

on the Condominium plat recorded in the aforesaid Clerk's Office as a part of Exhibit B to the Original Declaration, eight (8) additional Units as described and shown on the Supplemental Plats and Plans attached hereto as Exhibit B-6 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-6 as "PHASE 7 AREA = 0.662 ACRES."

2. The Units are identified by the numbers 35A, 36A, 37, 38, 39, 40, 41, and 42A. 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 29th day of July, 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 29th day of July, 1992, by DONALD L. MOORE, President of ROYAL COURT, INC., a Virginia corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires: 1/31/95

jbh/condo/ryl.cnv7

BK3122PG1604

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	3.0293
19	2,870	3.5370
20	2,870	3.5370
21	2,458	3.0293
PHASE 6 - BUILDING E		
21A	1,815	2.2368
22	1,925	2.3724
23	1,925	2.3724
24	1,925	2.3724
25	1,925	2.3724
26A	1,815	2.2368
PHASE 5 - BUILDING F		
26	1,815	2.2368
27	1,925	2.3724
28	1,925	2.3724
29	1,925	2.3724
30	1,925	2.3724
31	1,815	2.2368

BK 3122 PG 1605

PHASE 4 - BUILDING G

32	1,815	2.2368
33	1,925	2.3724
34	1,925	2.3724
35	1,925	2.3724
36	1,815	2.2368

PHASE 7 - BUILDING H

35A	1,815	2.2368
36A	1,925	2.3724
37	1,925	2.3724
38	1,925	2.3724
39	1,925	2.3724
40	1,925	2.3724
41	1,925	2.3724
42A	1,815	2.2368

PHASE 3 - BUILDING I

42	2,458	3.0293
43	2,399	2.9566
44	2,399	2.9566
45	2,458	3.0293

PHASE 1 - BUILDING J

46	2,458	3.0293
47	2,870	3.5370
48	2,870	3.5370
49	2,870	3.5370
50	<u>2,458</u>	<u>3.0293</u>

TOTALS:	81,141 sq.ft.	100.0000%
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VIRGINIA: In the Clerk's Office of the Circuit Court of Virginia Beach day
 of Sep 19 94 at 11:40, 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 \$

EXHIBIT B-6

I, JOHN M. MYNE, A DULY REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THESE PLATS ARE ACCURATE AND COMPLY WITH SECTION 55-73-301 OF THE CODE OF VIRGINIA, 1950 AS AMENDED AND THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

SIGNED John M. Payne DATE 08-25-
 JOHN M. PAYNE, LAND SURVEYOR NO 1531

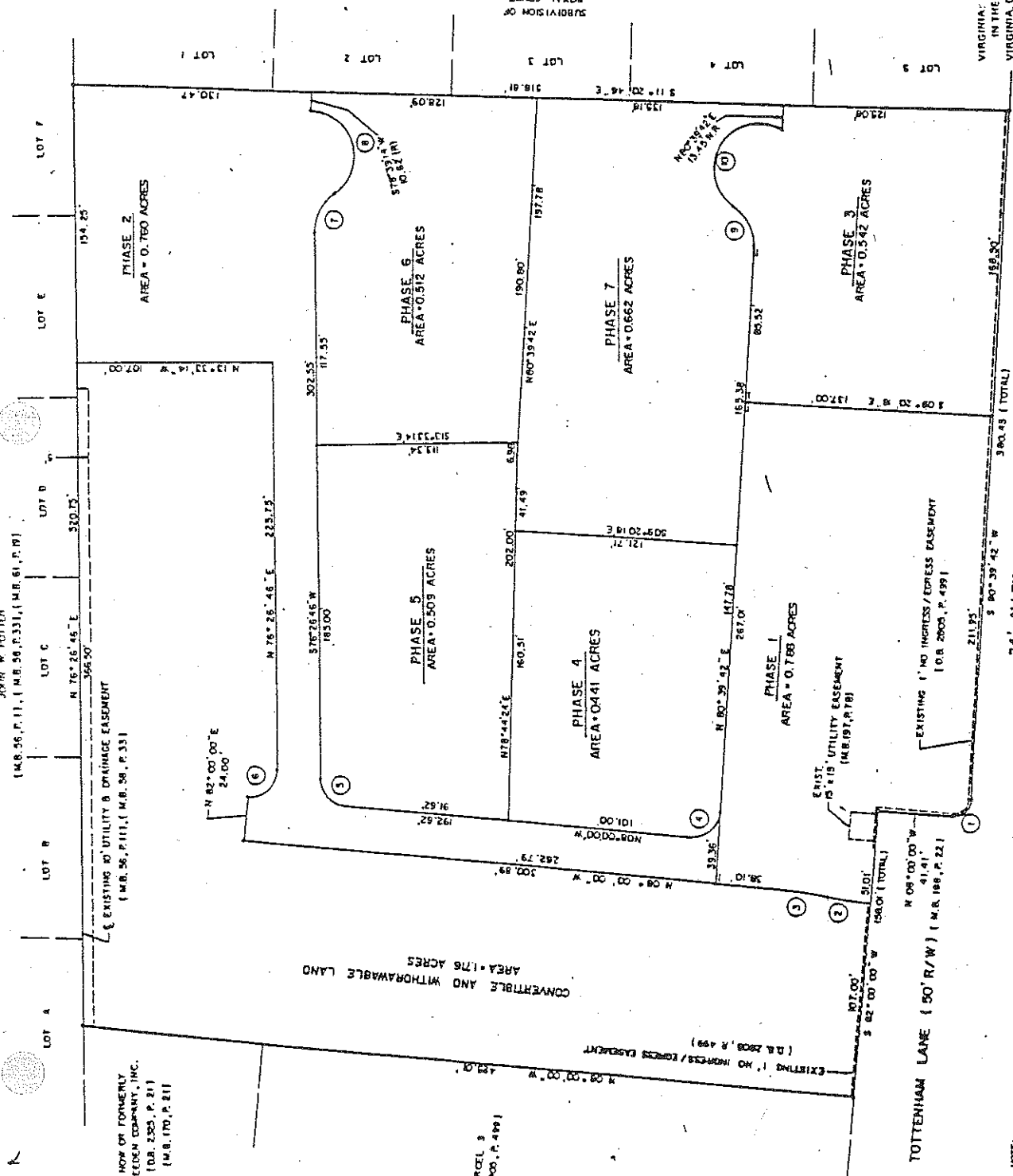
NO.	DELTA	RADIUS	LENGTH	TANGENT
1	91° 20' 18"	10.00"	15.94"	90.24°
2	07° 26' 05"	178.43"	23.15"	11.29°
3	07° 26' 05"	178.43"	23.15"	11.99°
4	91° 20' 18"	15.00"	23.91"	15.36°
5	04° 28' 46"	15.00"	22.11"	13.61°
6	93° 33' 14"	25.00"	29.01"	16.53°
7	57° 18' 59"	25.00"	29.01"	12.94°
8	145° 08' 31"	25.00"	83.32"	78.53°
9	30° 56' 22"	25.00"	23.59"	14.04°
10	174° 41' 7.5"	25.00"	76.22"	595.11°

TOTAL ACREAGE = 3,930 ACRES

TESTE: Robb Lamer

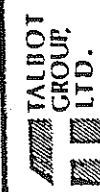
SUPPLEMENTAL CONDOMINIUM PLAN
OF
RETAIL COURT ESTATE CONDOMINIUM

LYNCH AVE E . 21, VIRGINIA BEACH, VIRG



VIRGINIA;
IN THE
VIRGINIA, C
AND ADMIT

SHEET 1 OF 5



100 Lombard Square • Virginia Beach, VA 23461
1804-340-8112 • 8 am - 6 pm



NOTE: NO IMPRESS / EXPRESS ALLOWED EXCEPT FOR ONE ENTRANCE ON
TOTTENHAM LANE.

NOTE:
IN ADDITION TO THE EASEMENTS INDICATED
HEREON, THE FOLLOWING EASEMENTS AFFECT THIS
PROPERTY.
IDA 780 P 34 (VIRGINIA POWER EASEMENT)

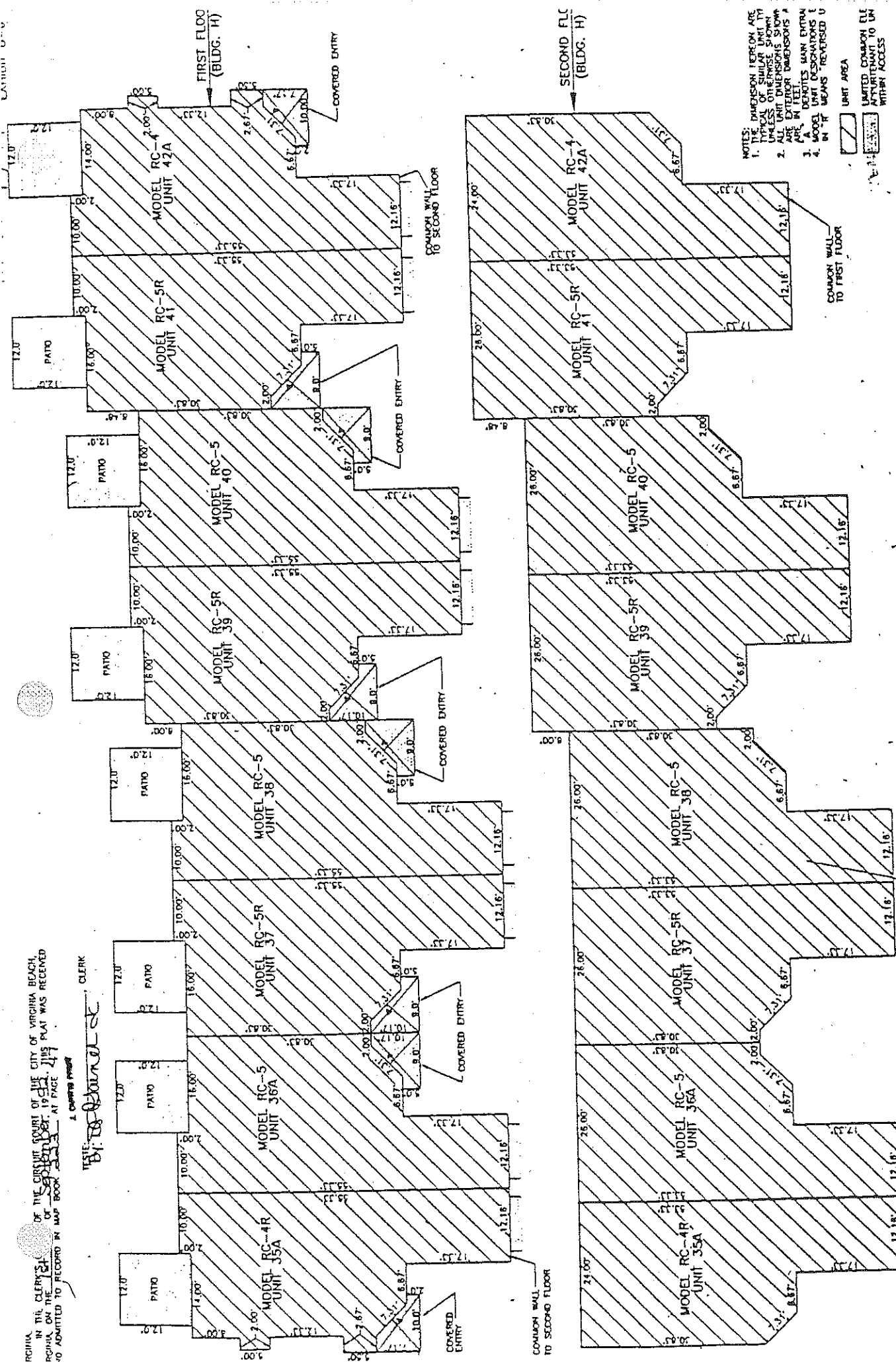
NOW OR FORMERLY
 BREEDEN COMPANY, INC.
 (O.B. 2325, P. 21)
 (M.B. 170, P. 21)

PARCEL 3
(D.B. 2000, P. 499)

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH,
VIRGINIA, ON THE 1 DAY OF September 1983 THIS PLAT WAS RECEIVED
AND ADMITTED TO RECORD IN MAP BOOK 833 AT PAGE 46.

VIRGINIA
IN THE CLERK'S
OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH
OF SEPTEMBER 19, 1972. THIS PLAN WAS RECEIVED
AND ADMITTED TO RECORD IN MAP BOOK 223-1 AT PAGE 47

CLERK
BY: *[Signature]*



NOTES:
1. THE DIMENSIONS PERSON ARE
THESE DIMENSIONS ARE SHOWN
UNLESS OTHERWISE SHOWN
2. ALL UNIT DIMENSIONS SHOWN
ARE EXTERIOR DIMENSIONS
3. A PATIO MEANS REVERSED U
IN A MEANS REVERSED U
4. A PATIO MEANS REVERSED U
IN A MEANS REVERSED U

UNIT AREA
UNITED COMMON E
ATTACHMENT TO U
WITHIN ACCESS

SHEET 3 OF 5



TALBOT GROUP LTD.

Architects

1000 N. 1st St., Suite 100
Virginia Beach, VA 23451
Tel: 757-461-1111

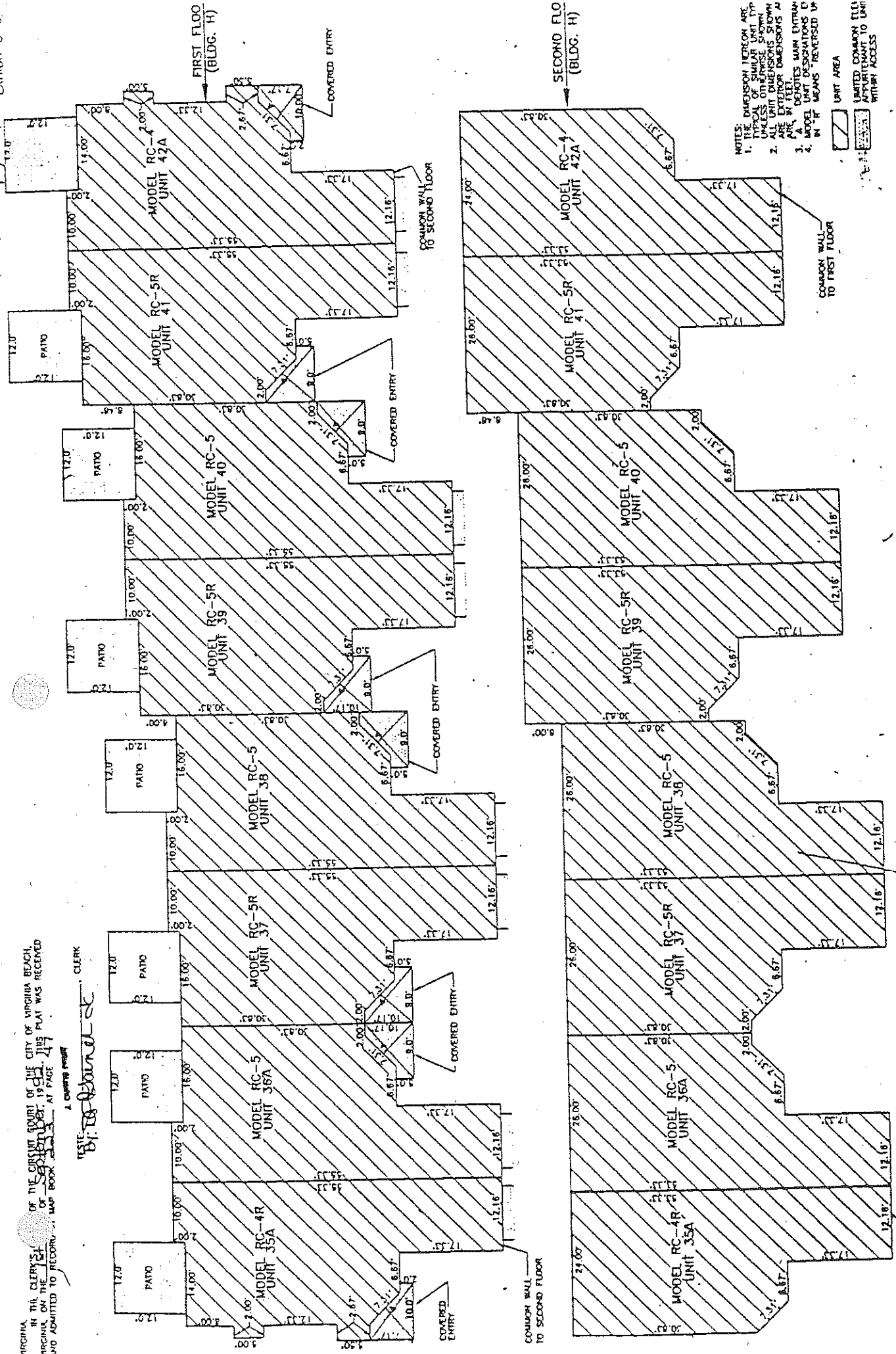
SUPPLEMENTAL
CONDOMINIUM PLANS
OF
ROYAL COURT ESTATE CONDO
LYNNHURST, VIRGINIA

THE UNDERSIGNED CERTIFIES THAT THESE PLANS ARE ACCURATE AND
COMPLY WITH THE PROVISIONS OF SECTION 55-78.56(1) OF THE CODE
OF VIRGINIA, 1950, AS AMENDED, AND THAT ALL UNITS OR PORTIONS
THEREOF DEPICTED HEREON AND ALL COMMON ELEMENTS HAVE BEEN
SUPERINTENDENTLY COMPLETED

[Signature] DATE 08/24/92
ROBERT L. BOWE, P.E.

VIRGINIA
IN THE CLERK'S
OFFICE OF THE CLERK OF THE CITY OF VIRGINIA BEACH,
VIRGINIA, ON THE 13th day of September, 1991, THIS PLAN WAS RECEIVED
AND ADMITTED TO RECORD MAP BOOK 233 AT PAGE 47

1. CLERK'S OFFICE
BY: Richard L. Rowe CLERK



- NOTES:
1. THE DIMENSION HEREON ARE TYPICAL OF SIMILAR TYPE UNLESS OTHERWISE NOTED.
 2. ARE EXTERIOR DIMENSIONS AND ARE IN FEET.
 3. A DENOTES MAIN ENTRANCE.
 4. MODEL UNIT DESIGNATIONS C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, 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, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

SHEET 3 OF 5

TALBOT GROUP LTD.

1000 L. ROWE, F.L.



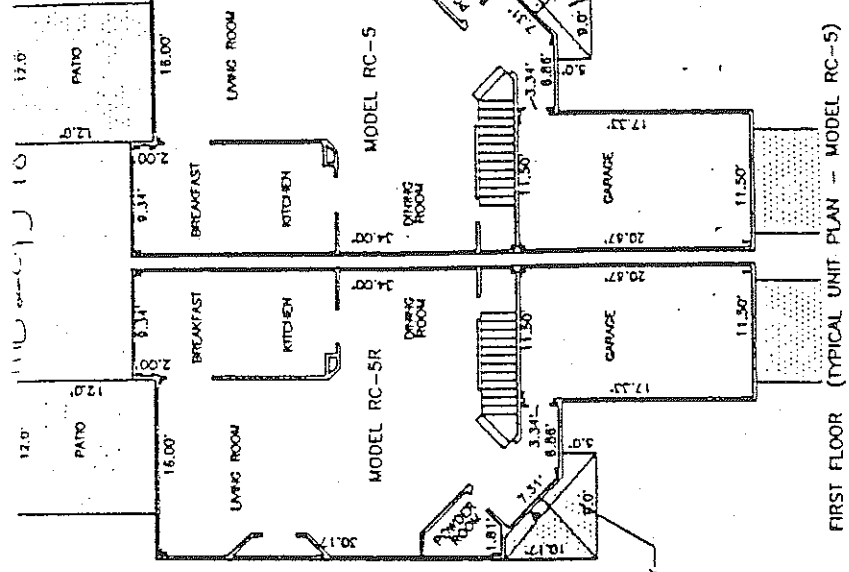
SUPPLEMENTAL
CONDOMINIUM PLANS
OF
ROYAL COURT ESTATE CONDOM
LYNNHUR, BOROUGH, VA BEACH.

OWNER: TALBOT GROUP LTD.	DATE: 08/26/92
DESIGNER: TALBOT GROUP LTD.	DATE: 08/26/92
ENGINEER: TALBOT GROUP LTD.	DATE: 08/26/92
PROJECT: ROYAL COURT ESTATE CONDOM	DATE: 08/26/92
SCALE: 1" = 10'	DATE: 08/26/92
FILE NO. A-7-473	DATE: 08/26/92

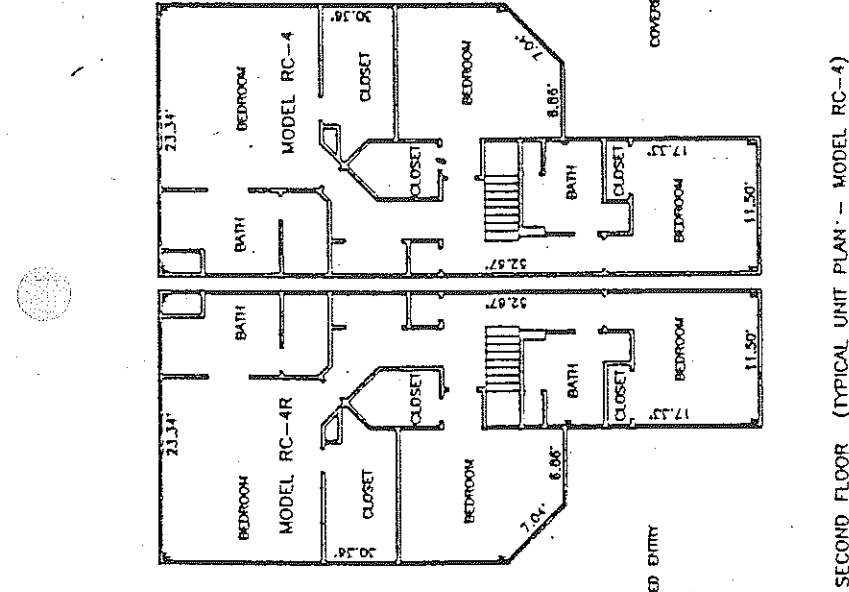
THE UNDERSIGNED CERTIFIES THAT THESE PLANS ARE ACCURATE AND COMPLY WITH THE PROVISIONS OF SECTION 55-78.58(6) OF THE CODE OF VIRGINIA, 1950, AS AMENDED, AND THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON AND ALL COMMON ELEMENTS HAVE BEEN SUBSTANTIALLY COMPLETED.

DATE: 08/26/92

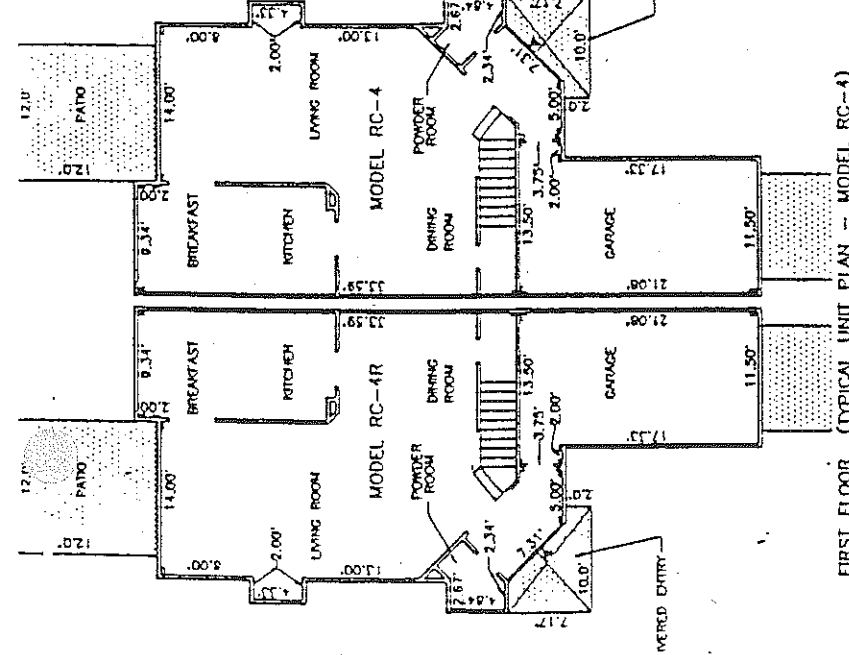
Richard L. Rowe, F.L.



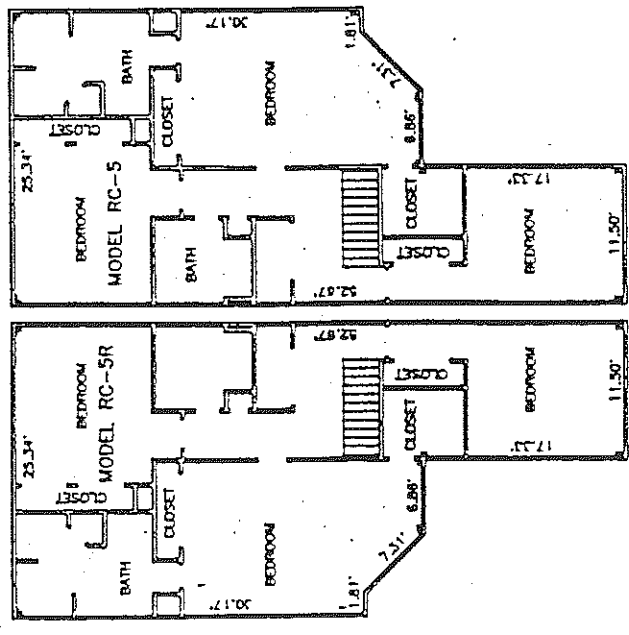
MODEL RC-5 CONTAINS A TOTAL FLOOR SPACE OF 1925 SQ. FT.



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



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



MODEL RC-5 CONTAINS A TOTAL FLOOR SPACE OF 1925 SQ. FT.

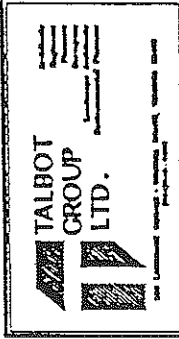
- NOTES:
1. UNITS COMMON ELEMENTS APPLICABLE TO UNITS WITHIN ACCESS.
 2. A DENOTES MAIN ENTRANCE.
 3. THE DIMENSIONS HEREON ARE TYPICAL OF SIMILAR UNIT TYPES UNLESS OTHERWISE SHOWN.
 4. ALL UNIT DIMENSIONS SHOWN ARE INTERIOR DIMENSIONS AND ARE IN FEET.
 5. THE PORTION OF THE IMPROVEMENTS DESIGNATED AS A UNIT IS SUBJECT TO THE 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 SHOWN 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.
 8. MODEL UNIT DESIGNATIONS ENDING IN "R" MEANS "REVERSED UNIT."

THE UNDERSIGNED CERTIFIES THAT THESE PLANS ARE ACCURATE AND COMPLY WITH THE PROVISIONS OF SECTION 55-78.50(6) OF THE CODE OF VIRGINIA, 1950, AS AMENDED, AND THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

Richard L. Bower
DATE 08/26/16
RICHARD L. BOWER, P.E.


IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA, ON THE 19th DAY OF SEPTEMBER, 1994, THIS PLAN WAS RECEIVED AND ADMITTED TO RECORD IN MAP BOOK 100-1-1, AT PAGE 416.

TESTE: *By: [Signature]* CLERK



SUPPLEMENTAL
CONDOMINIUM PLANS
OF
ROYAL COTTAGE ESTATE CONDOMINIUM
LYNNHAVEN BOROUGH, VA BEACH, VA

VIRGINIA:
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEAC
VIRGINIA, ON THE 15 DAY OF September 19 1933 HIS PLAT WAS REC
AND ADMITTED TO RECORD IN MAY BOOK 223 AT PAGE 47.
J. CARROLL FRISSETT



TALBOT GROUP LTD.

100 Lombard Street, New York, N. Y. 10040
(212) 340-0000 - Jan. 1964

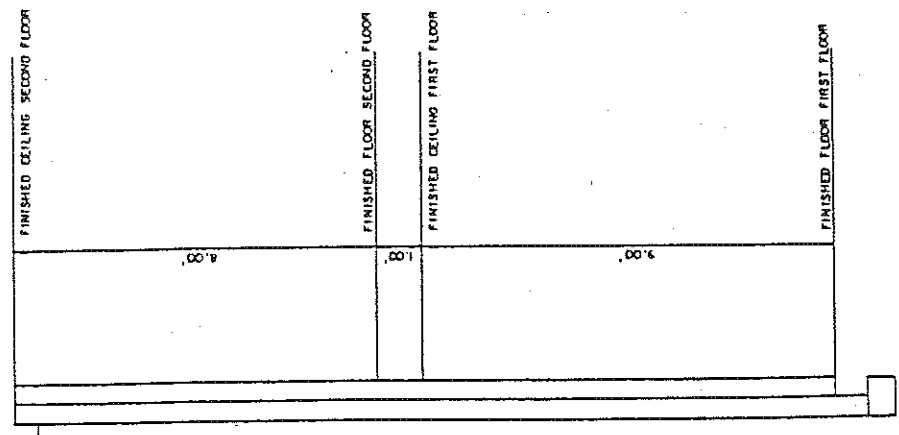
TALBOT GROUP LTD.
 100 LOMBARD STREET, NEW YORK, N.Y. 10040
 (212) 340-0000

TALBOT GROUP LTD.
 100 LOMBARD STREET, NEW YORK, N.Y. 10040
 (212) 340-0000

THE ABOVE-SHOWN CERTIFICATES THAT THESE PLANS ARE ACCURATE AND
THAT THE DIVISIONS OF SECTION 33.79 AND 34.19 OF THE COOD
OF VIRGINIA 1920, AS AMENDED, AND THAT ALL UNITS ON PORTIONS
OF THE TRACT DEFICIT HEREON AND ALL COMMON ELEMENTS HAVE BEEN
SUBSTANTIALLY COMPLETED

Richard L. Bowie 08/25/93

RICHARD L. BOWIE, P.E.



AMENDMENT TO THE CONDOMINIUM DECLARATION
OF ROYAL COURT ESTATE CONDOMINIUM
CREATING UNITS AND LIMITED COMMON ELEMENTS
ON CONVERTIBLE LAND
(PHASE 8)

This Amendment to the Condominium Declaration of ROYAL COURT ESTATE CONDOMINIUM, is made this 21st day of October, 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 seven (7) 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 224 pgs 83-88

on the Condominium plat recorded in the aforesaid Clerk's Office as a part of Exhibit B to the Original Declaration, seven (7) additional Units as described and shown on the Supplemental Plats and Plans attached hereto as Exhibit B-7 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-7 as "PHASE 8 AREA = 0.581 ACRES."

2. The Units are identified by the numbers 11, 12, 13, 14, 15, 16, and 17. 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 21st day of October, 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 21st day of October, 1992, by DONALD L. MOORE, President of ROYAL COURT, INC., a Virginia corporation, on behalf of said corporation.

Susan J. White
Notary Public

My Commission Expires:

2-28-95
jbh/condo/ryl.cnv8

EXHIBIT D

<u>Unit number</u>	<u>Size Area in sq. ft.</u>	<u>% Common Element Interest</u>
PHASE 8 - BUILDING C		
11	1,815	1.89
12	1,925	2.00
13	1,925	2.00
14	1,925	2.00
15	2,870	2.98
16	2,870	2.98
17	1,815	1.89
PHASE 2 - BUILDING D		
18	2,458	2.55
19	2,870	2.98
20	2,870	2.98
21	2,458	2.55
PHASE 6 - BUILDING E		
21A	1,815	1.89
22	1,925	2.00
23	1,925	2.00
24	1,925	2.00
25	1,925	2.00
26A	1,815	1.89

PHASE 5 - BUILDING F

26	1,815	1.89
27	1,925	2.00
28	1,925	2.00
29	1,925	2.00
30	1,925	2.00
31	1,815	1.89

PHASE 4 - BUILDING G

32	1,815	1.89
33	1,925	2.00
34	1,925	2.00
35	1,925	2.00
36	1,815	1.89

PHASE 7 - BUILDING H

35A	1,815	1.89
36A	1,925	2.00
37	1,925	2.00
38	1,925	2.00
39	1,925	2.00
40	1,925	2.00
41	1,925	2.00
42A	1,815	1.89

PHASE 3 - BUILDING I

42	2,458	2.55
43	2,399	2.49
44	2,399	2.49
45	2,458	2.55

BK3155PG1905

PHASE 1 - BUILDING J

46	2,458	2.55
47	2,870	2.98
48	2,870	2.98
49	2,870	2.98
50	2,458	2.55

TOTALS:
jbh/condo/ryl.cnv8

96,286 sq.ft. 100%

RECORDED WITH
CERTIFICATE ANNEXED

92 DEC -1 PM 1:15

92 DEC -1 PM 1:15
VIRGINIA BEACH, VA.
TESTE: *Phyllis J. Smith*
CLERK, CIRCUIT COURT

JOHN A. HARRIS, a duly registered land surveyor, do hereby certify that the plans are accurate and comply with the provisions of the laws of the State of New York relating to the recording of land survey maps.

76-98-01110
P. W. R.
1935

NO.	DEPTH	WIND	TEMP.	WAVE	WIND	TEMP.	WAVE
1	31° 30' N	10.00	13.94°	10.00	13.94°	10.00	13.94°
2	07° 18' N	17.43	22.15°	11.28	22.15°	11.28	22.15°
3	07° 18' N	17.43	22.15°	11.28	22.15°	11.28	22.15°
4	31° 32' N	10.00	23.91°	12.94	23.91°	12.94	23.91°
5	31° 32' N	10.00	22.11°	13.81	22.11°	13.81	22.11°
6	31° 33' N	10.00	22.11°	16.23	22.11°	16.23	22.11°
7	31° 18' S	20.00	23.01°	13.84	23.01°	13.84	23.01°
8	44° 08' N	21.00	22.53°	17.33	22.53°	17.33	22.53°
9	30° 31' N	24.00	22.53°	20.21	22.53°	20.21	22.53°
10	30° 31' N	24.00	22.53°	20.21	22.53°	20.21	22.53°

TOTAL AREA = 5.920 ACRES

VIRGINIA
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH.
VIRGINIA FILED MAY 06 1973 BY SP-1A WAS RECEIVED
AND ADMITTED TO RECORD IN MAY BOOK 83 PAGE 83

TELETYPE UNIT, CLEA

**TALBOT
GROUP
LTD.**

SUPPLEMENTAL CONDOMINIUM PLAYS
OF
ROYAL COURT ESTATE CONDOMINIUM

WALKER, VIRGINIA BEACH, VIRGINIA

9 40 1 13315

24' 25 1 MB 51, 221

[illegible]

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

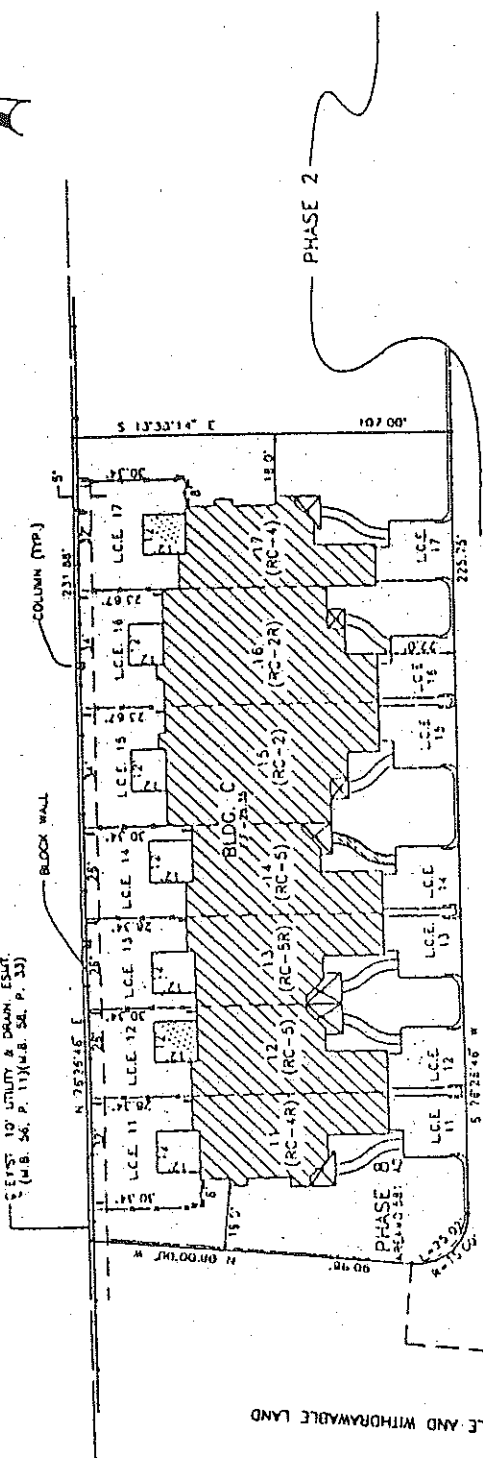




BLOC	MODE	UNIT	UNIT ADDRESS	LOCPN
1	RC-1	11	1114 ROYAL COVE CO-OP	11
2	RC-1	12	1114 ROYAL COVE CO-OP	12
3	RC-1	13	1114 ROYAL COVE CO-OP	13
4	RC-1	14	1114 ROYAL COVE CO-OP	14
5	RC-1	15	1114 ROYAL COVE CO-OP	15
6	RC-1	16	1114 ROYAL COVE CO-OP	16
7	RC-1	17	1114 ROYAL COVE CO-OP	17

SUBDIVISION OF PROPERTY OF
JOHN W. POTTER
(M.B. 61, P. 19)

CELESTIAL UTILITY & DRAIN ESMT.
(M.B. 56, P. 11)(M.B. 54, P. 33)



ROYAL COVE COURT
(PRIVATE STREET)

ROYAL COVE WAY
(PRIVATE STREET)

CONVERTIBLE AND WITHDRAWABLE LAND

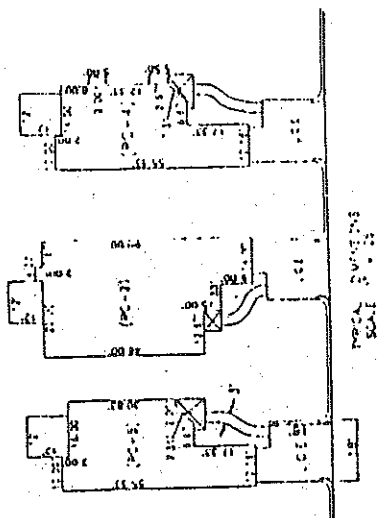
- NOTES
1. PLANNED FLOOR ELEVATION BASED ON NOV. 1928.
 2. ALL DIMENSIONS ARE IN FEET.
 3. ALL DIMENSIONS ARE IN FEET.
 4. SEE PLANS FOR FURTHER DIMENSIONS.

LEGEND

- 1. UNIT AREA
- 2. COMMON ELEMENTS
- 3. UNIT COMMON ELEMENTS APPROPRIATE TO UNIT AREA
- 4. UNIT COMMON ELEMENTS APPROPRIATE TO UNIT AREA

JOHN W. POTTER, A DAILY REGISTERED AND SUPERVISOR, DO
HEREBY CERTIFY THAT THESE PLANS ARE ACCURATE AND TRUE
TO THE BEST OF HIS KNOWLEDGE AND BELIEF, AND THAT HE
AS A REGISTERED SURVEYOR, HAS BEEN DULY QUALIFIED
AND HAS BEEN DULY LICENSED BY THE BOARD OF SURVEYORS
WHICH HAVE BEEN SUBSTANTIALLY COMPLETED.

SIGNED John W. Potter DATE 10-25-24
JOHN W. POTTER, LAND SURVEYOR, NO. 1631



SCALE
1" = 10'



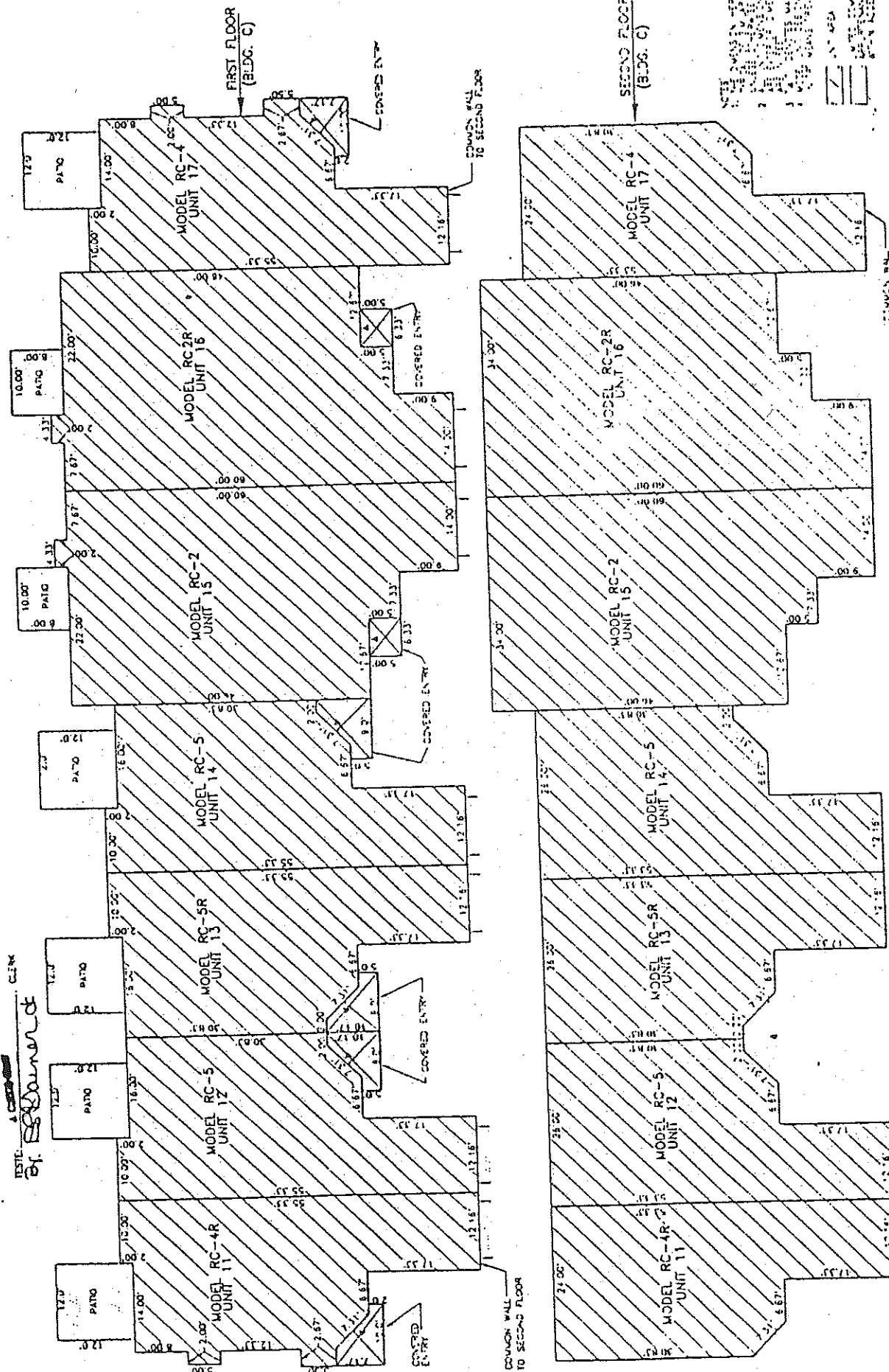
TALBOT
GROUP
LTD.

SHEET 2 OF 6

SUPPLEMENTAL
CONDOMINIUM PLATS
OF
ROYAL COURT ESTATE CONDOMINIUM

WHEREAS THE CLIENT'S OFFICE OF THE COURT OF THE CITY OF VICTORIA BEING
 VICTORIA ON 19th DAY OF December 1991. THIS PLAN WAS RECEIVED
 AND ADJUSTED TO RECORD IN MAP BOOK 224 AT PAGE 85

DATE 14/01/92
 BY *Edward*
 C.E.M.



SHEET 3 OF 6

TALBOT GROUP LTD.



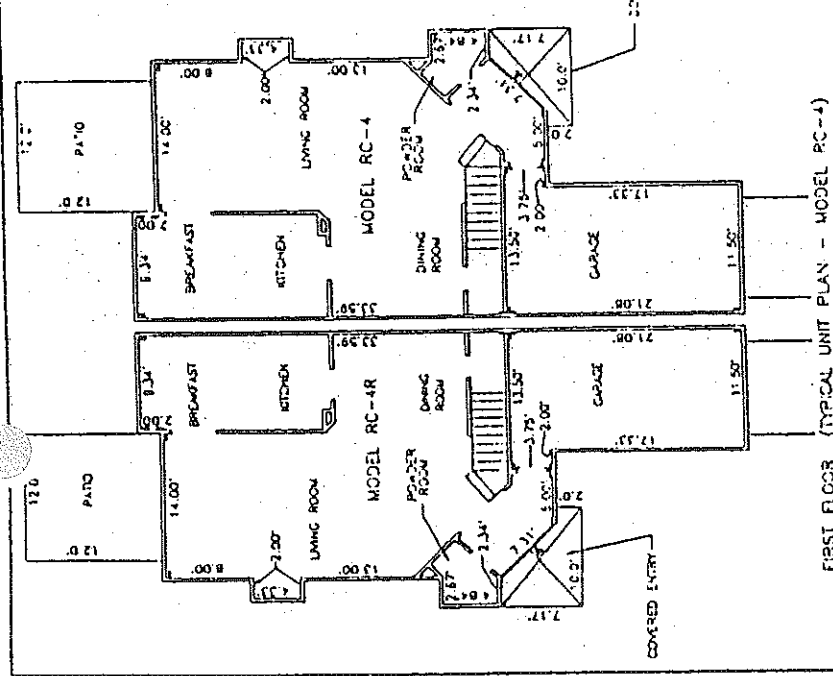
CONDOMINIUM PLANS

ROYAL COURT ESTATE CONDOMINIUM

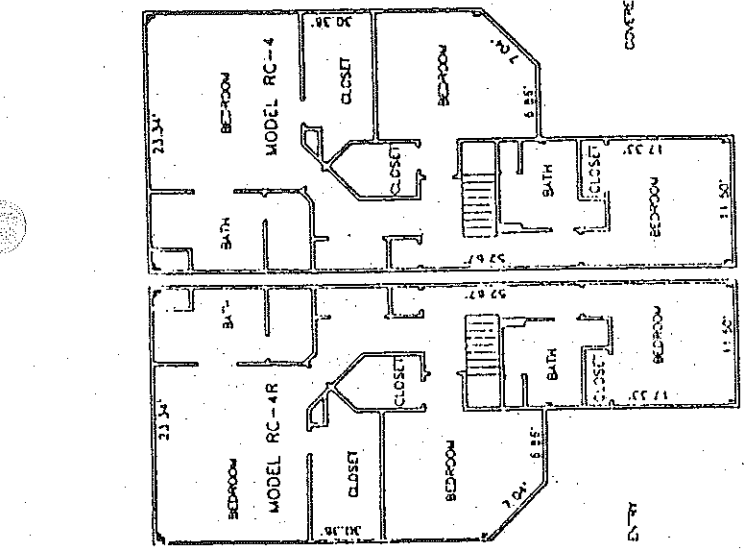
THE UNDERSIGNED CERTIFIES THAT THESE PLANS ARE ACCURATE AND
 CORRECT AND THAT THE DIMENSIONS OF SECTION 35-75 (21) OF THE CODE
 OF 1991, 1990, AS AMENDED AND THAT ALL OTHER PORTIONS
 THEREOF DELETED HEREIN AND ALL COMMON ELEMENTS HAVE BEEN
 SUBSTANTIALLY COMPLETED

DATE 10/16/92

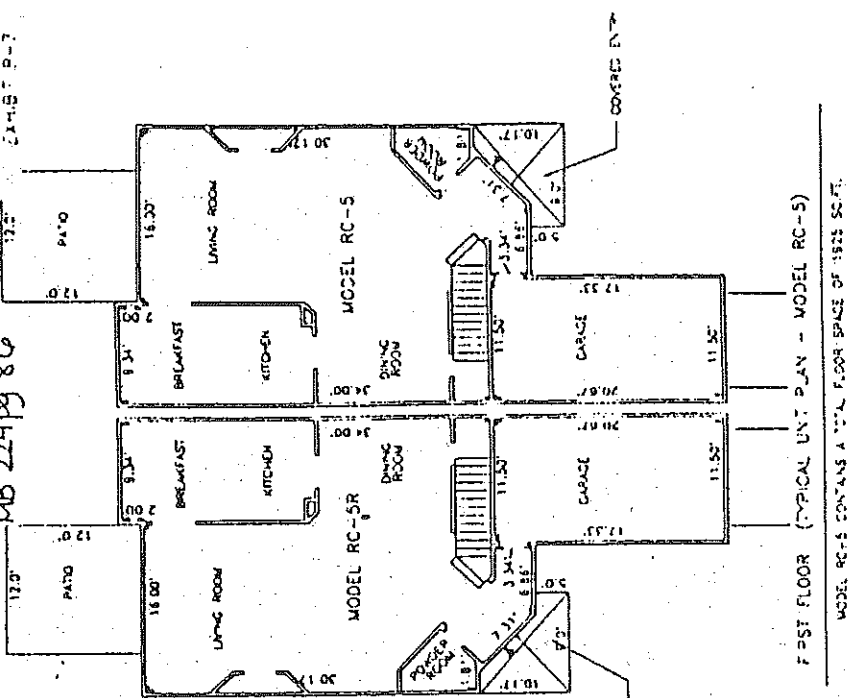
Edward



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

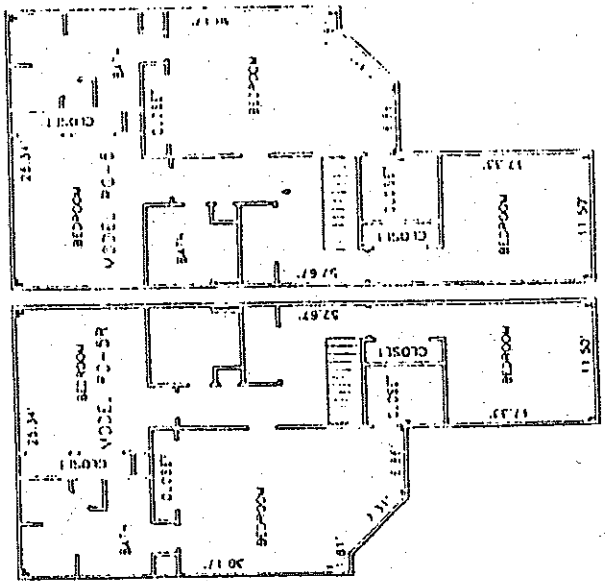


SECOND FLOOR (TYPICAL UNIT PLAN - MODEL RC-4)



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

MODEL RC-5 CONTAINS A TOTAL FLOOR SPACE OF 1825 SQ. FT.



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

- NOTES
- UNITED COMMON ELEMENTS APPLICANT TO UNITS WITH ACCESS.
 - A SEPARATE MAIN ENTRANCE.
 - THE DIMENSIONS HEREIN ARE TYPICAL OF SIMILAR UNIT. THESE UNITS ARE NOT TO BE CONSIDERED AS EXACT REPLICAS OF THE UNITS SHOWN.
 - ALL UNIT DIMENSIONS SHOWN ARE NETTED DIMENSIONS AND ARE IN FEET.
 - THE POSITION OF THE UNIT'S ENTRANCE IS SUBJECT TO THE DISCRETION OF THE DEVELOPER. THE UNIT'S ENTRANCE MAY BE LOCATED AT THE FRONT OR REAR OF THE UNIT.
 - INTERIOR UNIT CONFIGURATION AND PARTITIONS ARE SUBJECT TO THE PURPOSE OF ALL INFORMATION AND MAY NOT REPRESENT THE INTERIOR OF A UNIT AS ACTUALLY BUILT.
 - IN INTERPRETING THE INFORMATION, FLOOR SPACE DOES NOT INCLUDE COMMON AREAS.
 - MODEL UNIT DESIGNATIONS ARE NOT MEANS REPRESENTED UNIT.

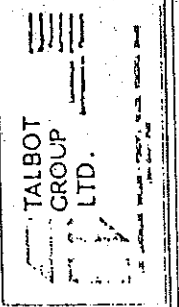
THE UNDERSIGNED HEREBY CERTIFY THAT THESE PLANS ARE ACCURATE AND CORRECTLY REPRESENT THE UNIT'S ENTRANCE AND INTERIOR CONFIGURATION AND PARTITIONS AS SHOWN ON THESE PLANS. THE UNDERSIGNED HAVE BEEN ADVISED BY THE DEVELOPER THAT THESE PLANS HAVE BEEN REVIEWED AND APPROVED BY THE DEVELOPER.

Robert J. [Signature] DATE 4/24/92

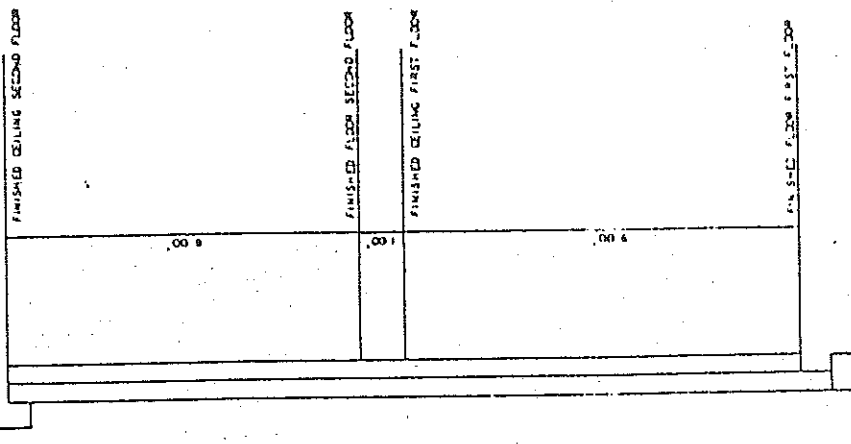
APPROVA THE ABOVE UNIT IS IN ACCORDANCE WITH THE CITY OF LOS ANGELES PLANNING AND ZONING DEPARTMENT. THE ABOVE UNIT HAS BEEN REVIEWED AND APPROVED BY THE CITY OF LOS ANGELES PLANNING AND ZONING DEPARTMENT. DATE 4/24/92

SHEET 4 OF 6

TEST: [Signature] DATE 4/24/92



CONDOMINIUM PLANS
OF
ROYAL COURT ESTATE CONDOMINIUM



NOT
EVENING IN SPACES DESIGN FOR TOTAL OF 10,000 LUMENS
UNLESS OTHERWISE NOTED

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED
AND ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
88

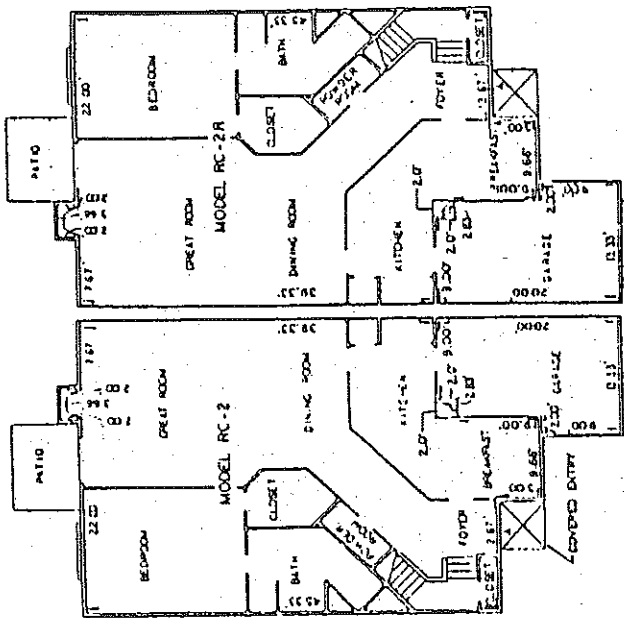
6. *Signature*

SHEET 5 OF 6



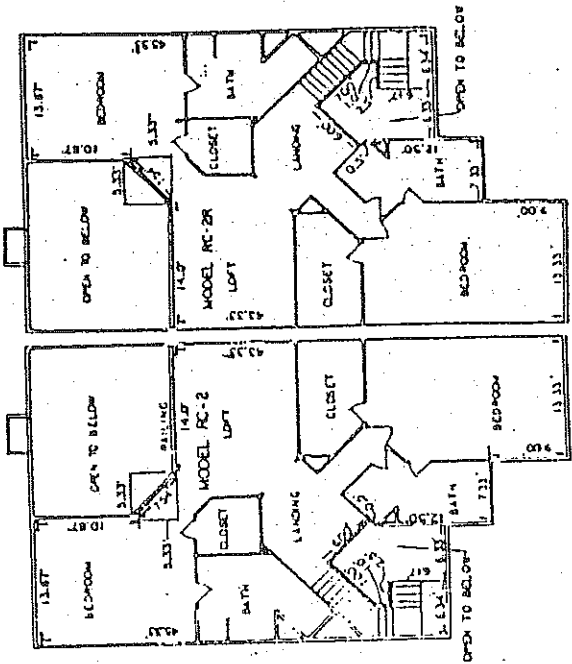
TALBOT GROUP LTD. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000		CONDOMINIUM PLANS OF ROYAL COURT ESTATE CONDOMINIUM
--	--	---

THE UNDERSIGNED HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS
HEREIN SHOWN ARE THE WORK OF THE UNDERSIGNED ARCHITECTS AND
ENGINEERS AND THAT THEY HAVE BEEN PREPARED IN ACCORDANCE WITH
THE REQUIREMENTS OF THE BUILDING ACT AND THE BUILDING REGULATIONS
AND THAT THEY HAVE BEEN FULLY COMPLETED
Signature
ARCHITECTS & ENGINEERS



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

MODEL RC-2 CONTAINS A TOTAL FLOOR SPACE OF 2875 SQ. FT.



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

NOTES

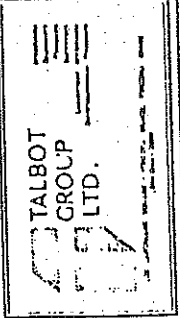
1. UNITS COMMON ELEMENTS APPLICABLE TO UNITS WITH ACCESS TO A PATIO OR BALCONY.
2. A PATIO OR BALCONY IS REQUIRED FOR ALL UNITS.
3. THE DIMENSIONS SHOWN ARE NOMINAL DIMENSIONS.
4. ALL UNIT DIMENSIONS SHOWN ARE INTERIOR DIMENSIONS.
5. THE AREA OF THE IMPROVED DRIVEWAY IS NOT SUBJECT TO THE DIMENSIONS SHOWN IN THIS PLAN.
6. INTERIOR UNIT DIMENSIONS AND PARTITIONS AS SHOWN ARE FOR THE PURPOSE OF ILLUSTRATION ONLY AND MAY NOT REPRESENT THE ACTUAL DIMENSIONS AS ACTUALLY BUILT.
7. INTERFERENCE WITH THE DECLARATION FLOOR SPACE DOES NOT MEAN INTERFERENCE WITH THE DECLARATION FLOOR SPACE.
8. UNITS IN DECLARATION FLOOR SPACE MEANS "DECLARATION UNIT".

THE INTERIOR DIMENSIONS OF THESE PLANS ARE NOMINAL AND DO NOT REPRESENT THE ACTUAL DIMENSIONS AS ACTUALLY BUILT. THE DIMENSIONS SHOWN ARE NOMINAL DIMENSIONS.

Robert L. Burrell 2/10/92

SHEET 5 OF 6

DATE: 2/10/92 BY: *Robert L. Burrell* CLERK



TALBOT GROUP LTD.	
CONDOMINIUM PLANS	OF
ROYAL COURT ESTATE CONDOMINIUM	
1000 EIGHTH STREET, S.W. WASHINGTON, D.C. 20004	

AMENDMENT TO THE CONDOMINIUM DECLARATION
OF ROYAL COURT ESTATE CONDOMINIUM
CREATING UNITS AND LIMITED COMMON ELEMENTS
ON CONVERTIBLE LAND
(PHASE 9)

This Amendment to the Condominium Declaration of ROYAL COURT ESTATE CONDOMINIUM, is made this 19th day of January, 1993, 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 225 pgs 80-84

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-8 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-8 as "PHASE 9 AREA = 0.535 ACRES."

2. The Units are identified by the numbers 7A, 8, 9, 10, 11A, and 11B. 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 19th day of January, 1993.

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 19th day of January, 1993, 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: 2-28-95

jbh/condo/ryl.cnv9

BK3177PG1383

EXHIBIT D

<u>Unit number</u>	<u>Size Area in sq. ft.</u>	<u>% Common Element Interest</u>
PHASE 9 - BUILDING B		
7A	1,815	1.69
8	1,925	1.79
9	1,925	1.79
10	1,925	1.79
11A	1,925	1.79
11B	1,815	1.69
PHASE 8 - BUILDING C		
11	1,815	1.69
12	1,925	1.79
13	1,925	1.79
14	1,925	1.79
15	2,870	2.66
16	2,870	2.66
17	1,815	1.69
PHASE 2 - BUILDING D		
18	2,458	2.28
19	2,870	2.66
20	2,870	2.66
21	2,458	2.28

PHASE 6 - BUILDING E

21A	1,815	1.69
22	1,925	1.79
23	1,925	1.79
24	1,925	1.79
25	1,925	1.79
26A	1,815	1.69

PHASE 5 - BUILDING F

26	1,815	1.69
27	1,925	1.79
28	1,925	1.79
29	1,925	1.79
30	1,925	1.79
31	1,815	1.69

PHASE 4 - BUILDING G

32	1,815	1.69
33	1,925	1.79
34	1,925	1.79
35	1,925	1.79
36	1,815	1.69

PHASE 7 - BUILDING H

35A	1,815	1.69
36A	1,925	1.79
37	1,925	1.79
38	1,925	1.79
39	1,925	1.79
40	1,925	1.79
41	1,925	1.79

BK 3177PG1385

42A	1,815	1.69
PHASE 3 - BUILDING I		
42	2,458	2.28
43	2,399	2.23
44	2,399	2.23
45	2,458	2.28
PHASE 1 - BUILDING J		
46	2,458	2.28
47	2,870	2.66
48	2,870	2.66
49	2,870	2.66
50	2,458	2.28
TOTALS:	107,616 sq. ft.	100%

jbh/condo/ryl.cnv9

RECORDED WITH
CERTIFICATE ANNEXED
93 FEB -1 AM 11:18

SSA 1-802 100-11-10 S _____
VIRGINIA BEACH, VA.
TESTE: *Richard Hunt*
CLERK, CIRCUIT COURT

MB 225 P. 80

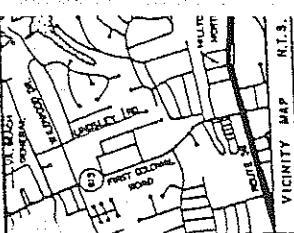
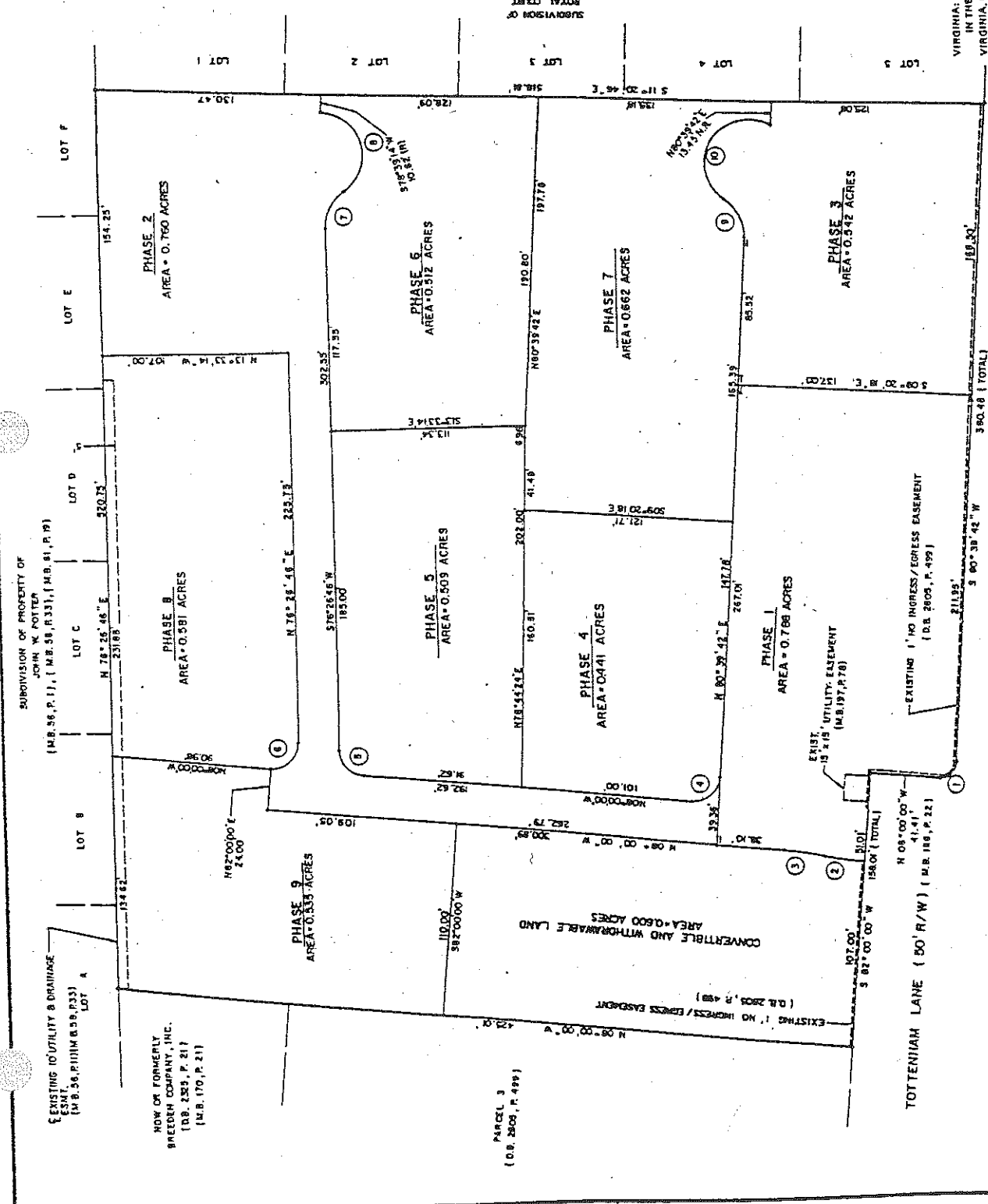


EXHIBIT B-8

I, JOHN M. PAYNE, A DULY REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT THESE PLATS ARE ACCORDING TO THE WITH SECTION 50-71.50 OF THE VIRGINIA CODE, AND THAT THE DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

SIGNED: John M. Payne DATE: 01-11-20
JOHN M. PAYNE, LAND SURVEYOR NO. 1431



TOTAL AREA = 6.930 ACRES

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEA VIRGINIA, ON THE 11TH DAY OF JANUARY 2020, THIS PLAT WAS RE AND ADMITTED TO RECORD IN MAP BOOK 225 AT PAGE 80.

TESTE: John M. Payne CLERK OF COURT

SHEET 1 OF 5

TALBOT GROUP, LTD.

Architect
Engineer
Interior Designer
Landscape Architect
Environmental Planner

100 Landmark Square • Virginia Beach, VA 23462
(804) 340-0025 • Fax (804) 340-0043



SUPPLEMENTAL CONDOMINIUM PLA OF
ROYAL COURT ESTATE CONDOMINIUM
LYNNHAYVE OUGH, VIRGINIA BEACH, VIR

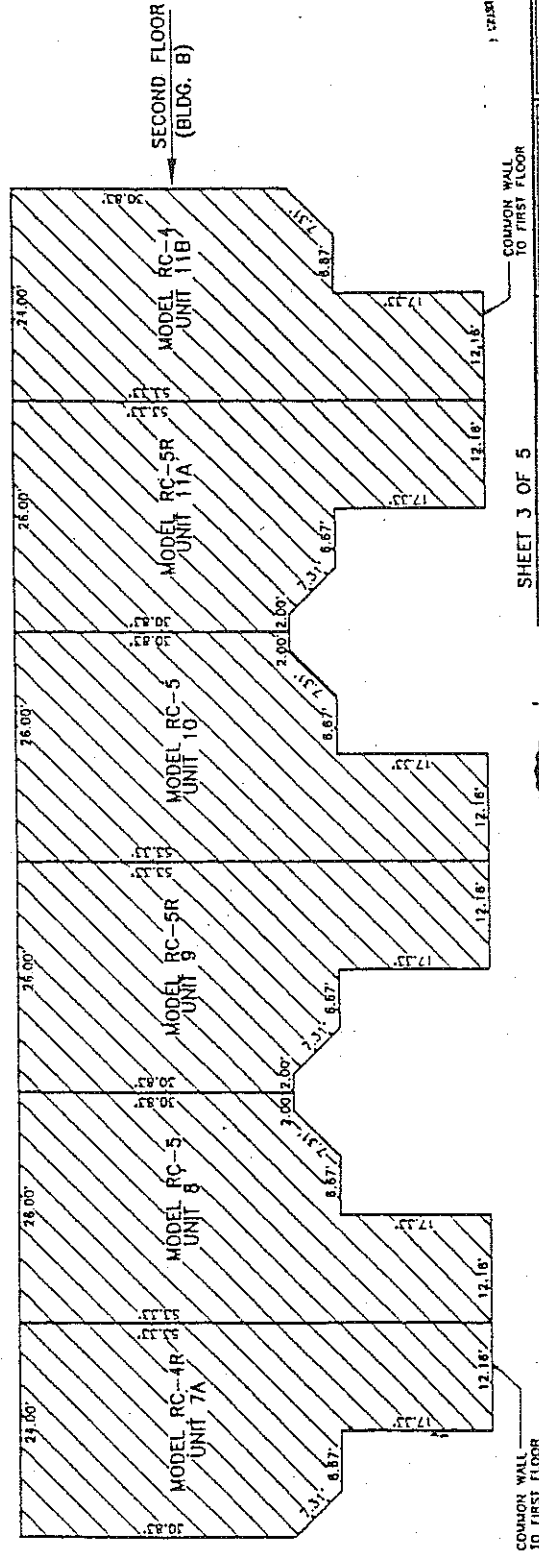
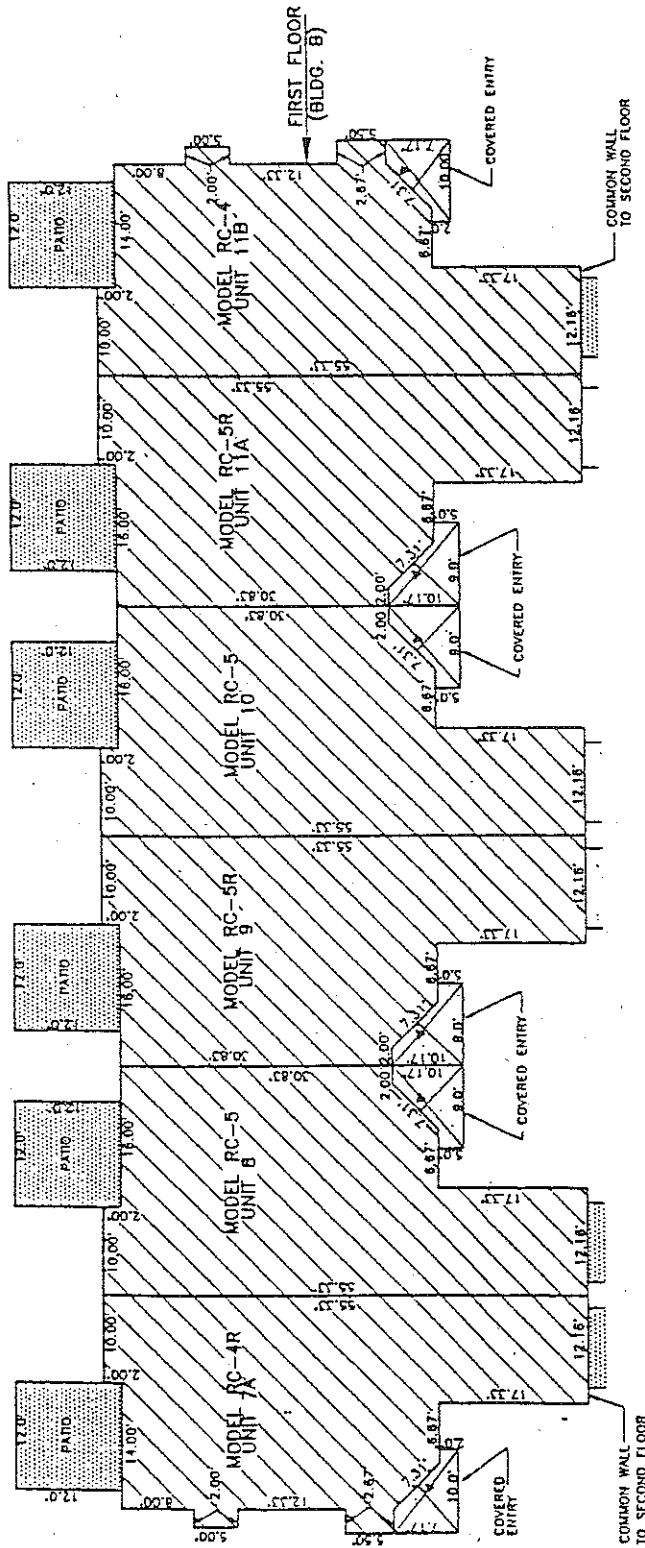
NOTE: IN ADDITION TO THE EASEMENTS INDICATED HEREON, THE FOLLOWING EASEMENTS AFFECT THIS PROPERTY.
(D.B. 2805, P. 22) (D.B. 2805, P. 499)

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

NO.	DELTA	RADIUS	LENGTH	TANGENT
1	91° 20' 18"	10.00'	10.24'	10.24'
2	0° 28' 08"	178.43'	23.15'	11.99'
3	0° 28' 08"	178.43'	23.15'	11.99'
4	91° 20' 18"	10.00'	23.91'	13.41'
5	84° 28' 48"	15.00'	22.11'	13.41'
6	93° 33' 14"	15.00'	23.02'	14.33'
7	57° 18' 59"	25.00'	25.00'	13.64'
8	143° 04' 31"	25.00'	63.33'	79.36'
9	58° 38' 22"	25.00'	23.59'	14.04'
10	174° 41' 24"	25.00'	76.22'	59.11'

WESLEY, _____, CLERK

TEST: 88-1000-DC



UNIT AREA	UNITED CO APPROXIMATE WITHIN ACC
	

SHEET 3 OF 5

[illegible]

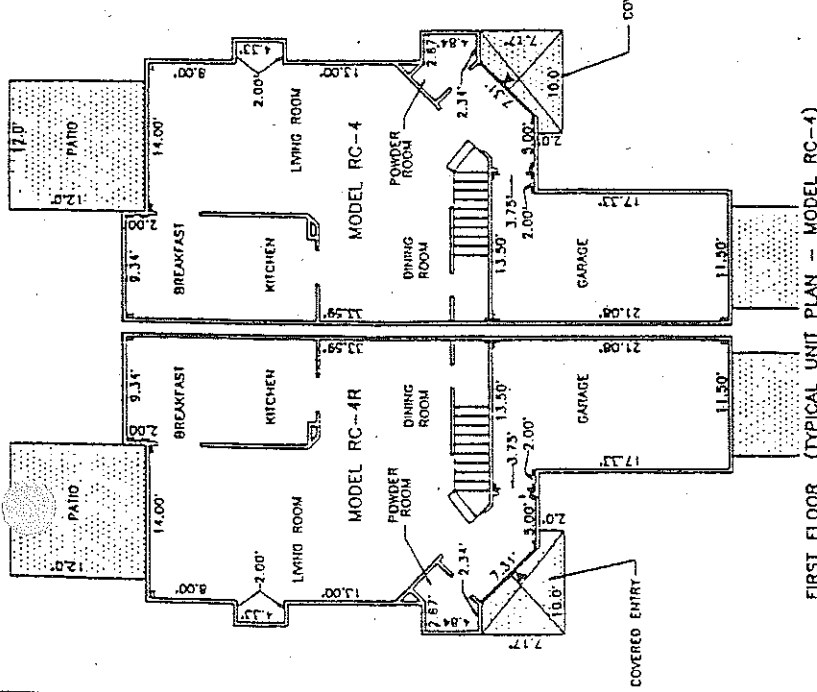
TO FIRST FLOOR

THE UNDERSIGNED CERTIFIES THAT THESE PUNGS ARE ACCURATE AND
COMPLY WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION
ASSOCIATION, 1913, AND THAT ALL UNITED STATES
TUBES OF PICTURED HERON AND ALL COMMON ELEMENTS HAVE BEEN
SUBSTANTIALLY COMPLETED.

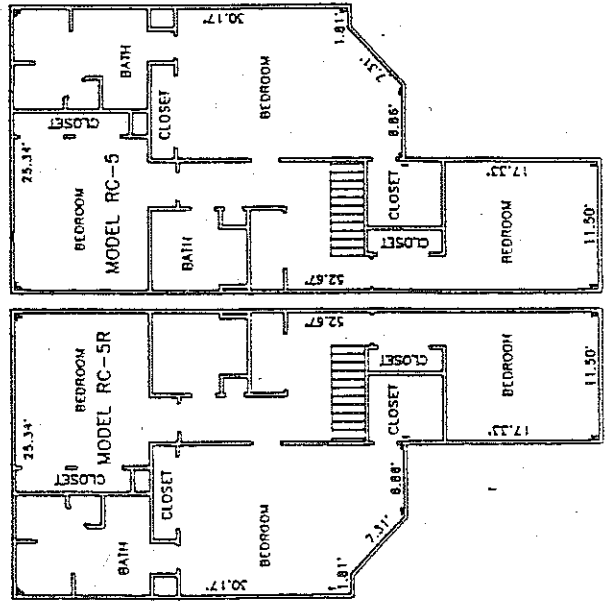
Richard L. Bowe DATE: 1/11/93
RICHARD L. BOWE, P.

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

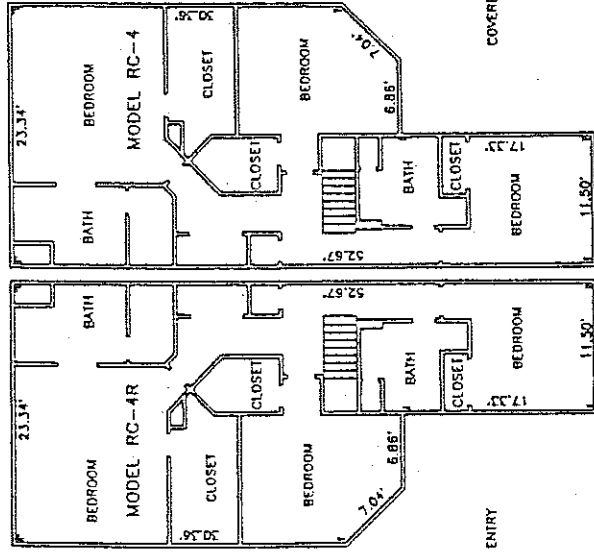
ms 225 pg 83



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



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

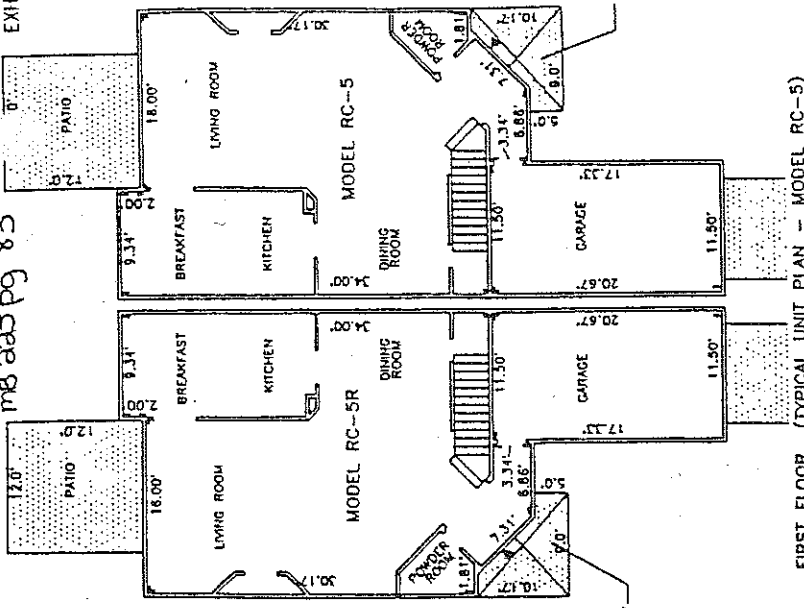


SECOND FLOOR (TYPICAL UNIT PLAN - MODEL RC-4)

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

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



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

MODEL RC-5 CONTAINS A TOTAL FLOOR SPACE OF 1925 SQ.FT.

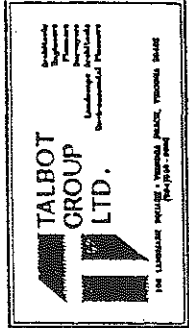
THE UNDERSIGNED CERTIFIES THAT THESE PLANS ARE ACCURATE AND COMPLY WITH THE PROVISIONS OF SECTION 55-79.59(6) OF THE CODE OF VIRGINIA, 1950, AS AMENDED, AND THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

Richard L. Bowie DATE 1/14/93
RICHARD L. BOWIE, P.E.

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA, ON THE 15th DAY OF February, 1993, THIS PLAN WAS RECEIVED AND ADMITTED TO RECORD IN MAP BOOK 225 AT PAGE 83.

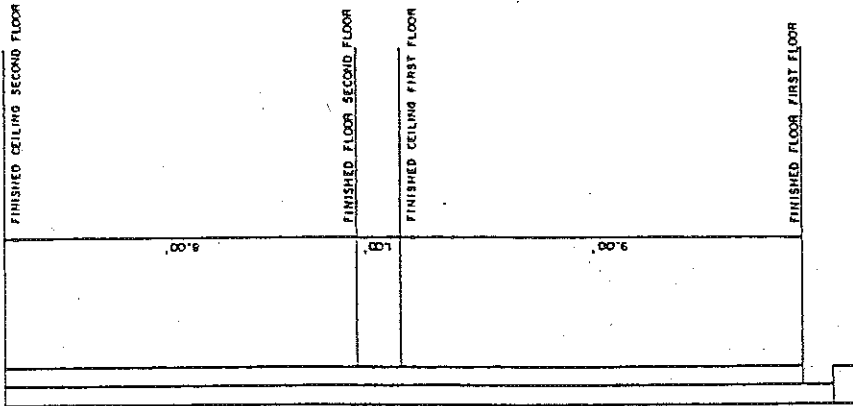
TESTE: *By [Signature]* CLERK

SHEET 4 OF 5



DRAWN BY: JAL	DATE: 11/20/92
DRAFT: CJK	DATE: 11/20/92
COMP: CJK	DATE:
CAC: CJK	DATE: 2/1/93
DEPT. HEAD: JAL	DATE:
PROJECT NO: 831213A	
SCALE: 1"=1'	
FILE NO: A-7-1234	

SUPPLEMENTAL
CONDOMINIUM PLANS
OF
ROYAL COURT ESTATE CONDOMINIUM
LYNNHAVEN BOUGH, VA. BEACH, 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 1ST DAY OF February, 1983 THIS PLAN WAS RECEIVED
AND ADMITTED TO RECORD IN MAP BOOK 225 AT PAGE 81.

TESTE: Richard L. Bowie CLERK

REGISTRATION NO. 1000000000
SUPPLEMENTAL
CONDOMINIUM PLANS OF

ROYAL COURT ESTATE CONDOMINIUM

LYNNHAVEN BC 1, VIRGINIA BEACH, VIRGINIA

SHEET 5 OF 5

TALBOT GROUP, LTD.

Architects
Engineers
Interior Designers
Landscape Architects
Surveyors
Urban Planners
100 Landmark Square • Virginia Beach, VA 23510
(804) 360-0011 • Telex 100-100



THE UNDERSIGNED CERTIFIES THAT THESE PLANS ARE ACCURATE AND
CONFORM WITH THE PROVISIONS OF SECTION 55.79-59(1) OF THE CODE
OF VIRGINIA, 1960, AS AMENDED, AND THAT ALL UNITS OR PORTIONS
OF THE PROJECT DEPICTED HEREON AND ALL COMMON ELEMENTS HAVE BEEN
SUSTAININGLY CONSULTED.

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

Federal National Mortgage Association

**APPLICATION FOR CONDOMINIUM OR
PUD PROJECT ACCEPTANCE**

ANALYSIS OF ANNUAL INCOME AND EXPENSES - OPERATING BUDGET
(To be completed by Seller/Service, Owners Association or Management Agent)

I. PROJECT IDENTIFICATION

Name of Project Royal Court Condominium Type of Project ☒ Condo ☐ PUD.
Address First Colonial Road Zip Code 23454
City, Town or Village Virginia Beach State Va. Fiscal Year, From 3/90 To 2/91
Name of Owners Association Royal Court Condominium Association Predicated upon 5 Units

II. BUDGET

GROSS ANNUAL INCOME:

UNIT ASSESSMENTS:
UNIT TYPE RCI NO. UNITS 2 x \$ 121 /mo. = \$242
UNIT TYPE RCII NO. UNITS 3 x \$ 142 /mo. = \$426
UNIT TYPE _____ NO. UNITS _____ x \$ _____ /mo. = _____
UNIT TYPE _____ NO. UNITS _____ x \$ _____ /mo. = _____
UNIT TYPE _____ NO. UNITS _____ x \$ _____ /mo. = _____
TOTAL UNIT ASSESSMENTS \$668 x 12 =

19 90 (1) 19 (2) 19 (3)

HER INCOME (ATTACH BREAKDOWN)

GROSS ANNUAL INCOME - ALL SOURCES:

EXPENSES:

ADMINISTRATIVE:

OFFICE EXPENSES, SUPPLIES, RENTAL EQUIPMENT, ETC.
TELEPHONE
OFFICE SALARIES AND RELATED COSTS AND BENEFITS
MANAGEMENT FEE (NAME OF FIRM Harrison & Lear)
LEGAL AND AUDIT
OTHER (SPECIFY) Dues, etc.

OPERATING:

SALARIES AND RELATED COSTS AND BENEFITS
FUEL, (TYPE: _____) 1
GAS
WATER AND SEWER
ELECTRICITY
TRASH AND GARBAGE REMOVAL
EXTERMINATING
RECREATIONAL FACILITIES (ATTACH BREAKDOWN)
SUPPLIES

REPAIRS AND MAINTENANCE:

DECORATING (INTERIOR AND EXTERIOR)
CLEANING AND SUPPLIES
SNOW REMOVAL
BUILDING
ELEVATOR
HVAC
POOL
PARKING AREA
PRIVATE STREET
LANDSCAPING (INCL. SHRUB REPLACEMENT)
MASTER TV ANTENNA OR CABLE TV
ELECTRICAL REPAIR AND FIXTURES
OTHER (SPECIFY) General Maintenance

\$8016

100

600

500

75

1,440

300

450

100

1,200

200

200

FIXED EXPENSES

REAL ESTATE TAXES (IF PUOI)
OTHER TAXES OR ASSESSMENTS
LICENSES AND PERMITS
INSURANCE PREMIUMS (ATTACH BREAKDOWN)
UNSUBSIDIZED GROUND RENT
RECREATIONAL OR OTHER FACILITIES RENTAL
INCOME TAXES

TOTAL EXPENSES:

REPLACEMENT RESERVES

	QUANTITY (Where Applicable)	AGE / LIFE	EST. REMAIN- ING LIFE	EST. REPLAC- EMENT COST	1990 (1)	19 (2)	19 (3)
Resurfacing of Streets, Parking, Sidewalks, Tennis Courts, etc.	3403 sq yd		10 yrs	1,275	128		
Roof	143 sqs		30 yrs	11,440	381		
Boiler and Chiller Units							
Cooling (Chiller) Tower							
Heating Converter							
Air Control system and Handling Units							
Roof Exhaust Fans							
Elevators							
Water Pumps							
Pumps							
Sump Pumps							
Trash Compactor/Incinerator							
Master Switchboard and TV System Controls							
Carpeting/Tile (Common areas)							
Pool Equipment							
Security Gate			15 yrs	1,000	67		
Painting			15 yrs	15,960	1,064		
Gen Operating					185		
TOTAL REPLACEMENT RESERVES					\$ 1,825	\$	\$
TOTAL ANNUAL EXPENSES AND REPLACEMENT RESERVES					\$ 7,990	\$	\$
TOTAL ANNUAL NET SURPLUS (Deficit)					\$ 26	\$	\$

If the income is less than the expenses and replacement reserves, discuss deficit

Actual funds now held for payment of operating expenses: \$ _____
in Replacement Reserve Fund: \$ _____

Certified Correct: Organization Harrison & Lear, Inc.
By Carl A. Oure Title Association Manager Date 2/12/90

I certify that I have analyzed the above Statement. In my opinion, except as stated below, the items as set forth in this Budget appear sufficient to maintain the project, including replacement of major items, in a manner adequate to protect its marketability.

Comments on Budget and Reserves: _____

Date _____ 19 _____

Seller: _____

By _____ Title: _____

Signature of Seller & Underwriter

ROYAL COURT CONDOMINIUM ASSOCIATION

Projected Operating Budget 1st Year
Proposed Monthly Assessment Per Unit

<u>Unit #</u>	<u>Sq. Footage</u>	<u>% Of Ownership</u>	<u>Monthly Condo Fee</u>
<u>Phase 1, Building J</u>			
46	2458	.1817	\$ 121.00
47	2870	.2122	142.00
48	2870	.2122	142.00
49	2870	.2122	142.00
50	<u>2458</u>	<u>.1817</u>	<u>121.00</u>
	13,526	1.0000	\$ 668.00
Total Monthly Assessment			\$ 668.00
Annual Fees			\$ 8,016.00

2/08/90

CORRECTION AMENDMENT TO THE CONDOMINIUM DECLARATION
OF ROYAL COURT ESTATE CONDOMINIUM; CORRECTING UNIT
ADDRESS AS REFLECTED ON EXHIBIT E

This Amendment to the Condominium Declaration of ROYAL COURT ESTATE CONDOMINIUM, is made this 28th day of May, 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, (the "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; and


WHEREAS, the Declarant recorded in the aforesaid Clerk's Office an Amendment to the Original Declaration in Deed Book 3062 at Page 1281, together with plats in Map Book 220 at Page 16, et seq. (the "Phase 5 Amendment"), creating 6 units in Phase 5 of the Condominium; and

WHEREAS, due to a scrivener's error, the addresses of the units were erroneously listed on page 2 of the Supplemental Condominium Plats attached as Exhibit B-4 to the Phase 5 Amendment; and

WHEREAS, the Declarant desires to correct said scrivener's error pursuant to the provisions of Section 55-79.72 of the Code of Virginia, 1950, as amended, which allows the Declarant to unilaterally amend the condominium instruments in the event of such an error;

certificate of acknowledgment thereto annexed, admitted to record. "The tax imposed by §§8.1-802 of the Code has been paid, in the amount of \$....."

TESTE: I. CURTIS FRUIT, Clerk

By:  D. C.

NOW, THEREFORE, this Correction 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. AMENDMENT OF DECLARATION, EXHIBIT B-4.

Page 2 of Exhibit B-4 of the Phase 5 Amendment of the Declaration is deleted in its entirety and the plat page entitled "Corrected Supplemental Condominium Plat of Royal Court Estate Condominium" which is attached hereto as Exhibit B-4 and is incorporated herein by reference, is substituted in its place and stead.

2. CONFIRMATION OF CONDOMINIUM INSTRUMENTS.

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

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed this 28th day of May, 1992.

ROYAL COURT, INC.,
a Virginia corporation

By: *Donald L. Moore* (SEAL)
Donald L. Moore, President

STATE OF VIRGINIA
CITY OF VIRGINIA BEACH, to-wit:

The foregoing instrument was acknowledged before me in my City and State aforesaid by Donald L. Moore, President of Royal Court, Inc., a Virginia corporation, declarant, this 28th day of May, 1992.

Constance J. Francisco (SEAL)
Notary Public

My commission expires: 10-31-93
ibh/condo/mr. a. c. m.

VIRGINIA

In the Clerk's Office of the Circuit Court of Virginia Beach 8 day
of June, 1992 at 11:38, this instrument was received and upon the

