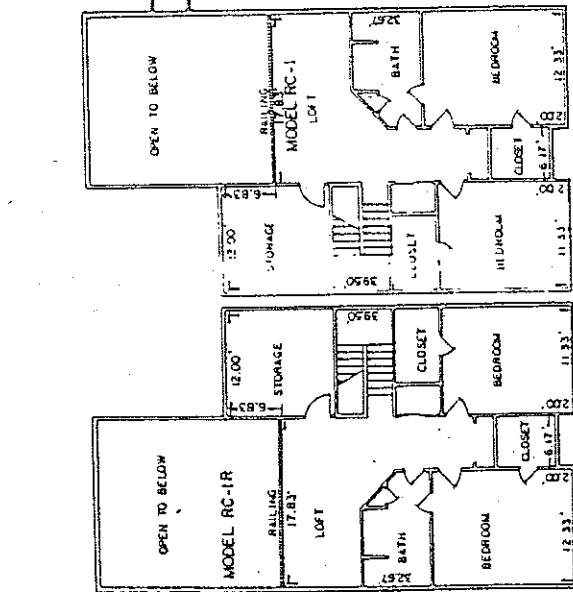
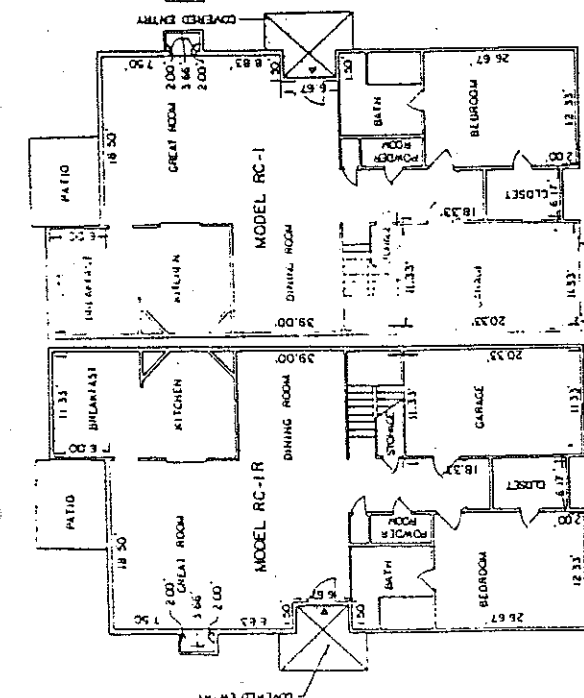


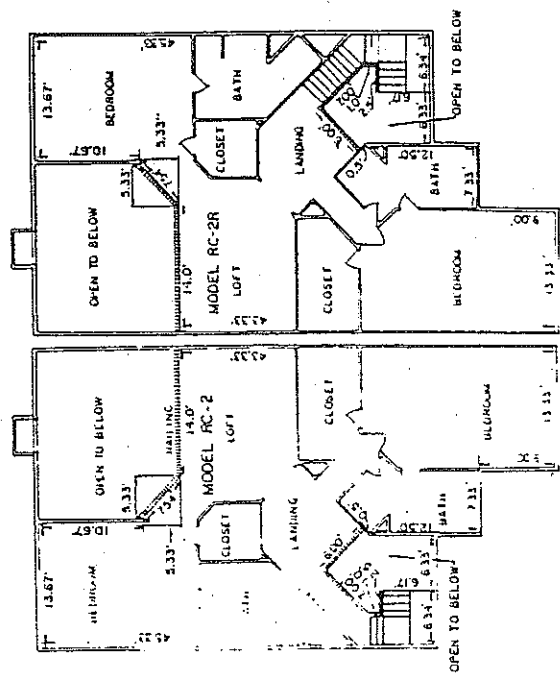
FIRST FLOOR (TYPICAL UNIT PLAN - MODEL RC-2)
MODEL RC-2 CONTAINS A TOTAL FLOOR SPACE OF 2870 SQ. FT.



SECOND FLOOR (TYPICAL UNIT PLAN - MODEL RC-1)
MODEL RC-1 CONTAINS A TOTAL FLOOR SPACE OF 2458 SQ. FT.



FIRST FLOOR PLAN (TYPICAL UNIT PLAN - MODEL RC-1)



SECOND FLOOR (TYPICAL UNIT PLAN - MODEL RC-2)

- NOTES
1. UNITED COMMON ELEMENTS APPURTENANT TO UNITS WITHIN ACCESS.
 2. A. DENOTES MAIN ENTRANCE.
 3. THE DIMENSIONS HEREON ARE TYPICAL OF SIMILAR TYPES UNLESS OTHERWISE SHOWN.
 4. ALL UNIT DIMENSIONS SHOWN ARE INTERIOR DIMENSIONS AND ARE IN FEET.
 5. THE PORTION OF THE IMPROVEMENTS DESIGNATED AS A UNIT IS SUBJECT TO THE DEFINITION OF THE TERM UNIT IN THE DECLARATION, EXTERIOR WALLS AND LOAD BEARING INTERIOR WALLS, COLUMNS AND FLOORS ARE NOT PART OF THE UNIT.
 6. INTERIOR UNIT CONFIGURATION AND PARTITIONS AS DEPICTED ARE FOR THE PURPOSE OF ILLUSTRATION ONLY AND MAY NOT REPRESENT THE INTERIOR OF A UNIT AS ACTUALLY BUILT.
 7. IN ACCORDANCE WITH THE DECLARATION, FLOOR SPACE DOES NOT INCLUDE GARAGE AREA.

THE UNDERSIGNED CERTIFIES THAT THESE PLANS ARE ACCURATE AND COMPLY WITH THE PROVISIONS OF SECTION 55-78.50 (1) OF THE CODE OF THE CITY OF VIRGINIA, AND THAT THE PLANS HAVE BEEN EXAMINED AND APPROVED BY THE CITY OF VIRGINIA.

Richard L. Bowie, P.E.
RICHARD L. BOWIE, P.E.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA, ON THE 28th day of August, 1989, THIS PLAN WAS RECEIVED AND ADMITTED TO RECORD IN MAP 900-1-1 AT PAGE 77.

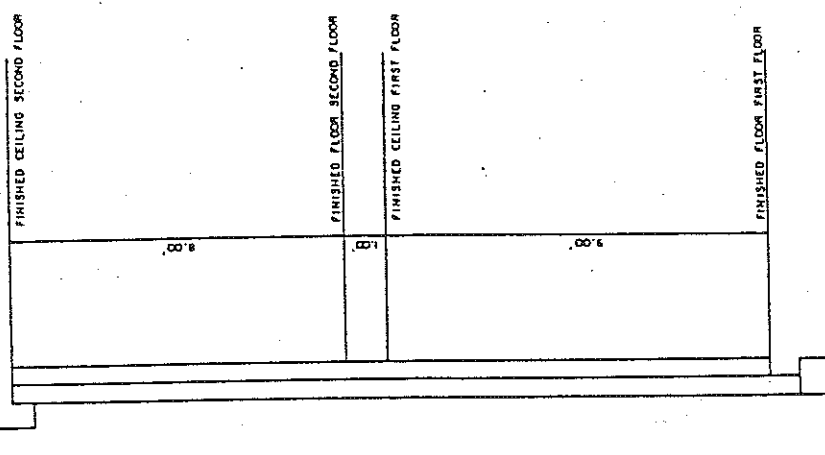
TESTED BY *Richard L. Bowie, P.E.*

SUPPLEMENTAL
CONDOMINIUM PLANS
OF
ROYAL COURT ESTATE CONDOMINIUM
LYNNHAVEN BOFLOSH, VIRGINIA BEACH, VIRGINIA

Contract No.	W-11	DATE	10-27-89
Drawn By	C.A.H.	DATE	10-27-89
Check By	H.A.	DATE	
Scale		DATE	
Project No.	88126311	DATE	
Scale	1/4" = 1'-0"	DATE	
Plot No.	A-7-7-412A	DATE	

Talbot & Associates, Ltd.
Professional Surveyors
Virginia Beach, VA • Newport News, VA • Norfolk, VA





NOTE:
DIMENSIONS SHOWN HEREON ARE TYPICAL OF SIMILAR UNIT TYPES
UNLESS OTHERWISE SHOWN.

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH,
VIRGINIA, ON THE 22nd day of August, 19 91, THIS PLAT WAS RECEIVED
AND ADMITTED TO RECORD IN MAP BOOK NO. 56

TESTE: *[Signature]* CLERK
FILED BY: *[Signature]* DEPUTY CLERK

ROYAL COURT CONDOMINIUM

LYNNHAVEN BOROUGH, VIRGINIA BEACH, VIRGINIA

SHEET 6 OF 6

ra
Robol & Associates, Ltd.
Virginia Beach, VA • Designated No. 1000000000



THE UNDERSIGNED CERTIFIES THAT THESE PLANS ARE ACCURATE AND
COMPLY WITH THE PROVISIONS OF SECTION 55-78.1 OF THE CODE
OF VIRGINIA, AND AS SUCH, THE PLANS HAVE BEEN RECORDED
AND ALL NECESSARY ELEMENTS HAVE BEEN
SHOWN AND COMPLETED.

[Signature]
RICHARD L. JONES, P.E.

RECEIVED
JAN 10 1968

VIAGINIA:

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA, ON THIS 21st DAY OF December 1976, THIS PLAT WAS RECEIVED AND ADMITTED TO RECORD IN MAP BOOK 176, AT PAGE 176.
J. CLYDE PEARL

**SUPPLEMENTAL
CONDOMINIUM PLANS OF**

ROYAL COURT CONDOMINIUM

LYNNHAVEN BOROUGH, VIRGINIA BEACH, VIRGINIA

SHEET 6 OF 6

Talbot & Associates, Ltd.

THE UNDERSIGNED CERTIFIES THAT THESE PLANS ARE ACCURATE AND
CONFORM WITH THE PROVISIONS OF SECTION 55-79.5(1) OF THE CODE
OF VIRGINIA, 1960 AS AMENDED, AND THAT ALL UNITS ON PORTIONS
THEREOF OBTAINED HEREON AND ALL COMMON ELEMENTS HAVE BEEN
SUBSTANTIALLY COMPLETED.

Richard L. Bowie, Jr.

032593

BK 3037 PG 1940

AMENDMENT TO THE CONDOMINIUM DECLARATION
OF ROYAL COURT ESTATE CONDOMINIUM
CREATING UNITS AND LIMITED COMMON ELEMENTS
ON CONVERTIBLE LAND
(PHASE 4)

This Amendment to the Condominium Declaration of ROYAL COURT ESTATE CONDOMINIUM, is made this 26th day of November, 1991, by ROYAL COURT, INC., a Virginia Corporation, hereinafter called the "Declarant", as developer and owner of the real property situated in the City of Virginia Beach, Virginia, which was subjected to a Condominium regime known as ROYAL COURT ESTATE CONDOMINIUM, pursuant to the Virginia Condominium Act, said Declaration (hereinafter the "Original Declaration") being recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia, in Deed Book 2920, at Page 1434, et seq, as amended; and

WHEREAS, the Declarant did reserve in the Original Declaration the right to create additional Units and Limited common elements on Convertible land pursuant to the Code of Virginia 1950, as amended, Section 55-79.39 et seq; and

WHEREAS, it is the intention of the Declarant to create five (5) additional Units with Limited common elements appertaining thereto on the said Convertible land;

NOW, THEREFORE, this Amendment to the Condominium Original Declaration is recorded pursuant to the Virginia Condominium Act and does amend and supplement the Original Declaration in the following respects:

1. The Declarant does hereby create upon a portion of the land designated "Convertible and Withdrawable Land" shown

map BOOK 217 pg 65-70

on the Condominium plat recorded in the aforesaid Clerk's Office as a part of Exhibit B to the Original Declaration, five (5) additional Units as described and shown on the Supplemental Plats and Plans attached hereto as Exhibit B-3 together with Limited common elements appertaining to said Units. The Convertible land upon which additional Units and Limited common elements are being created is shown on said Exhibit B-3 as "PHASE 4 AREA = 0.441 AC."

2. The Units are identified by the numbers 32, 33, 34, 35 and 36. The dimensions of each Unit may be determined from the Plats and Plans.

3. Each Unit and Limited common element created by this Amendment shall be defined and described in a fashion identical to the description of Condominium units and Limited common elements as found in the Original Declaration, as amended, which said description of Units and Limited common elements is hereby incorporated by reference.

4. Henceforth, each Unit, whether created by the Original Declaration or by this Amendment, shall have an undivided percentage interest in the Common elements and liability for Common expenses all of which are allocated as shown on Exhibit D attached hereto and made a part hereof, and shall have an equal vote in the Unit Owners' Association pursuant to Section 2.9 of the Bylaws.

5. All of the real property submitted to the regime which does not constitute a part of any Unit or a Limited

common element as previously defined shall continue to constitute general Common elements and areas.

No provision of this Amendment to the Declaration shall be construed to limit or restrict in any manner the right of the Declarant to withdraw the Withdrawable land or to create additional Units and Limited common elements on the Convertible land as provided in the Original Declaration. It is expressly provided, however, that the land converted by this Amendment shall no longer be withdrawable from the Condominium.

IN WITNESS WHEREOF, the Declarant, ROYAL COURT, INC., a Virginia corporation, has caused this Amendment to be executed pursuant to due authority this 26th day of November, 1991.

ROYAL COURT, INC., a Virginia corporation

By

Donald L. Moore
Donald L. Moore, President

STATE OF VIRGINIA,

CITY OF VIRGINIA BEACH, to-wit:

The foregoing instrument was acknowledged before me this 26th day of November, 1991, by DONALD L. MOORE, President of ROYAL COURT, INC., a Virginia corporation, on behalf of said corporation.

Auson J. White
Notary Public

My Commission Expires:

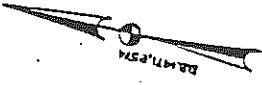
2-28-95
jbh/condo/ryl.cnv4

EXHIBIT D

<u>Unit number</u>	<u>Size Area in sq. ft.</u>	<u>% Common Element Interest</u>
PHASE 2 - BUILDING D		
18	2,458	5.6766
19	2,870	6.6280
20	2,870	6.6280
21	2,458	5.6766
PHASE 4 - BUILDING G		
32	1,815	4.1915
33	1,925	4.4456
34	1,925	4.4456
35	1,925	4.4456
36	1,815	4.1915
PHASE 3 - BUILDING I		
42	2,458	5.6766
43	2,399	5.5403
44	2,399	5.5403
45	2,458	5.6766
PHASE 1 - BUILDING J		
46	2,458	5.6766
47	2,870	6.6280
48	2,870	6.6280
49	2,870	6.6280
50	<u>2,458</u>	<u>5.6766</u>
TOTALS:	43,301 sq.ft.	100.0000%

VIRGINIA: In the Clerk's Office of the Circuit Court of Virginia Beach 3 day
of Dec 19 91 at 4:03, this instrument was received and upon the
certificate of acknowledgment thereto annexed, admitted to record. The tax imposed by §58.1-802 of the Code,
has been paid, in the amount of \$.....

A vicinity map showing the location of the site. The map includes labels for "LAWRENCE ST", "PROPERTY 123", "FORD COLUMBIA ROAD", "MALLARD DRIVE", and "2001". A circled "S" is also visible. The map is titled "VICINITY MAP N.E.S." on the right side.



Э. В. ЛИБИХ

I, JOHN M. PAYNE, A DAY REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THESE PLATS ARE ACCURATE AND COMPLY WITH SECTION 25-79-B OF THE CODE OF VIRGINIA, 1950 AS AMENDED AND THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HERETO, HAVE BEEN SUBSTANTIALLY COMPLETED.

SIGNED: J. M. P. DATE: 11-22-31
JOHN M. PATNEY LAND SURVEYOR NO 1631

NO.	DEPTH	RADIUS	LENGTH	EMERSON
1	91° 20' 16"	10.00'	18.94'	10.36'
2	83° 28' 08"	10.43'	18.41'	11.36'
3	87° 18' 08"	10.43'	21.15'	11.36'
4	91° 20' 16"	10.00'	18.94'	13.31'
5	84° 28' 48"	10.00'	21.05'	16.01'
6	96° 23' 14"	10.00'	21.05'	13.64'
7	87° 18' 36"	22.00'	41.31'	79.55'
8	145° 08' 31"	25.00'	41.31'	14.04'
9	58° 34' 25"	25.00'	23.58'	40.01'
10	174° 41' 12"	23.00'	78.22'	82.01'

TOTAL AREA = 0.930 ACRES

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH,
VIRGINIA, ON THE 2nd DAY OF December, 1961. THIS PLAT WAS RECEIVED
AND ADMITTED TO RECORD IN MAY BOOK 161, AT PAGE 165.

TRANSPORTATION, CLARK

SUPPLEMENTAL CONDOMINIUM PLATS
OF
ROYAL COURT ESTATE CONDOMINIUM

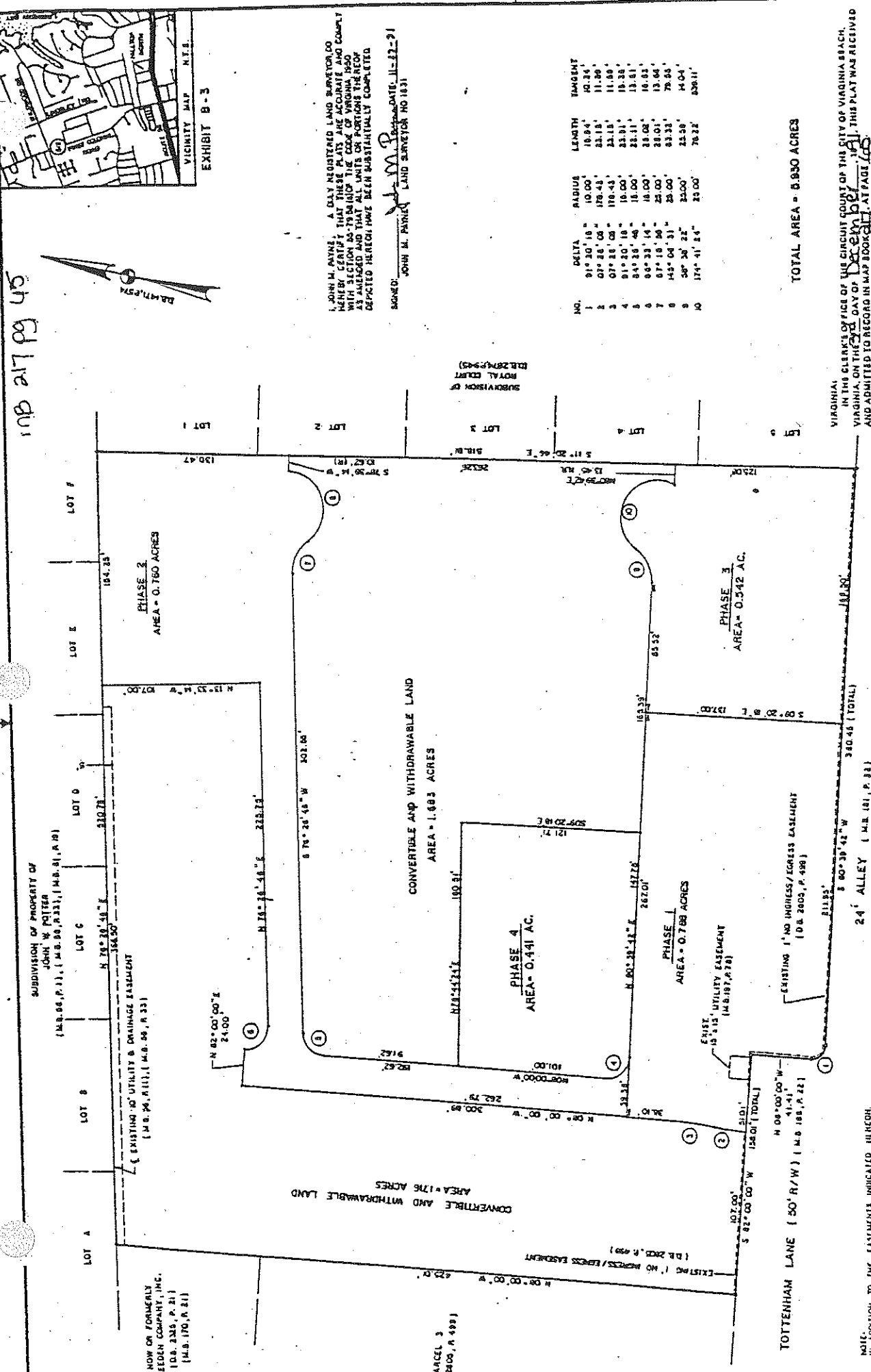
LYNNHAVEN BOROUGH, VIRGINIA BEACH, VIRGINIA

9 OF 133115 SHEET 1 OF 6

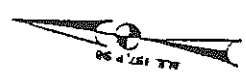
**Talbot
& Associates, Ltd.**

NOTE: NO INGRESS/EGRESS ALLOWED EXCEPT FOR ONE ENTRANCE ON
TOTTENHAM LANE.

NOTE.
IN ADDITION TO THE EASEMENTS INDICATED HEREON,
THE FOLLOWING EASEMENTS AFFECT THIS PROPERTY.
(DB 762,P 348)(VIRGINIA POWER EASEMENT)



map 217pg 64



BLDG.	MODEL	UNIT	UNIT ADDRESS	QPIN
Q	RC-4N	32	1740 ROYAL PARK COURT	2408-82-9343-2395
Q	RC-5	33	1756 ROYAL PARK COURT	2408-82-9345-2390
Q	RC-5R	34	1732 ROYAL PARK COURT	2408-82-9349-2380
Q	RC-5	35	1728 ROYAL PARK COURT	2408-82-9345-2370
Q	RC-4N	36	1724 ROYAL PARK COURT	2408-82-9349-2360

NOTES:

1. F.A. FINISHED FLOOR ELEVATION BASED ON NGVD 1929 DATUM 0.00' MEAN SEA LEVEL.
2. ALL BUILDING DIMENSIONS SHOWN HEREON ARE EXTERIOR DIMENSIONS AND ARE IN FEET.
3. THE DESIGNATED UNIT AREA IS SUPERSEDED BY THE DIMENSIONS AND ARE IN FEET.
4. THE DESIGNATED UNIT AREA IS SUPERSEDED BY THE DIMENSIONS AND ARE IN FEET.
5. THE DESIGNATED UNIT AREA IS SUPERSEDED BY THE DIMENSIONS AND ARE IN FEET.
6. THE DESIGNATED UNIT AREA IS SUPERSEDED BY THE DIMENSIONS AND ARE IN FEET.
7. THE DESIGNATED UNIT AREA IS SUPERSEDED BY THE DIMENSIONS AND ARE IN FEET.
8. THE DESIGNATED UNIT AREA IS SUPERSEDED BY THE DIMENSIONS AND ARE IN FEET.
9. THE DESIGNATED UNIT AREA IS SUPERSEDED BY THE DIMENSIONS AND ARE IN FEET.
10. THE DESIGNATED UNIT AREA IS SUPERSEDED BY THE DIMENSIONS AND ARE IN FEET.

LEGEND

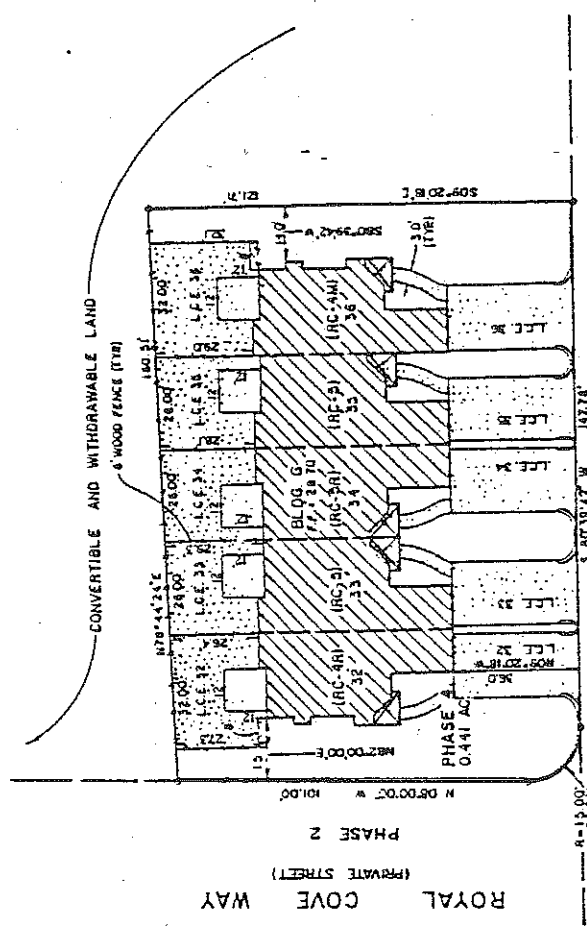
- UNIT AREA
- COMMON ELEMENTS
- LIMITED COMMON ELEMENTS APPURTENANT TO UNITS WITHIN ACCESS.
- APPROXIMATE LOCATION OF CENTERLINE OF COMMON WALL BETWEEN UNITS.
- LCE LIMITED COMMON ELEMENT APPURTENANT TO UNIT INDICATED.

I, JOHN M. PATNE, A DAILY REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT ALL UNITS ON PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SO TANTALLY COMPLETED.

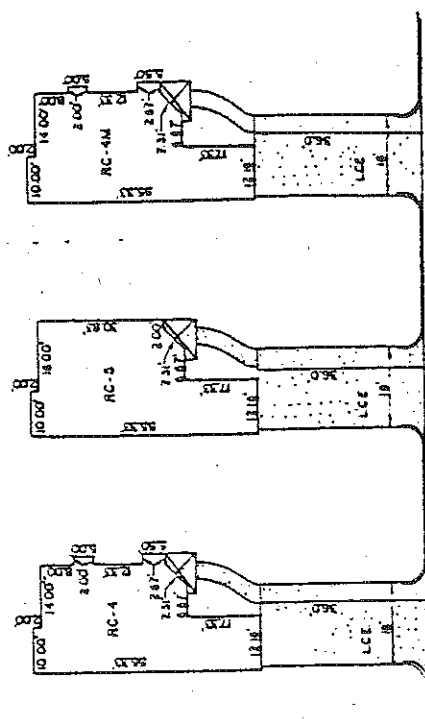
SIGNED: John M. Patne DATE: 11-17-81
JOHN M. PATNE, LAND SURVEYOR NO. 1831

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA, ON THIS 11th DAY OF DECEMBER, 1981, THIS PLAN WAS RECEIVED AND ADMITTED TO RECORD IN MAP BOOK 217, AT PAGE 66.

TESTE: John M. Patne CLERK



ROYAL COVE WAY
PRIVATE STREET
ROYAL PARK COURT
PRIVATE STREET



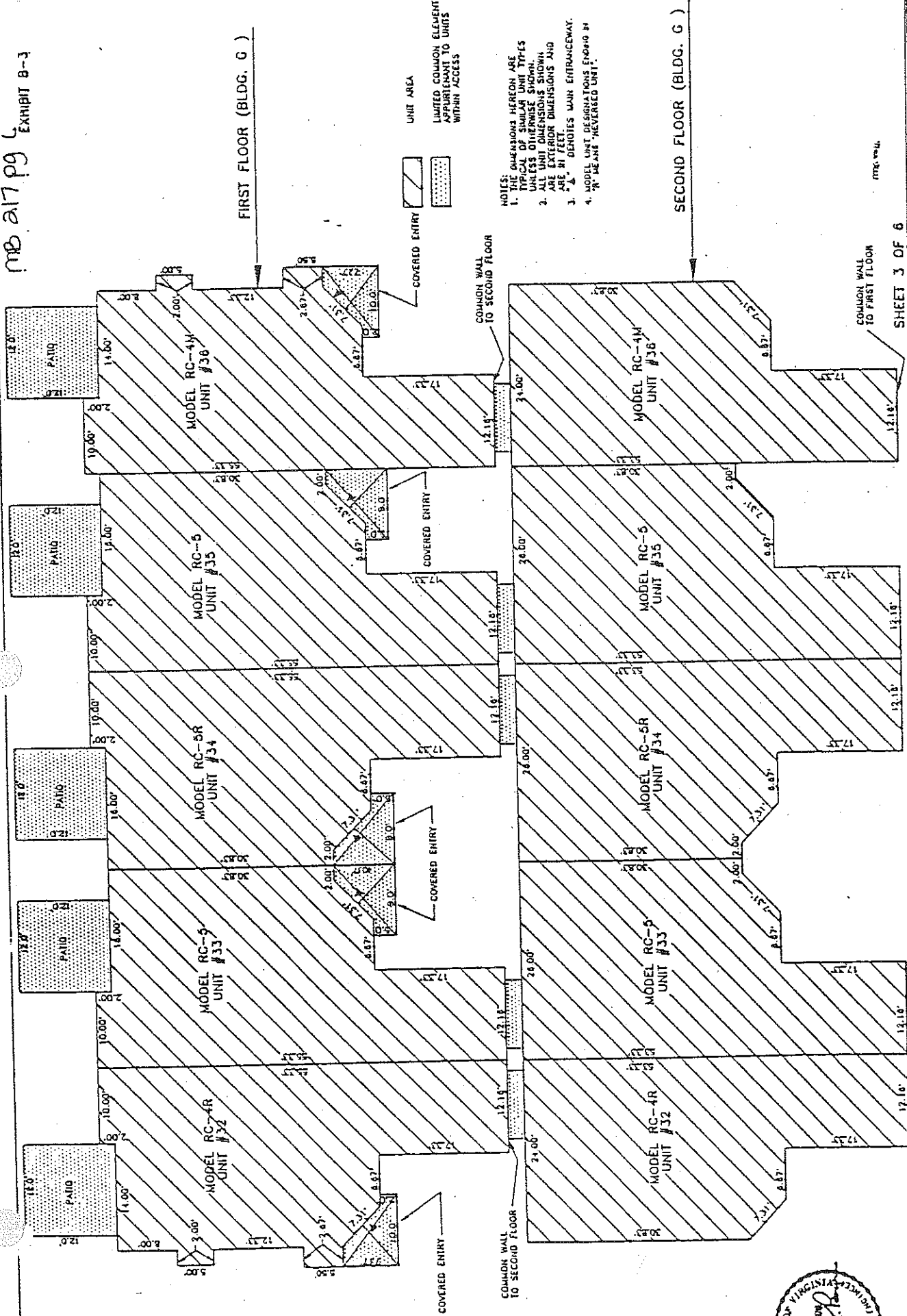
TYPICAL DIMENSIONS
SCALE: 1" = 10'

SHEET 2 OF 8

Talbot Associates, Ltd.
ARCHITECTS • ENGINEERS • SURVEYORS • PLANNERS
1000 WEST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202

DATE: 11/17/81	DATE: 11/17/81
DATE: 11/17/81	DATE: 11/17/81
DATE: 11/17/81	DATE: 11/17/81
DATE: 11/17/81	DATE: 11/17/81
DATE: 11/17/81	DATE: 11/17/81
DATE: 11/17/81	DATE: 11/17/81
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DATE: 11/17/81	DATE: 11/17/81
DATE: 11/17/81	DATE: 11/17/81
DATE: 11/17/81	DATE: 11/17/81

SUPPLEMENTAL CONDOMINIUM PLANS OF ROYAL COURT ESTATE CONDOMINIUM
LYNNHAVEN BOROUGH - VIRGINIA BEACH, VIRGINIA



- NOTES:
1. THE DIMENSIONS HEREON ARE THE DIMENSIONS OF SIMILAR UNIT TYPES UNLESS OTHERWISE SHOWN.
 2. ALL UNIT DIMENSIONS SHOWN ARE IN FEET.
 3. "A" DENOTES MAIN ENTRANCEWAY.
 4. MODEL UNIT DESIGNATIONS ENDING IN "R" MEANS REVERSED UNIT.

SUPPLEMENTAL
CONDOMINIUM PLANS
OF
ROYAL COURT ESTATE CONDOMINIUM
LYNNHAVEN BOROUGH, VA. BEACH, VA.

DATE: 10/27/91	DATE: 10/27/91
COMP. CHK. DATE: 10/27/91	DATE: 10/27/91
DATE: 10/27/91	DATE: 10/27/91
PROJECT NO. 217	SCALE: 1/8" = 1'-0"
FILE NO. A-7-1720	

Robert A. Associates, Ltd.
ARCHITECTS & ENGINEERS
1000 N. 10TH ST., SUITE 100
FALLS CHURCH, VA. 22044
PHONE: (703) 441-1111
FAX: (703) 441-1112

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA, ON THE 21ST DAY OF OCTOBER, 1991, THIS PLAN WAS RECEIVED AND ADMITTED TO RECORD IN MAP BOOK 217, AT PAGE 67.

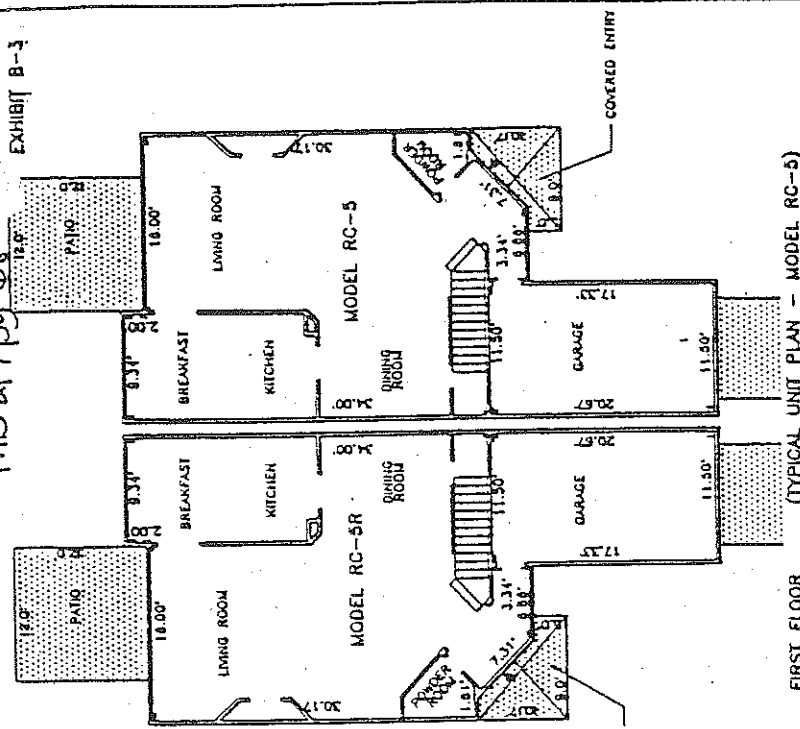
1 COURT REPORTER
1 CLERK

I, UNDERSIGNED CERTIFY THAT THESE PLANS ARE ACCURATE AND COMPLY WITH THE PROVISIONS OF SECTION 55-79.24(6) OF THE CODE OF VIRGINIA, 1980, AS AMENDED, AND THAT ALL UNITS OR PORTIONS THEREOF ARE COMPLETELY FINISHED AND ALL COMMON ELEMENTS HAVE BEEN FULLY COMPLETED.

DATE: 11/21/91
CLERK: [Signature]

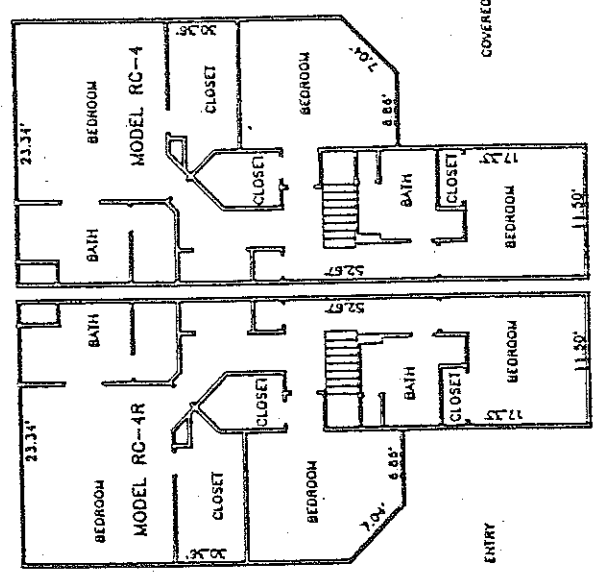


5-В ЛИБИХЗ



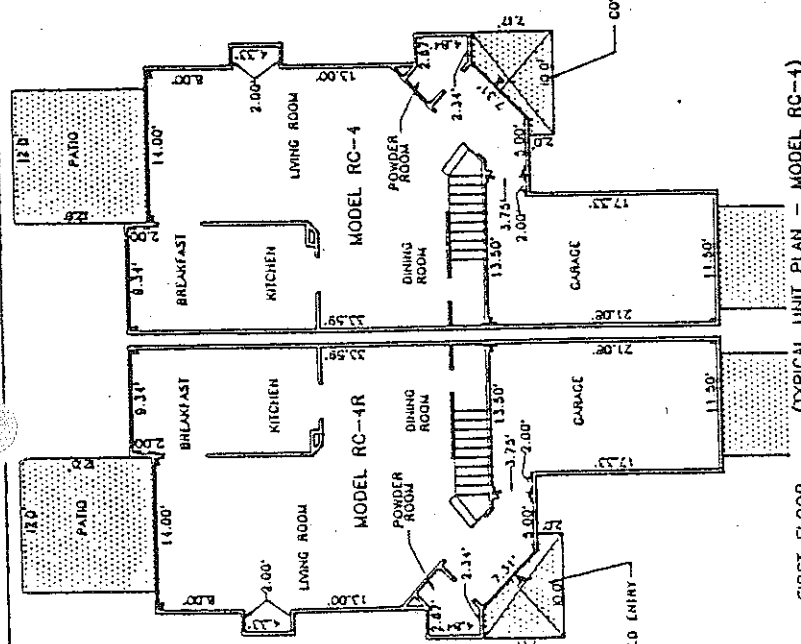
FIRST FLOOR
(TYPICAL UNIT PLAN - MODEL RC-5)

MODEL RC-6 CONTAINS A TOTAL FLOOR SPACE OF 1925 SQ.FT.

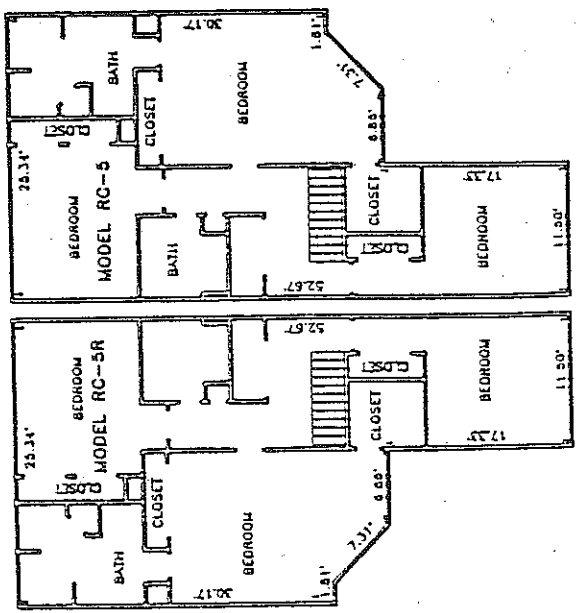


SECOND FLOOR
(TYPICAL UNIT PLAN - MODEL RC-4)

MODEL RC-4 CONTAINS A TOTAL FLOOR SPACE OF 1815 SQ.FT.



FIRST FLOOR
(TYPICAL UNIT PLAN - MODEL RC-4)



SECOND FLOOR.
(TYPICAL UNIT PLAN - MODEL RC-5)

THE UNDERSIGNED CERTIFIES THAT THESE PLANS ARE ACCURATE AND COMPLY WITH THE PROVISIONS OF SECTION 93-78 (b)(6) OF THE CODE OF MICHIGAN, 1950, AS AMENDED, AND THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

[Signature] DATE: 4/29/81
MICHAEL L. BOWIE, P.E.

¹ INTERIOR UNIT CONFIGURATION AND PARTITIONS AS DEPICTED ARE FOR THE PURPOSE OF ILLUSTRATION ONLY AND MAY NOT REPRESENT THE INTERIOR OF A UNIT AS ACTUALLY BUILT.

7 IN ACCORDANCE WITH THE DECLARATION, FLOOR SPACE DOES NOT INCLUDE CABAGE AREA.

MODEL UNIT DESIGNATIONS ENDING IN "R" MEANS "REVERSED UNIT".

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH,
VIRGINIA, ON THE 31ST DAY OF SEPTEMBER, 1911, THIS PLAT WAS RECEIVED
AND ADMITTED TO RECORD IN MAP BOOK 211, AT PAGE 68.

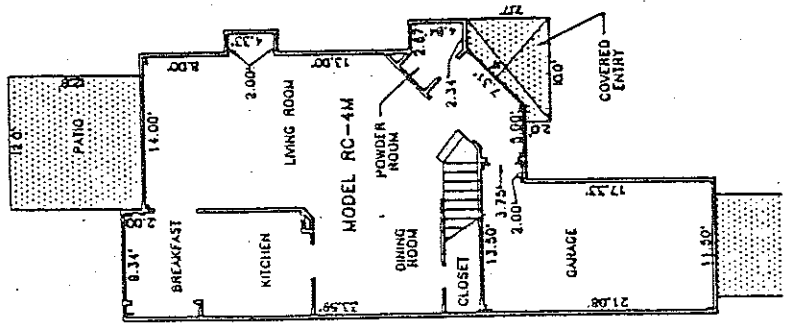
TESTE: By: [Signature] CLERK

SHEET 4 OF 8

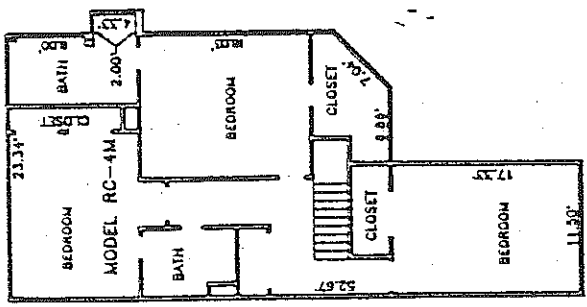


Talbot & Associates, Ltd.
ta
 BUILDINGS • ELEVATORS • ESCAPEWAYS • STAIRWAYS
 ROOFS • WALLS • PARTITIONS • INTERIORS • EXTERIORS

**SUPPLEMENTAL
CONDOMINIUM PLANS**
OF
ROYAL COURT ESTATE CONDOMINIUM
LYNNHAVEN BOROUGH, VA. BEACH, VA.



FIRST FLOOR (TYPICAL UNIT PLAN - MODEL RC-4M)



SECOND FLOOR (TYPICAL UNIT PLAN - MODEL RC-4M)

MODEL RC-4M CONTAINS A TOTAL FLOOR SPACE OF 1834 SQ. FT.

THE UNDERSIGNED CERTIFIES THAT THESE PLANS ARE ACCURATE AND COMPLY WITH THE PROVISIONS OF THE SUBDIVISION ACT OF THE CODE OF VIRGINIA, AS AMENDED, AND THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

Richard L. Bowie, Jr. DATE: 4/29/74
RICHARD L. BOWIE, JR.

NOTES:

1. LIMITED COMMON ELEMENTS APPURTENANT TO UNITS: WITHIN ACCESS.
2. A. DENOTES MAIN ENTRANCE
3. THE DIMENSIONS HEREON ARE TYPICAL OF SIMILAR UNIT TYPES UNLESS OTHERWISE SHOWN.
4. ALL UNIT DIMENSIONS SHOWN ARE INTERIOR DIMENSIONS AND ARE IN FEET.
5. THE PORTION OF THE IMPROVEMENTS DESIGNATED AS A UNIT IS SUBJECT TO THE DECLARATION OF THE UNIT UNIT IN THE DECLARATION. EXTERIOR WALLS AND LOGS BEARING WITHIN WALLS, COLUMNS AND FLOORS ARE NOT PART OF THE UNIT.
6. INTERIOR UNIT CONFIGURATION AND PARTITIONS AS DEPICTED ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY NOT REPRESENT THE INTERIOR OF A UNIT AS ACTUALLY BUILT.
7. IN ACCORDANCE WITH THE DECLARATION, FLOOR SPACE DOES NOT INCLUDE CHANCE AREA.
8. MODEL UNIT DESIGNATIONS ENDING IN "N" MEANS "REVERSED UNIT".

VIRGINIA IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA, ON THE 29th DAY OF APRIL, 1974, THIS PLAN WAS RECEIVED AND ADMITTED TO RECORD IN MAP BOOK 217, AT PAGE 69.

TESTE: *By [Signature]* CLERK
J. CLARK PRUITT

SHEET 5 OF 6



DATE: 4/29/74	DATE: 4/29/74
SCALE: 1" = 8'	SCALE: 1" = 8'
PROJECT: ROYAL COURT ESTATE CONDOMINIUM	PROJECT: ROYAL COURT ESTATE CONDOMINIUM
FILE NO. A-7-1320	FILE NO. A-7-1320

SUPPLEMENTAL CONDOMINIUM PLANS OF ROYAL COURT ESTATE CONDOMINIUM

LYNNHAVEN BOROUGH, VA. BEACH, VA.

LYNN LAYEN BOROUGH, VIRGINIA BEACH, VIRGINIA

AMENDMENT TO THE CONDOMINIUM DECLARATION
OF ROYAL COURT ESTATE CONDOMINIUM
CREATING UNITS AND LIMITED COMMON ELEMENTS
ON CONVERTIBLE LAND
(PHASE 5)

This Amendment to the Condominium Declaration of ROYAL COURT ESTATE CONDOMINIUM, is made this 27th day of February, 1992, by ROYAL COURT, INC., a Virginia Corporation, hereinafter called the "Declarant", as developer and owner of the real property situated in the City of Virginia Beach, Virginia, which was subjected to a Condominium regime known as ROYAL COURT ESTATE CONDOMINIUM, pursuant to the Virginia Condominium Act, said Declaration (hereinafter the "Original Declaration") being recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia, in Deed Book 2920, at Page 1434, et seq, as amended; and

WHEREAS, the Declarant did reserve in the Original Declaration the right to create additional Units and Limited common elements on Convertible land pursuant to the Code of Virginia 1950, as amended, Section 55-79.39 et seq; and

WHEREAS, it is the intention of the Declarant to create six (6) additional Units with Limited common elements appertaining thereto on the said Convertible land;

NOW, THEREFORE, this Amendment to the Condominium Original Declaration is recorded pursuant to the Virginia Condominium Act and does amend and supplement the Original Declaration in the following respects:

1. The Declarant does hereby create upon a portion of the land designated "Convertible and Withdrawable Land" shown

map Book 220 Pg 16-20

on the Condominium plat recorded in the aforesaid Clerk's Office as a part of Exhibit B to the Original Declaration, six (6) additional Units as described and shown on the Supplemental Plats and Plans attached hereto as Exhibit B-4 together with Limited common elements appertaining to said Units. The Convertible land upon which additional Units and Limited common elements are being created is shown on said Exhibit B-4 as "PHASE 5 AREA = 0.509 ACRES."

2. The Units are identified by the numbers 26, 27, 28, 29, 30 and 31. The dimensions of each Unit may be determined from the Plats and Plans.

3. Each Unit and Limited common element created by this Amendment shall be defined and described in a fashion identical to the description of Condominium units and Limited common elements as found in the Original Declaration, as amended, which said description of Units and Limited common elements is hereby incorporated by reference.

4. Henceforth, each Unit, whether created by the Original Declaration or by this Amendment, shall have an undivided percentage interest in the Common elements and liability for Common expenses all of which are allocated as shown on Exhibit D attached hereto and made a part hereof, and shall have an equal vote in the Unit Owners' Association pursuant to Section 2.9 of the Bylaws.

5. All of the real property submitted to the regime which does not constitute a part of any Unit or a Limited

common element as previously defined shall continue to constitute general Common elements and areas.

No provision of this Amendment to the Declaration shall be construed to limit or restrict in any manner the right of the Declarant to withdraw the Withdrawable land or to create additional Units and Limited common elements on the Convertible land as provided in the Original Declaration. It is expressly provided, however, that the land converted by this Amendment shall no longer be withdrawable from the Condominium.

IN WITNESS WHEREOF, the Declarant, ROYAL COURT, INC., a Virginia corporation, has caused this Amendment to be executed pursuant to due authority this 27th day of February, 1992.

ROYAL COURT, INC., a Virginia corporation

By Donald L. Moore
Donald L. Moore, President

STATE OF VIRGINIA, —

CITY OF VIRGINIA BEACH, to-wit:

The foregoing instrument was acknowledged before me this 27th day of February, 1992, by DONALD L. MOORE, President of ROYAL COURT, INC., a Virginia corporation, on behalf of said corporation.

Susan L. White
Notary Public

My Commission Expires:

jbh/condo/ryl.cnv5

EXHIBIT D

<u>Unit number</u>	<u>Size Area in sq. ft.</u>	<u>% Common Element Interest</u>
PHASE 2 - BUILDING D		
18	2,458	4.4993
19	2,870	5.2534
20	2,870	5.2534
21	2,458	4.4993
PHASE 5 - BUILDING F		
26	1,815	3.3223
27	1,925	3.5236
28	1,925	3.5236
29	1,925	3.5236
30	1,925	3.5236
31	1,815	3.3223
PHASE 4 - BUILDING G		
32	1,815	3.3223
33	1,925	3.5236
34	1,925	3.5236
35	1,925	3.5236
36	1,815	3.3223
PHASE 3 - BUILDING I		
42	2,458	4.4993
43	2,399	4.3914
44	2,399	4.3914
45	2,458	4.4993

BK 3062 PG 1285

PHASE 1 - BUILDING J

46	2,458	4.4993
47	2,870	5.2534
48	2,870	5.2534
49	2,870	5.2534
50	<u>2,458</u>	<u>4.4993</u>

TOTALS: 54,631 sq.ft. 100.0000%

jbh/condo/ryl.cnv5

C.C. 21 REV. 3/85

VIRGINIA: In the Clerk's Office of the Circuit Court of Virginia Beach 2 day
of Mar, 19 92 at 4:25, this instrument was received and upon the
certificate of acknowledgment thereto annexed, admitted to record. The tax imposed by §§5.1-802 of the Code,
has been paid, in the amount of \$.....

TESTE: J. CURTIS FRUIT, Clerk

By: [Signature] D. C.

MB 220 P. 16

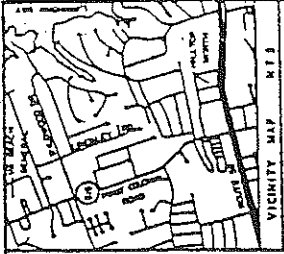


EXHIBIT B-4

I, JOHN W. PAYNE, A DAILY REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT THESE PLATS ARE ACCURATE AND CORRECT WITH SECTION 19.2 OF THE VIRGINIA CONSTITUTION AND THE VIRGINIA LAND SURVEYING ACT OF 1971. THE CONVEYANCE OF THE PROPERTY DESCRIBED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

SIGNED: John W. Payne DATE: 02-22-2016
JOHN W. PAYNE, LAND SURVEYOR NO. 1931

TOTAL AREA = 8.930 ACRES

VIRGINIA
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH,
 VIRGINIA, ON THE 24th DAY OF FEBRUARY, 2016, THIS PLAT WAS RECEIVED
 AND ADMITTED TO RECORD IN MAP BOOK 212, AT PAGE 16.

CLERK
Bill J. Sanders

SUPPLEMENTAL CONDOMINIUM PLATS
 OF
 ROYAL COURT ESTATE CONDOMINIUM
 LYNNHAVEN BOROUGH, VIRGINIA BEACH, VIRGINIA

BOOK	212	PAGE	16
DATE	02/22/2016	TIME	11:30
FILE NO.	5-7-4730		

Thibault & Associates, Ltd.

SHEET 1 OF 8



SUBDIVISION OF PROPERTY OF

JOHN W. POTTER
 (MB 88, P. 11), (MB 88, P. 33), (MB 81, P. 8)

LOT C

LOT D

LOT E

LOT F

LOT G

LOT H

LOT I

LOT J

LOT K

LOT L

LOT M

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LOT Q

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NOW OR FORMERLY
 SNEEDEN COMPANY, INC.
 (DB 232, P. 31)
 (MB 170, P. 31)

ARCEL 3
 (DB 200, P. 49)

CONVERTIBLE AND WITHDRAWABLE LAND
 AREA = 176 ACRES

PHASE 3
 AREA = 0.509 ACRES

PHASE 4
 AREA = 0.041 ACRES

PHASE 1
 AREA = 0.788 ACRES

PHASE 2
 AREA = 0.542 ACRES

TOTTENHAM LANE (50' R/W) (MB 100, P. 22)

NOTE: NO INTERESTS/ EASES ALLOWED EXCEPT FOR ONE ENTERING ON
 TOTTENHAM LANE.

24' ALLEY (MB 101, P. 22)

304.45 (TOTAL)

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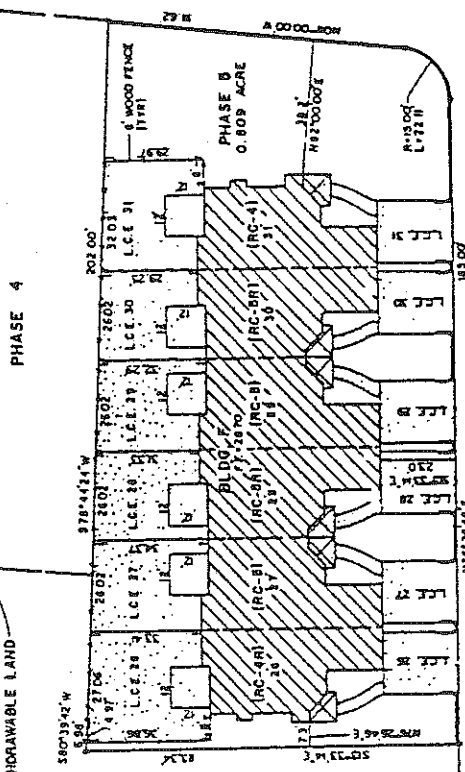
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ROYAL COVE WAY
(PRIVATE STREET)
PHASE 2



CONVERTIBLE AND WITHDRAWABLE LAND

BLDG.	MODEL	UNIT	UNIT ADDRESS	GPIN
7	RC-4R	26	1721 ROYAL COVE COURT	2108-62-9348-2300
7	RC-5	27	1725 ROYAL COVE COURT	2108-62-9348-2310
7	RC-5R	28	1729 ROYAL COVE COURT	2108-62-9348-2320
7	RC-5	29	1733 ROYAL COVE COURT	2108-62-9348-2330
7	RC-5R	30	1737 ROYAL COVE COURT	2108-62-9348-2340
7	RC-4	31	1741 ROYAL COVE COURT	2108-62-9348-2350

NOTES:

1. 77-1 FINISHED ROOM (ELEVATION BASED ON MVD 1978. SATUR. 0.07' FROM 0.0' LEVEL.
2. ALL BUILDING DIMENSIONS SHOWN HEREIN ARE EXTENSION DIMENSIONS AND ARE IN FEET.
3. THE DIMENSION UNIT AREA IS EXPRESSED BY THE DIMENSION UNIT AREA. THE DIMENSION UNIT AREA IS THE AREA OF THE UNIT AREA. THE DIMENSION UNIT AREA IS THE AREA OF THE UNIT AREA.
4. SEE PLANS FOR EXTENSION DIMENSIONS.

LEGEND

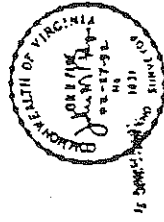
- UNIT AREA
- COMMON ELEMENTS
- LIMITED COMMON ELEMENTS APPURTENANT TO UNITS WITHIN ACCESS
- APPROXIMATE LOCATION OF CENTERLINE OF COMMON WALL WITHIN UNITS
- LCE LIMITED COMMON ELEMENT APPURTENANT TO UNIT INDICATED

JOHN M. PAYNE, A duly registered land surveyor, do hereby certify that these plans are accurate and comply with the provisions of the Virginia Code, Chapter 13.1, Article 1, Section 13.1-13.1-1, and that all units on portions thereof depicted hereon have been substantially completed.

DRAWN: *John M. Payne* DATE: 03-17-82
JOHN M. PAYNE, LAND SURVEYOR NO. 131

VIRGINIA:
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH,
VIRGINIA, ON THIS 22 DAY OF MARCH, 1982, the following plat was received
AND ADMITTED TO RECORD IN MAY BOOK 680 AT PAGE 111

BY *John M. Payne* CLERK



SHEET 2 OF 5

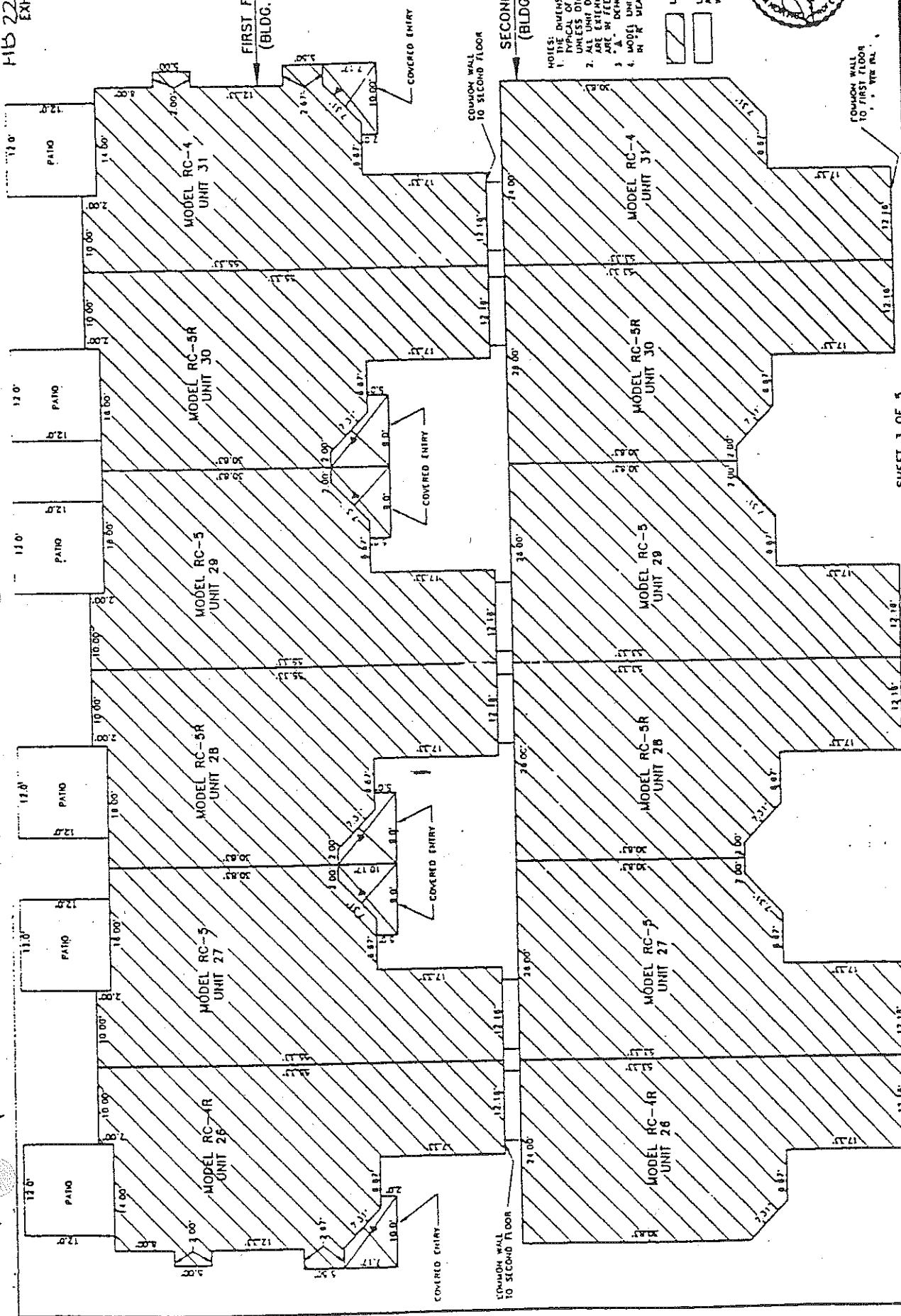
Hubert & Associates, Ltd.
Virginia Beach, VA

SUPPLEMENTAL CONDOMINIUM PLATS	
PLAT NO.	DATE
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2	12/1/81
3	12/1/81
4	12/1/81
5	12/1/81
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9	12/1/81
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100	12/1/81

ROYAL COURT ESTATE CONDOMINIUM



LYNNHAVEN BOROUGH - VIRGINIA BEACH, VIRGINIA

PLAT 1



NOTES:

1. THE DIMENSION HEREON ARE TYPICAL OF SIMILAR UNIT TYPES UNLESS OTHERWISE SHOWN
2. ALL UNIT DIMENSIONS SHOWN ARE EXTERIOR DIMENSIONS AND ARE IN FEET
3. "A" - DENOTES MAIN ENTRANCEWAY
4. MODEL UNIT DESIGNATIONS ENDING

UNIT AREA	LIMITED COMMON ELEMENT APPOINTMENT TO UNITS
	

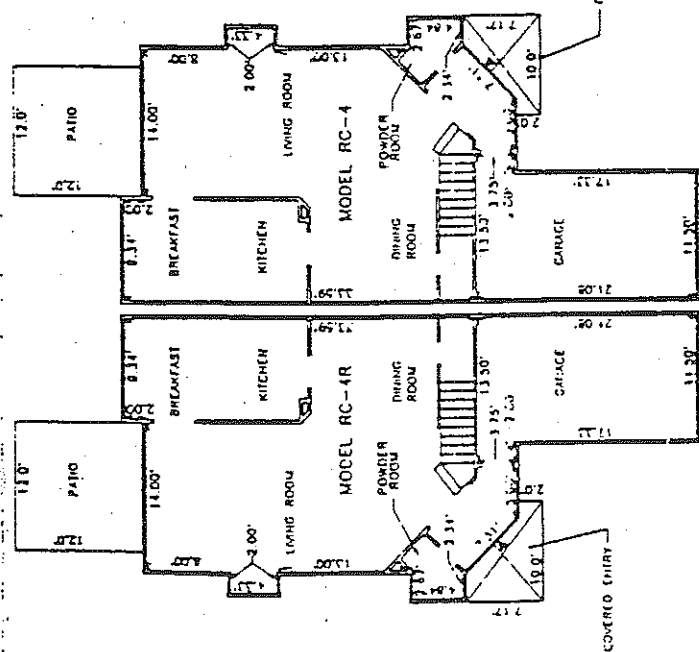


SHEET 3 OF 5

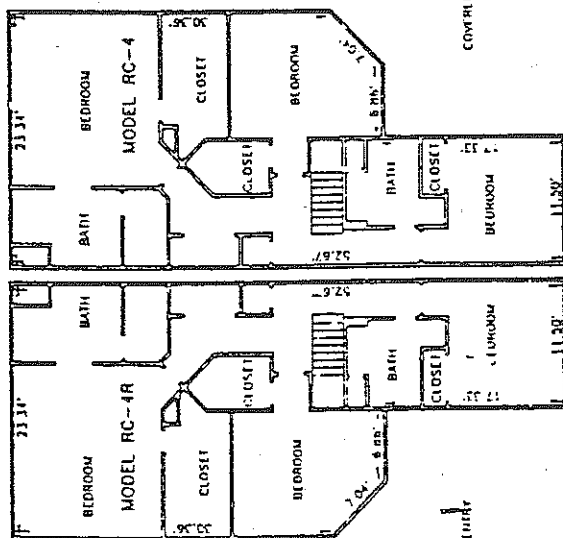
**SUPPLEMENTAL
CONDOMINIUM PLANS**
OF
ROYAL COURT ESTATE CONDOMINIUM
LYNNHAVEN BOROUGH, VA, BEACH, VA

[illegible][illegible]

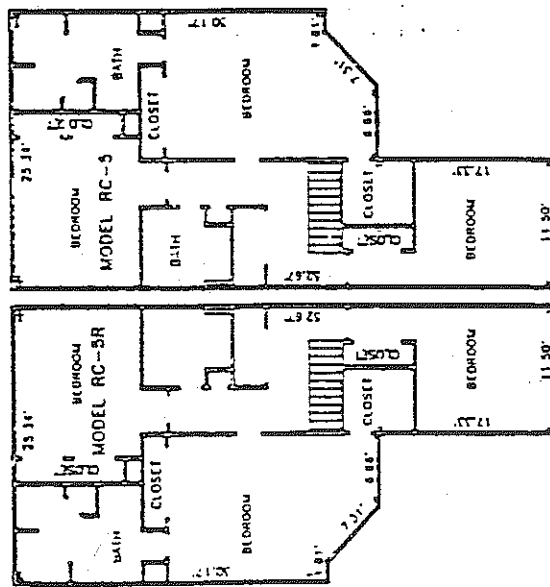
bi Sedore an



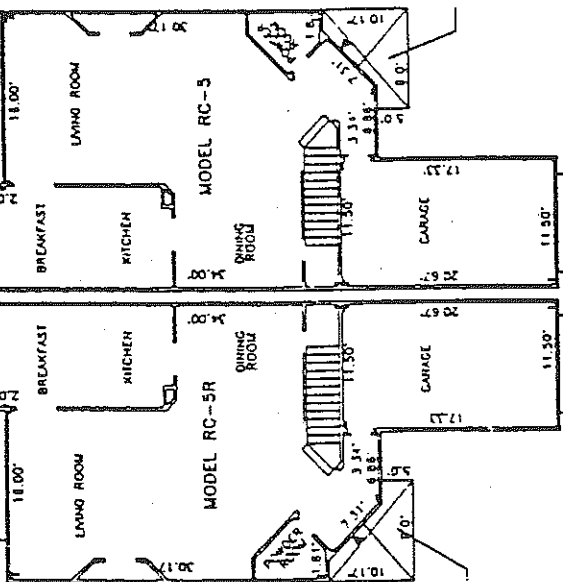
FIRST FLOOR
(TYPICAL UNIT PLAN - MODEL RC-4)



SECOND FLOOR (TYPICAL UNIT PLAN - MODEL RC-4)



SECOND FLOOR (TYPICAL UNIT PLAN -- MODEL RC-5)



FIRST FLOOR
(TYPICAL UNIT PLAN - MODEL RC-5)

WOODRIDGE AC-5 CONTAINS A TOTAL FLOOR SPACE OF 1935 SQ. FT.

THE UNDERSIGNED CERTIFIES THAT THESE PLANS ARE ACCURATE AND CONFORM WITH THE PROVISIONS OF SECTION 55-10 (a) OF THE CODE OF VIRGINIA, 1950, AS AMENDED, AND THAT ALL UNITS OR PORTIONS OF SAID DEVELOPMENT MENTIONED HAVE BEEN SUBSTANTIALLY COMPLETED.

DATE: 2/11/92

IN THE CLERK'S OFFICE OF THE CHIEF JUSTICE OF THE CITY OF VIRGINIA BEACH,
VIRGINIA, ON THE 15 DAY OF March, 1992, THIS PLAT WAS RECEIVED
AND ADJUSTED TO RECORD IN MAP BOOK 220 AT PAGE 19.

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 QF. ...
 QG. ...
 QH. ...
 QI. ...
 QJ. ...
 QK. ...
 QL. ...
 QM. ...
 QN. ...
 QO. ...
 QP. ...
 QQ. ...
 QR. ...
 QS. ...
 QT. ...
 QU. ...
 QV. ...
 QW. ...
 QX. ...
 QY. ...
 QZ. ...
 RA. ...
 RB. ...
 RC. ...
 RD. ...
 RE. ...
 RF. ...
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 RJ. ...
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 RX. ...
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 SA. ...
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 SC. ...
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 SE. ...
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 SH. ...
 SI. ...
 SJ

Dr. E. J. Darnier

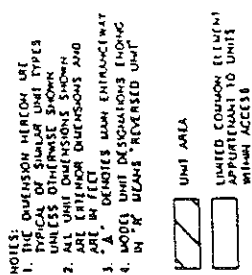
SHEET 4 OF 5

**Talbot
Associates, Ltd.**

SUPPLEMENTAL
CONDOMINIUM PLANS
OF
ROYAL COURT ESTATE CONDOMINIUM

LYNNHAVEN BOROUGH, VA BEACH, VA.

Style



DRAWN BY	JML	DATE	1/17/78
CHECKED BY	JML	DATE	1/17/78
COMP. CHK.		DATE	
1-NO. CHK.		DATE	
DEPT.	PROD. DES.	DATE	
PROJECT NO.	0412624		
SCALE	1"=8"		
FILE NO.	A-1-1730		

**SUPPLEMENTAL
CONDOMINIUM PLANS
OF
ROYAL COURT ESTATE CONDOMINIUM**

LYNNHAVEN BOROUG, VA. BEACH, VA.

COMMON WALL -
TO FIRST FLOOR

THE UNDERSIGNED CERTIFIES THAT THESE PLANS ARE ACCURATE AND
COMPLY WITH THE PROVISIONS OF SECTION 53-78 (5)(b) OF THE CODE
OF VIRGINIA, 1850, AS AMENDED, AND THAT ALL UNITS ON PORTHONES
THIRD DISTRICT WHEATON AND ALL COMMON ELEMENTS HAVE BEEN
SIMULTANEOUSLY COMPLETED

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH,
VIRGINIA, ON THE DAY OF 18-12-18 THIS PLAT WAS RECEIVED
AND ADMITTED TO RECORD IN MAP BOOK NO. 18 AT PAGE 18

RECEIVED BY: Richard L. Boudreau, Jr. DATE: 4/27/82 CLIENT: Wolfe & Associates

BK 3095 PG 2162

AMENDMENT TO THE CONDOMINIUM DECLARATION
OF ROYAL COURT ESTATE CONDOMINIUM
CREATING UNITS AND LIMITED COMMON ELEMENTS
ON CONVERTIBLE LAND
(PHASE 6)

MB 221 PG 92-96

This Amendment to the Condominium Declaration of ROYAL COURT ESTATE CONDOMINIUM, is made this 5th day of June, 1992, by ROYAL COURT, INC., a Virginia Corporation, hereinafter called the "Declarant", as developer and owner of the real property situated in the City of Virginia Beach, Virginia, which was subjected to a Condominium regime known as ROYAL COURT ESTATE CONDOMINIUM, pursuant to the Virginia Condominium Act, said Declaration (hereinafter the "Original Declaration") being recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia, in Deed Book 2920, at Page 1434, et seq., as amended; and

WHEREAS, the Declarant did reserve in the Original Declaration the right to create additional Units and Limited common elements on Convertible land pursuant to the Code of Virginia 1950, as amended, Section 55-79.39 et seq.; and

WHEREAS, it is the intention of the Declarant to create six (6) additional Units with Limited common elements appertaining thereto on the said Convertible land;

NOW, THEREFORE, this Amendment to the Condominium Original Declaration is recorded pursuant to the Virginia Condominium Act and does amend and supplement the Original Declaration in the following respects:

1. The Declarant does hereby create upon a portion of the land designated "Convertible and Withdrawable Land" shown

on the Condominium plat recorded in the aforesaid Clerk's Office as a part of Exhibit B to the Original Declaration, six (6) additional Units as described and shown on the Supplemental Plats and Plans attached hereto as Exhibit B-5 together with Limited common elements appertaining to said Units. The Convertible land upon which additional Units and Limited common elements are being created is shown on said Exhibit B-5 as "PHASE 6 AREA = 0.512 ACRES."

2. The Units are identified by the numbers 21A, 22, 23, 24, 25 and 26A. The dimensions of each Unit may be determined from the Plats and Plans.

3. Each Unit and Limited common element created by this Amendment shall be defined and described in a fashion identical to the description of Condominium units and Limited common elements as found in the Original Declaration, as amended, which said description of Units and Limited common elements is hereby incorporated by reference.

4. Henceforth, each Unit, whether created by the Original Declaration or by this Amendment, shall have an undivided percentage interest in the Common elements and liability for Common expenses all of which are allocated as shown on Exhibit D attached hereto and made a part hereof, and shall have an equal vote in the Unit Owners' Association pursuant to Section 2.9 of the Bylaws.

5. All of the real property submitted to the regime which does not constitute a part of any Unit or a Limited

common element as previously defined shall continue to constitute general Common elements and areas.

No provision of this Amendment to the Declaration shall be construed to limit or restrict in any manner the right of the Declarant to withdraw the Withdrawable land or to create additional Units and Limited common elements on the Convertible land as provided in the Original Declaration. It is expressly provided, however, that the land converted by this Amendment shall no longer be withdrawable from the Condominium.

IN WITNESS WHEREOF, the Declarant, ROYAL COURT, INC., a Virginia corporation, has caused this Amendment to be executed pursuant to due authority this 5th day of June, 1992.

ROYAL COURT, INC., a Virginia corporation

By

Donald L. Moore
Donald L. Moore, President

STATE OF VIRGINIA,

CITY OF VIRGINIA BEACH, to-wit:

The foregoing instrument was acknowledged before me this 5th day of June, 1992, by DONALD L. MOORE, President of ROYAL COURT, INC., a Virginia corporation, on behalf of said corporation.

Constance O. Francisco
Notary Public

My Commission Expires:

jbh/condo/ryl.cnv6

EXHIBIT D

<u>Unit number</u>	<u>Size Area in sq. ft.</u>	<u>% Common Element Interest</u>
PHASE 2 - BUILDING D		
18	2,458	3.73
19	2,870	4.35
20	2,870	4.35
21	2,458	3.73
PHASE 6 - BUILDING E		
21A	1,815	2.75
22	1,925	2.92
23	1,925	2.92
24	1,925	2.92
25	1,925	2.92
26A	1,815	2.75
PHASE 5 - BUILDING F		
26	1,815	2.75
27	1,925	2.92
28	1,925	2.92
29	1,925	2.92
30	1,925	2.92
31	1,815	2.75

EXHIBIT D

<u>Unit number</u>	<u>Size Area in sq. ft.</u>	<u>% Common Element Interest</u>
PHASE 2 - BUILDING D		
18	2,458	3.73
19	2,870	4.35
20	2,870	4.35
21	2,458	3.73
PHASE 6 - BUILDING E		
21A	1,815	2.75
22	1,925	2.92
23	1,925	2.92
24	1,925	2.92
25	1,925	2.92
26A	1,815	2.75
PHASE 5 - BUILDING F		
26	1,815	2.75
27	1,925	2.92
28	1,925	2.92
29	1,925	2.92
30	1,925	2.92
31	1,815	2.75

BR 3095P62166

PHASE 4 - BUILDING G

32	1,815	2.75
33	1,925	2.92
34	1,925	2.92
35	1,925	2.92
36	1,815	2.75

PHASE 3 - BUILDING I

42	2,458	3.73
43	2,399	3.63
44	2,399	3.63
45	2,458	3.73

PHASE 1 - BUILDING J

46	2,458	3.73
47	2,870	4.35
48	2,870	4.35
49	2,870	4.35
50	<u>2,458</u>	<u>3.73</u>

TOTALS: 65,961 sq.ft. 100.0000%

jbh/condo/ryl.cnv6

VIRGINIA: In the Clerk's Office of the Circuit Court of Virginia Beach 9 day
of June 19 92 at 2:12, this instrument was received and upon the
certificate of acknowledgment thereto annexed, admitted to record. "The tax imposed by §53.1-802 of the Code,
has been paid, in the amount of \$....."

TESTE: J. CURTIS FRUIT, Clerk

By: Emilio P. Dima D. C.

BK3122PG1601

AMENDMENT TO THE CONDOMINIUM DECLARATION
OF ROYAL COURT ESTATE CONDOMINIUM
CREATING UNITS AND LIMITED COMMON ELEMENTS
ON CONVERTIBLE LAND
(PHASE 7)

This Amendment to the Condominium Declaration of ROYAL COURT ESTATE CONDOMINIUM, is made this 29th day of July, 1992, by ROYAL COURT, INC., a Virginia Corporation, hereinafter called the "Declarant", as developer and owner of the real property situated in the City of Virginia Beach, Virginia, which was subjected to a Condominium regime known as ROYAL COURT ESTATE CONDOMINIUM, pursuant to the Virginia Condominium Act, said Declaration (hereinafter the "Original Declaration") being recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia, in Deed Book 2920, at Page 1434, et seq., as amended; and

WHEREAS, the Declarant did reserve in the Original Declaration the right to create additional Units and Limited common elements on Convertible land pursuant to the Code of Virginia 1950, as amended, Section 55-79.39 et seq.; and

WHEREAS, it is the intention of the Declarant to create eight (8) additional Units with Limited common elements appertaining thereto on the said Convertible land;

NOW, THEREFORE, this Amendment to the Condominium Original Declaration is recorded pursuant to the Virginia Condominium Act and does amend and supplement the Original Declaration in the following respects:

1. The Declarant does hereby create upon a portion of the land designated "Convertible and Withdrawable Land" shown

MAP BOOK 223 pg 45-49