

THE CHATEAUX, A CONDOMINIUM

Unit Owners' Association



3101 – 3127 Patrick Henry Drive
Falls Church, VA 22044
www.thechateaux.org

Managed by:

Sequoia Management
13998 Parkeast Circle
Chantilly, VA 20151-2883
703-803-9641
www.sequoiamanagement.com

EXHIBIT "A"

GOVERNING DOCUMENTS

EXHIBIT "A"

Governing Documents

Declaration

**Bylaws of The Chateaux,
A Condominium**

Amendments

Resolutions

Declaration

BR 7545 1387

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 2.3. 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 Dhabara Elgin Group, Ltd.
1171 Lee Jackson Hwy, Suite 260
Fairfax, VA 22033

1783 EP 1/3/81

1783 EP 1/3/81

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

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

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.

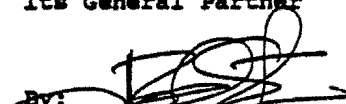
IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed by its President, this 28th day of FEBRUARY, 1990.
ASSISTANT VICE -

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

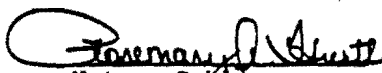
By: NVCOMPANIES, INC.
a Virginia Corporation
Its General Partner

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 28, 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
FAIRFAX, VIRGINIA 22030

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

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

ASSOCIATES
CALVIN R. ALLEN, L.S.
ROBERT W. BRENT, JR.
ELDRIDGE E. HOCKMAN, L.S.
CHARLES C. JACKSON
CARSON G. BALTHRETTE, L.S.
AMIR H. RAZAVI, P.E.
STEVEN R. WIENE, L.S.

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



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

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 FAX # (703) 591-8513

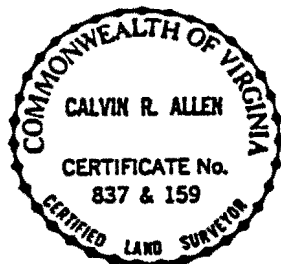
CR E. RINKER, PE
 WOLAS M. DETWILER, L.L.

ASSOCIATES
 CALVIN R. ALLEN, L.L.
 ROBERT M. BRENT, JR.
 ELDRIDGE E. HOCKMAN, L.L.
 CHARLES C. JACKSON
 CARSON G. BALZRETTE, L.L.
 AMR M. RAZAVI, P.E.
 STEVEN R. WHEHE, L.L.

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 $N31^{\circ}01'01''W$ 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 $S58^{\circ}58'59''W$ 143.15 feet; and $N61^{\circ}20'26''W$ 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 $N27^{\circ}25'45''E$) an arc length of 65.71 feet; $N26^{\circ}00'53''E$ 44.44 feet; and with a curve to the right of radius 275.10 feet (having chord of 129.24 feet, bearing $N39^{\circ}36'01''E$) 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 $S78^{\circ}56'57''E$) 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 $S31^{\circ}01'01''E$ 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/EXTWORK

8240-B MOSBY 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

**METES AND BOUNDS
DESCRIPTION OF ADDITIONAL LAND**



RINKER-DETWILER & ASSOCIATES, P.C.

Engineering • Surveying • Land Planning
Global Positioning System • Mapping

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CHARLES C. JACKSON
AMIR H. RAZAVI, P.E.
STEVEN R. WHEHE, 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


RINKER-DETWILER & ASSOCIATES, P.C.

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ELDRIDGE L. HICKMAN, L.S.
CHARLES C. JACKSON
AMR N. RAZAVI, P.E.
STEVEN A. WHEHE, 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


RINKER-DETWILER & ASSOCIATES, P.C.

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

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

ASSOCIATES
CALVIN R. ALLEN, L.L.
ROBERT M. BREW, JR.
ELDRIDGE E. MOCKMAN, L.L.
CHARLES C. JACKSON
ABDI M. RAZAWI, P.E.
STEVEN A. WHEAT, L.L.

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 $S45^{\circ}53'30''W$ 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 $S45^{\circ}53'30''W$ 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 and $N05^{\circ}46'20''W$ 23.40 feet to a point; thence $S25^{\circ}56'29''E$ 186.13 feet to the point and place of beginning, containing 0.6392 Acre of land.



Calvin R. Allen
Calvin R. Allen
Land Surveyor

8903015/TXTWORK

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


RINKER-DETWILER & ASSOCIATES, P.C.

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

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

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

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


RINKER-DETWILER & ASSOCIATES, P.C.

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

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

ASSOCIATES
CALVIN R. ALLEN, L.S.
ROBERT M. BRENT, JR.
ELDRIDGE E. HOCKMAN, L.S.
CHARLES C. JACKSON
AMIR H. RAZAVI, P.E.
STEVEN R. WHEE, 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
306 WESTWOOD OFFICE PARK, FREDERICKSBURG, VIRGINIA 22401 • (703) 371-9673 • METRO: 690-7579

COMMON ELEMENT INTEREST TABLE

EXHIBIT C

TO

DECLARATION

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 | 8 | 49.04 |
| D | 2 bedroom with two bathrooms | 1180 | 6.63 | 4 | <u>26.52</u> 100.00 |

3877X

PLATS
EXHIBIT D
TO
DECLARATION

PLANS
EXHIBIT E
TO
DECLARATION

90 031501

MAR 12 1:43

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
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, 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 Elia Group, Ltd.
11781 LEE JACKSON HWY, SUITE 260
FAIRFAX, VA 22038

LIGHT ORIGINAL

BK7545 1666

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

By [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

EXHIBIT "A"

BK7545 1667



RINKER-DETWILER & ASSOCIATES, P.C.

*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 N. BRENT, JR.
ELDRIDGE L. HOCKMAN, L.S.
CHARLES C. JACKSON
ASHK N. RAJANI, P.E.
STEVEN A. WHEE, 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

LIGHT ORIGINAL

BK7545 1658

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 | 1.7342 |
| 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 | <u>3.0284</u> |
| | | 100 |

LIGHT ORIGINAL

Exhibit C
To The Declaration

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 | 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

MAR 12 90

RECORDED FAIRFAX CO VA

TESTE: *[Signature]*
CLERK



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: Dan Kord & Rachel
2025 Newmarket Ct., #501
Fairfax, VA 22031
Attn: Steve Norton

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

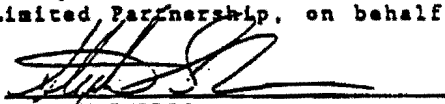
By: NVHOMES II L.P.
a Virginia Limited Partnership
its General Partner

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

MAR 16 90
RECORDED FAIRFAX CO VA
TESTE: 
CLERK

BK7622 0548

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

7783-210-211-212-213
DEM. DIVISION OF DESIGN REVIEW
DOCUMENT CONTROL NUMBER

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.

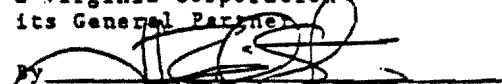
IN WITNESS WHEREOF, The Chateaux Limited Partnership, a Virginia Limited Partnership, has caused this Instrument to be executed this 15th day of MAY, 1990.

CHATEAUX LIMITED PARTNERSHIP
a Virginia Limited Partnership

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

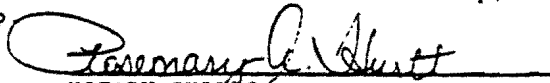
By NVHOMES II, L.P.
a Virginia Limited Partnership
its General Partner

By NVCOMPANIES, INC.
a Virginia Corporation
its General Partner

By 
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 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.

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

sk 7622 0550

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

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



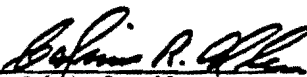

Calvin R. Allen
Land Surveyor

EXHIBIT B
COMMON ELEMENT INTEREST TABLE

| Unit Number Designation | Size (Approximate Gross Sq. Ft. Per Unit) | Common Element Interest Per Unit |
|----------------------------|---|-------------------------------------|
| 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 |

1008

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 30th 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

AK 1868 0586

91 101606

AUG 12

2:23

Vertical stamp: DIVISION OF DESIGN REVIEW, DOCUMENT CONTROL NUMBER, 7783-RP-15-VA-11

Law Offices BANKERT & BETHEL, P.C. 1025 Hamaker Court Fairfax, VA 22031 576-8484

Horizontal stamp: DIVISION OF DESIGN REVIEW, DOCUMENT CONTROL NUMBER, 7783-RP-15-VA-11

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. Smedley
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. Smedley Assistant Vice President of Chateaux Limited Partnership, on behalf of said Partnership.

Jamaal Jones
NOTARY PUBLIC

My Commission Expires:
8.31.94

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

BK7877 0507

RETURN TO
BANKERT & NORAIR, P.C.
3025 HAMAKER COURT
FAIRFAX, VA 22034

| <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 | <u>1.50019</u> |
| | | 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

with plat attached

RETURN TO
BANKERT & NORAIR, P.C.
3025 HAMAKER COURT
FAIRFAX, VA 22031
AUG 31 91
RECORDED FAIRFAX CO VA
TESTE: *[Signature]*
CLERK

**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");

WITNESSETH:

WHEREAS, by Declaration dated 28th of February, 1990 and recorded on March 12, 1990 in Deed Book 7545 at Page 1387 at sqq., 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 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
BANKERT & BETHEL, P.C.
3025 Hemlock Court
Fairfax, VA 22031
876-8464

BR7910 1045

BK7910 1046

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.

M. J. K. K...
NOTARY PUBLIC

My Commission Expires:
1/25/92

condo3
333-101

Law Office
BANKERS TRUST, P.C.
2023 Bankers Court
Fairfax, VA 22031
876-8484

BK7910 1047



RINKER-DETWILER & ASSOCIATES, P.C.

Engineering • Surveying • Land Planning
Global Positioning System • Mapping

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


(703) 591-8812 or 591-8583
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

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

92 069963

APR 27 1993

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 7545~~ Page 1387 at ~~889~~, 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 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

BR 8105 1375

Law Offices
BANKERT & NORAIR, P.C.
3025 Hamaker Court
Fairfax, VA 22031
574-8484

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

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


RINKER-DETWILER & ASSOCIATES, P.C.

 Engineering • Surveying • Land Planning
 Global Positioning System • Mapping

 10508 Judicial Drive
 P.O. Box 10126
 FAIRFAX, VIRGINIA 22030

 (703) 591-8812 or 591-8583
 FAX # (703) 591-8513

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 MOSSY STREET, MANASSAS, VIRGINIA 22110 • (703) 368-7373 • METRO: 968-2898
 302 WESTWOOD OFFICE PARK, FREDERICKSBURG, VIRGINIA 22401 • (703) 371-9873 • METRO: 890-7579

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 |

19910 1049

| 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 | .68906 |
| 511 | 609 | .69019 |
| 520 | 1,115 | 1.26366 |
| 521 | 766 | .86813 |
| 522 | 1,163 | 1.31806 |
| 523 | 1,106 | 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 |

1004

md5/5.1
506A.txt

SEP 27 91
RECORDED FAIRFAX CO VA
TESTE: *[Signature]*
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 |
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| 327 | 1,063 | 1.003767 |
| 330 | 1,111 | 1.049093 |
| 331 | 1,173 | 1.107638 |
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| 337 | 1,070 | 1.010377 |
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| 620 | 1,110 | 1.048148 |
| 621 | 784 | .740314 |
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| 623 | 1,112 | 1.050037 |
| 624 | 1,067 | 1.007544 |
| 625 | 768 | .725205 |
| 626 | 1,160 | 1.095362 |

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| 627 | 1,064 |
| 630 | 1,110 |
| 631 | 780 |
| 632 | 1,160 |
| 633 | 1,114 |
| 634 | 1,066 |
| 635 | 778 |
| 636 | 1,160 |
| 637 | 1,059 |
| 510 | 608 |
| 511 | 609 |
| 520 | 1,115 |
| 521 | 766 |
| 522 | 1,163 |
| 523 | 1,106 |
| 524 | 1,061 |
| 525 | 776 |
| 526 | 1,163 |
| 527 | 1,072 |
| 530 | 1,105 |
| 531 | 770 |
| 532 | 1,166 |
| 533 | 1,107 |
| 534 | 1,060 |
| 535 | 778 |
| 536 | 1,163 |
| 537 | 1,057 |
| 410 | 611 |
| 411 | 611 |
| 420 | 1,102 |
| 421 | 765 |
| 422 | 1,166 |
| 423 | 1,111 |
| 424 | 1,070 |
| 425 | 764 |
| 426 | 1,172 |
| 427 | 1,063 |
| 430 | 1,116 |
| 431 | 767 |
| 432 | 1,166 |
| 433 | 1,118 |
| 434 | 1,064 |
| 435 | 765 |
| 436 | 1,166 |
| 437 | 1,068 |

| |
|----------|
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| 1.008482 |

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with pict attached

APR 27 1992

RECORDED FAIRFAX CO VA

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