	1.010377
325	1,177	1.111415
326	766	.723317
327	1,063	1.003767
330	1,111	1.049093
331	1,173	1.107638
332	767	.724261
333	1,111	1.049093
334	1,066	1.006600
335	1,169	1.103861
336	760	.717651
337	1,070	1.010377
610	612	.577898
611	607	.573176
620	1,110	1.048148
621	784	.740314
622	1,160	1.095362
623	1,112	1.050037
624	1,067	1.007544
625	768	.725205
626	1,160	1.095362

Order: SD45GRJ53

Address: 3113 Patrick Henry Dr Apt 523

Order Date: 01-28-2021

Document not for resale

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627	1,064	1.004711
630	1,110	1.048148
631	780	734648
632	1,160	1.095362
633	1,114	1.051925
634	1,066	1.006600
635	778	.734648
636	1,160	1.095362
637	1,059	.999990
510	608	.574121
511	609	.575065
520	1,115	1.052870
521	766	723317
522	1,163	1.098195
523	1,106	1.044371
524	1,061	1.001879
525	776	.732759
526	1,163	1.098195
527	1,072	1.012266
530	1,105	1.043427
531	770	.727094
532	1,166	1.101028
533	1,107	1.045315
534	1,060	1.000934
535	778	.734648
536	1,163	1.098195
537	1,057	.998102
410	611	.576953
411	611	.576953
420	1,102	1.040594
421	765	.722372
422	1,166	1.101028
423	1,111	1.049093
424	1,070	1.010377
425	764	.721428
426	1,172	1.106693
427	1,063	1.003767
430	1,116	1.053814
431	767	.724261
432	1,166	1.101028
433	1,118	1.055702
434	1,064	1.004711
435	765	.722372
436	1,166	1.101028
437	1,068	1.008482

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with plot attached

APR 27 1992

RECORDED FAIRFAX CO VA

TESTER
R. J. Figg
CLERK

27 017110

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THE CHATEAUX, A CONDOMINIUM

AMENDMENT TO DECLARATION
ASSIGNING LIMITED COMMON ELEMENT PARKING SPACES

THIS AMENDMENT is made as of this 16th day of November, 1994 by the Chateaux, a Condominium Unit Owners Association.

Pursuant to the provisions of §55-79.57 of the Code of Virginia, known as the Virginia Condominium Act (the "Act"), the Chateaux, a Condominium Unit Owners Association hereby amends its Declaration for the purpose of assigning parking spaces as limited common elements for the exclusive use of certain unit owners whose condominium units such parking spaces shall become appurtenant.

WHEREAS, the Declarant has executed a Declaration, recorded at Deed Book 7545, at Page 1387, in the land records of Fairfax County, providing for the submission of certain land described therein, together with the buildings and improvements erected thereon, to the provisions of the Act, and thereby established the condominium known as the Chateaux, a Condominium ("Condominium"); and

WHEREAS, a portion of the Condominium common elements are designated as limited common element parking spaces; and

WHEREAS, the Declarant did not prepare or record an Amendment to the Declaration effectuating the assignment of common elements as limited common elements in accordance with the rights reserved in the Declaration, but has reflected an intention to make such assignments in deeds conveying units; and

WHEREAS, the Unit Owners Association desires to execute and record an Amendment to the Declaration to effectuate the assignment of limited common element parking space G to Condominium Unit 224, 3125 Patrick Henry Drive, Falls Church, Virginia 22044, owned by Ronald J./Pica and Barbara J./Pica, pursuant to §55-79.57 of the Virginia Code.

NOW, THEREFORE, the Association hereby amends its Declaration as follows:

1. Parking Space G is hereby assigned to Condominium Unit No. 224, 3125 Patrick Henry Drive, Falls Church, Virginia 22044, together with all rights and obligations with respect to such limited common element parking space. This assignment shall be effective upon the recordation of this Amendment.

2. Except as modified by this Amendment, all the terms and provisions of the Condominium Declaration are expressly ratified and confirmed, and shall remain in full force and effect.

Order: SD45GRJ53
Address: 3113 Patrick Henry Dr Apt 523
Order Date: 01-28-2021
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HomeWiseDocs

Return to: Raymond A. Ceresa
Rees, Broome & Diaz
8133 Leesburg Pike, 9th Floor
Vienna, Virginia 22182

CONSIDERATION: \$1,2. 00

EX 9350 0755

IN WITNESS WHEREOF, the President of the Chateaux, A Condominium Unit Owners Association, has signed this Amendment, pursuant to due and proper authority duly heretofore had, and the unit owners have signed, as of the date first written above.

THE CHATEAUX, A CONDOMINIUM UNIT OWNERS ASSOCIATION

By: Jackson C. Shockley
Jackson C. Shockley, President

Ronald J. Pica
Ronald J. Pica
3125 Patrick Henry Drive, Unit 224
Falls Church, Virginia 22044

Barbara J. Pica
Barbara J. Pica
3125 Patrick Henry Drive, Unit 224
Falls Church, Virginia 22044

STATE OF Virginia
COUNTY OF Chenandoth

I, the undersigned Notary Public in and for the ~~county~~ ^{jurisdiction} and state aforesaid, do hereby certify that Jackson C. Shockley, whose name is signed to the foregoing Amendment to Declaration, bearing the date of the 16th day of November 1994, has acknowledged the same before me in my county ^{jurisdiction} aforesaid.

Given under my hand this 31st day of January 1995.

Bill J. Brittan
Notary Public

My Commission Expires:
4/30/96

BK 9350 0757

STATE OF Virginia
COUNTY OF Fairfax

I, the undersigned Notary Public in and for the county and state aforesaid, do hereby certify that Ronald J. Pica, whose name is signed to the foregoing Amendment to Declaration, bearing the date of the 16 day of November, 1994, has acknowledged the same before me in my county aforesaid.

Given under my hand this 16 day of November, 1994.

[Signature]
Notary Public Nanette M Lester

My Commission Expires:
My Commission Expires December 31, 1998

STATE OF VA
COUNTY OF ARL

I, the undersigned Notary Public in and for the county and state aforesaid, do hereby certify that Barbara J. Pica, whose name is signed to the foregoing Amendment to Declaration, bearing the date of the 22 day of Nov, 1994, has acknowledged the same before me in my county aforesaid.

Given under my hand this 22 day of November, 1994.

[Signature]
Notary Public

My Commission Expires:
4/30/97

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FEB-9 95
RECORDED FAIRFAX CO VA
TESTE: [Signature]

95-003240

95 JAN -9

2:06

Return to: Raymond A. Ceresa
Rees, Broome & Diaz
8133 Leesburg Pike, 5 Floor
Vienna, Virginia 22182

CONSIDERATION: \$1,200.00

95 9332 2075

THE CHATEAUX, A CONDOMINIUM

AMENDMENT TO DECLARATION
ASSIGNING LIMITED COMMON ELEMENT PARKING SPACES

THIS AMENDMENT is made as of this 1st day of December, 1994 by the Chateaux, a Condominium Unit Owners Association.

Pursuant to the provisions of §55-79.57 of the Code of Virginia, known as the Virginia Condominium Act (the "Act"), the Chateaux, a Condominium Unit Owners Association hereby amends its Declaration for the purpose of assigning parking spaces as limited common elements for the exclusive use of certain unit owners whose condominium units such parking spaces shall become appurtenant.

WHEREAS, the Declarant has executed a Declaration, recorded at Deed Book 7545, at Page 1387, in the land records of Fairfax County, providing for the submission of certain land described therein, together with the buildings and improvements erected thereon, to the provisions of the Act, and thereby established the condominium known as the Chateaux, a Condominium ("Condominium"); and

WHEREAS, a portion of the Condominium common elements are designated as limited common element parking spaces; and

WHEREAS, the Declarant did not prepare or record an Amendment to the Declaration effectuating the assignment of common elements as limited common elements in accordance with the rights reserved in the Declaration, but has reflected an intention to make such assignments in deeds conveying units; and

WHEREAS, the Unit Owners Association desires to execute and record an Amendment to the Declaration to effectuate the assignment of limited common element parking space T to Condominium Unit 222, 3127 Patrick Henry Drive, Falls Church, Virginia 22044, owned by Iris E. Wilken, pursuant to §55-79.57 of the Virginia Code.

NOW, THEREFORE, the Association hereby amends its Declaration as follows:

1. Parking Space T is hereby assigned to Condominium Unit No. 222, 3127 Patrick Henry Drive, Falls Church, Virginia 22044, together with all rights and obligations with respect to such limited common element parking space. This assignment shall be effective upon the recordation of this Amendment.

2. Except as modified by this Amendment, all the terms and provisions of the Condominium Declaration are expressly ratified and confirmed, and shall remain in full force and effect.

Order: SD45GRJ53
Address: 3113 Patrick Henry Dr Apt 523
Order Date: 01-28-2021
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95-03241

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THE CHATEAUX, A CONDOMINIUM

AMENDMENT TO DECLARATION
ASSIGNING LIMITED COMMON ELEMENT PARKING SPACES

THIS AMENDMENT is made as of this 17th day of November, 1994 by the Chateaux, a Condominium Unit Owners Association.

Pursuant to the provisions of §55-79.57 of the Code of Virginia, known as the Virginia Condominium Act (the "Act"), the Chateaux, a Condominium Unit Owners Association hereby amends its Declaration for the purpose of assigning parking spaces as limited common elements for the exclusive use of certain unit owners whose condominium units such parking spaces shall become appurtenant.

WHEREAS, the Declarant has executed a Declaration, recorded at Deed Book 7545, at Page 1387, in the land records of Fairfax County, providing for the submission of certain land described therein, together with the buildings and improvements erected thereon, to the provisions of the Act, and thereby established the condominium known as the Chateaux, a Condominium ("Condominium"); and

WHEREAS, a portion of the Condominium common elements are designated as limited common element parking spaces; and

WHEREAS, the Declarant did not prepare or record an Amendment to the Declaration effectuating the assignment of common elements as limited common elements in accordance with the rights reserved in the Declaration, but has reflected an intention to make such assignments in deeds conveying units; and

WHEREAS, the Unit Owners Association desires to execute and record an Amendment to the Declaration to effectuate the assignment of limited common element parking space P to Condominium Unit 111, 3101 Patrick Henry Drive, Falls Church, Virginia 22044, owned by Patricia M. Cox, formerly known as Patricia M. O'Leary, pursuant to §55-79.57 of the Virginia Code.

NOW, THEREFORE, the Association hereby amends its Declaration as follows:

1. Parking Space P is hereby assigned to Condominium Unit No. 111, 3101 Patrick Henry Drive, Falls Church, Virginia 22044, together with all rights and obligations with respect to such limited common element parking space. This assignment shall be effective upon the recordation of this Amendment.
2. Except as modified by this Amendment, all the terms and provisions of the Condominium Declaration are expressly ratified and confirmed, and shall remain in full force and effect.

Order: SD45GRJ53
Address: 3113 Patrick Henry Dr Apt 523
Order Date: 01-28-2021
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RAYMOND A. LERESA
Rees, Broome & Diaz
8133 Leesburg Pike, 9th Floor
Vienna, Virginia 22182

RELUAN LU

CONSIDERATION: \$1,200.00

09 0332 0078

BK 9 32 0077

STATE OF Virginia
COUNTY OF Fairfax

I, the undersigned Notary Public in and for the county and state aforesaid, do hereby certify that Iris E. Wilken, whose name is signed to the foregoing Amendment to Declaration, bearing the date of the 1st day of December, 1994, has acknowledged the same before me in my county aforesaid.

Given under my hand this 1st day of December, 1994.

Ann B. Wolf
Notary Public

My Commission Expires:
30 September 1996

H:\WPDATA\CLIENT\03103438\941025W.AMB

JAN -9 95

RECORDED FAIRFAX CO VA
TESTE: [Signature]

Order: SD45GRJ53
Address: 3113 Patrick Henry Dr Apt 523
Order Date: 01-28-2021
Document not for resale
HomeWiseDocs

L 9332 0079

IN WITNESS WHEREOF, the President of the Chateaux, A Condominium Unit Owners Association, has signed this Amendment, pursuant to due and proper authority duly heretofore had, and the unit owners have signed, as of the date first written above.

THE CHATEAUX, A CONDOMINIUM UNIT OWNERS ASSOCIATION

By: Jackson C. Shockley
Jackson C. Shockley, President

Patricia M. Cox
Patricia M. Cox, formerly known as
Patricia M. O'Leary
3101 Patrick Henry Drive, Unit 111
Falls Church, Virginia 22044

STATE OF District of Columbia :
COUNTY OF Columbia :

I, the undersigned Notary Public in and for the ~~county and~~ ^{jurisdiction} state aforesaid, do hereby certify that Jackson C. Shockley, whose name is signed to the foregoing Amendment to Declaration, bearing the date of the 17th day of November 1994, has acknowledged the same before me in my ~~county~~ ^{jurisdiction} aforesaid.

Given under my hand this 9th day of December, 1994.

Bella D. Britton
Notary Public

My Commission Expires:
4/30/96

CORRECTIVE AMENDMENT TO EXHIBIT C OF THE DECLARATION OF
THE CHATEAUX, A CONDOMINIUM

THIS CORRECTIVE AMENDMENT to the Bylaws of The Chateaux, A Condominium ("Chateaux Condominium") is made as of this 8th day of March, 1995, by the CHATEAUX LIMITED PARTNERSHIP, a Virginia limited partnership (the "Declarant").

RECITALS:

WHEREAS, the Declarant established the Chateaux Condominium by recordation of the Declaration of the Chateaux Condominium recorded among the land records of Fairfax County, Virginia on March 12, 1990 in Deed Book 7545, at Page 1387 (the "Declaration");

WHEREAS, the Bylaws of the Chateaux Condominium, attached to the Declaration as Exhibit B, were recorded among the land records of Fairfax County, Virginia on March 12, 1990 in Deed Book 7545, at Page 1445;

WHEREAS, the Common Element Interest Table, Exhibit C to the Declaration, was recorded among the land records of Fairfax County, Virginia on March 12, 1995, in Deed Book 7545, at Page 1491;

WHEREAS, Article 5, Section 5.1 of the Bylaws requires the Board of Directors to assess the total amount of the estimated funds required for the operation of the Property against each unit owner in proportion to his respective Common Element Interest of such units;

WHEREAS, Article 1, Section 1.3 of the Bylaws defines "Common Element Interest" as the number assigned to each unit by the Common Element Interest Table;

WHEREAS, the common element interests assigned to each unit within the Condominium by the Common Element Interest Table determines the rate upon which each unit is assessed and must therefore be accurate to fairly impose assessments against unit owners;

WHEREAS, the sum of the entries in the column entitled "Total Numbers of Units Per Type" on the Common Element Interest Table is eighteen, indicating that there are only eighteen units within the Condominium;

WHEREAS, the Condominium is actually comprised of one hundred eight units;

WHEREAS, the number of units within the Condominium is an objectively verifiable fact;

Order: SD45GRJ53
Address: 3113 Patrick Henry Dr Apt 523
Order Date: 01-28-2021
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1/16/95

WHEREAS, a column on the Common Element Interest Table entitled "unit type" indicates that the Condominium contains units with two bedrooms and one bathroom;

WHEREAS, the Condominium does not contain any condominium units with two bedrooms and one bathroom, an objectively verifiable fact;

WHEREAS, Section 55-79.71(F) of the Virginia Condominium Act authorizes the Declarant to unilaterally execute and record a corrective amendment to the condominium instruments to clarify an ambiguity in the condominium instruments with respect to an objectively verifiable fact (including without limitation, recalculating the individual interest in common elements, the liability in common expenses or the number of votes in the unit owners' association appertaining to a unit) within five (5) years after recordation of the condominium instrument creating such ambiguities; and

WHEREAS, the Declarant has determined it necessary and in the best interests of the Unit Owners Association of the Chateaux Condominium to record this Corrective Amendment to the Bylaws for the purpose of clarifying and completing the aforesaid objectively verifiable facts within the instruments of the Chateaux Condominium.

NOW, THEREFORE, the Declarant does hereby amend Exhibit C to the Declaration, Common Element Interest Table, for the purpose of correcting objectively verifiable facts therein, by creating the Revised Common Element Interest Table which is attached to this Corrective Amendment at Exhibit A.

The Revised Common Element Interest Table shall be effective upon the recordation of this Corrective Amendment.

