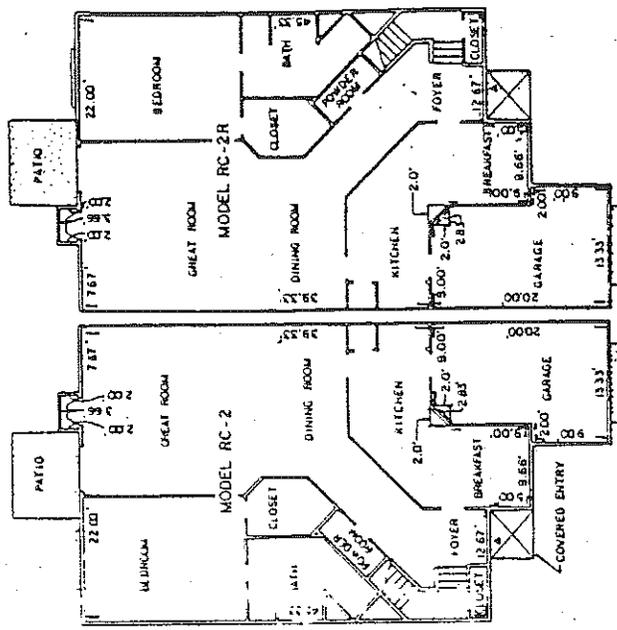
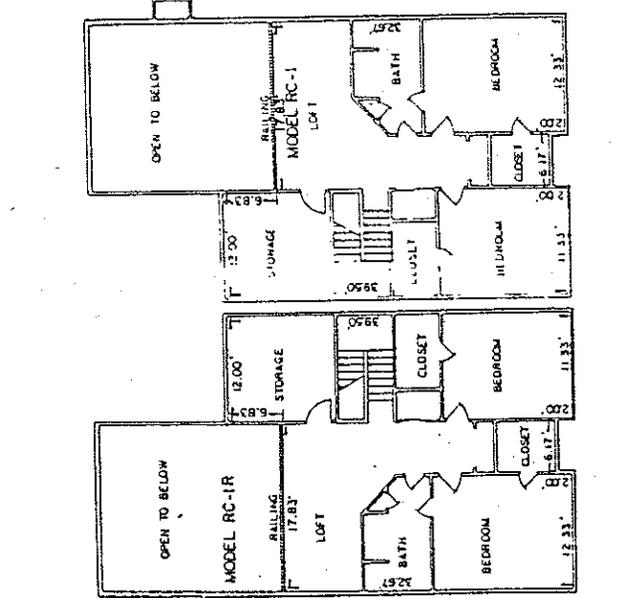


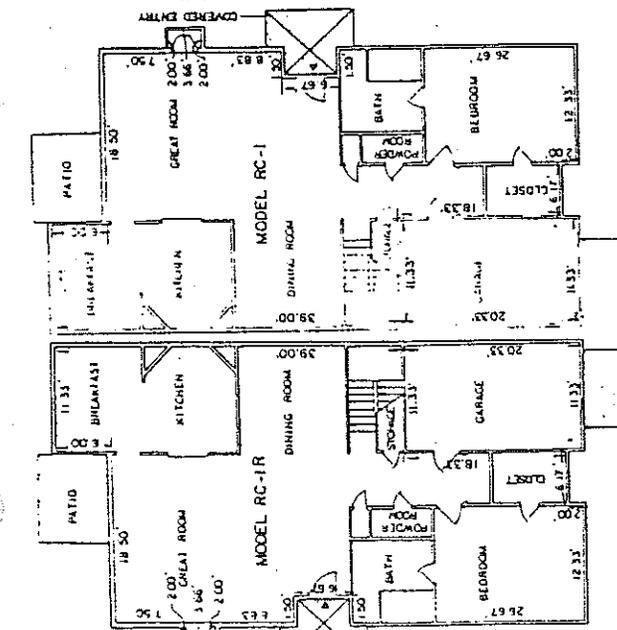
206-577



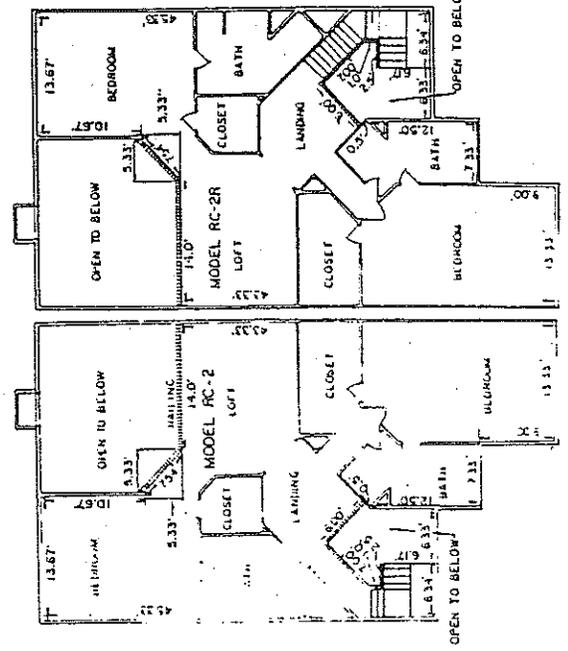
FIRST FLOOR (TYPICAL UNIT PLAN - MODEL RC-2)
MODEL RC-2 CONTAINS A TOTAL FLOOR SPACE OF 2870



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 LIMITED 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 UNDESIGNED CERTIFIES THAT THESE PLANS ARE ACCURATE AND COMPLY WITH THE PROVISIONS OF SECTION 55-78.30 (1) OF THE CODE OF VIRGINIA. THE PLANS HAVE BEEN REVIEWED AND ALL COMMON ELEMENTS HAVE BEEN FULLY IDENTIFIED AND ALL COMMON ELEMENTS HAVE BEEN FULLY IDENTIFIED.

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

IN THE CLERK'S OFFICE OF THE CLERK (COURT) OF THE CITY OF VIRGINIA BEACH, VIRGINIA, ON THE 22ND DAY OF August, 1989 THIS PLAN WAS RECEIVED AND ADMITTED TO RECORD IN MAP NO. 800 AT PAGE 12

TESTE: *Richard L. Bowie*

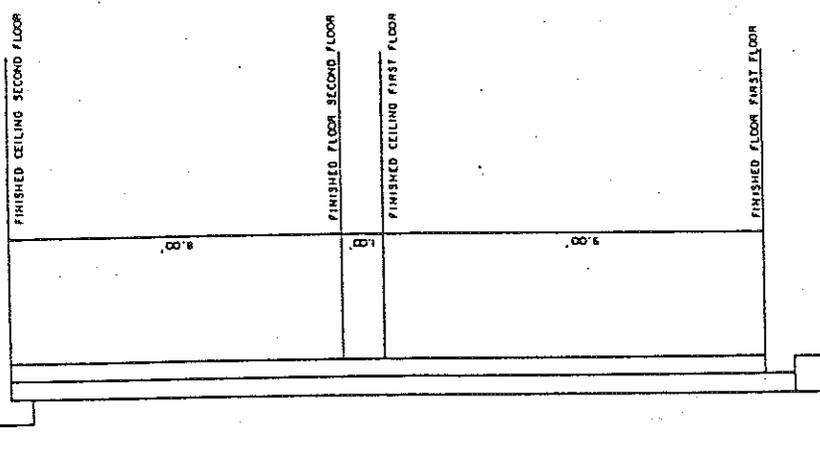
SHEET 4 OF 5



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

CONTRACT NO.	DATE
DATE	DATE
DATE	DATE
DATE	DATE
PROJECT NO.	DATE
SCALE:	DATE
PLAT. NO.	DATE

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



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 29th DAY OF August, 19 91, THIS PLAT WAS RECEIVED AND ADMITTED TO RECORD IN MAP BOOK # 26

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

SHEET 6 OF 6



Talbot & Associates, Ltd.
 Virginia Beach, VA • Department No. - 54144-16

OWNER	W.L.L.	DATE	10.3.88
DATE	C.A.N.	DATE	10.3.88
DATE	N/A	DATE	N/A
DATE	N/A	DATE	N/A
DATE	N/A	DATE	N/A
PROJECT NO.	881131A		
SCALE	N.T.S.		
PL. NO.	A. 7 - 413.9		

ROYAL COURT CONDOMINIUM
 LYNNHAVEN BOROUGH, VIRGINIA BEACH, VIRGINIA

THE UNDERSIGNED CERTIFIES THAT THESE PLANS ARE ACCURATE AND COMPLY WITH THE PROVISIONS OF SECTION 55-78.1(1) OF THE CODE OF VIRGINIA, AS AMENDED, AND ALL NECESSARY PERMITS HAVE BEEN OBTAINED AND ALL NECESSARY ELEMENTS HAVE BEEN SHOWN AND COMPLETED.

[Signature]
 RICHARD E. BOWIE, P.E.

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

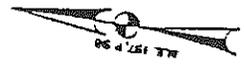
EXHIBIT D

<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 \$.....

mp 217pg 64

11/11/83



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

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 CONSIDERED BY THE DEPARTMENT OF LAND SURVEYING TO IMPLY THAT THE EXTERIOR WALLS, FINISH WALLS AND OTHER COMMON ELEMENTS ARE UNIT AREA.
4. SEE PLANS FOR EXTERIOR DIMENSIONS.

LEGEND:

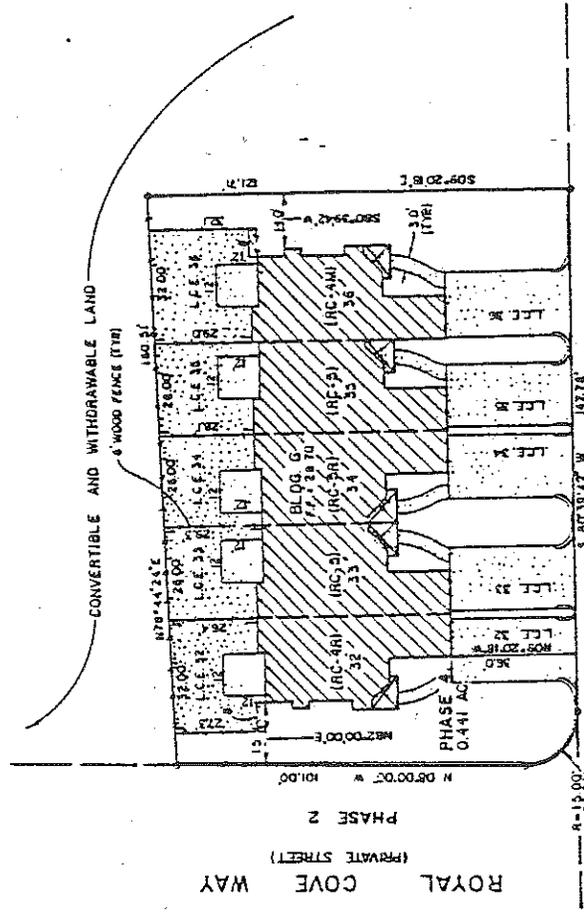
- UNIT AREA
- COMMON ELEMENTS
- LIMITED COMMON ELEMENTS APPURTENANT TO UNITS WITHIN ACCESS.
- APPROXIMATE LOCATION OF CENTERLINE OF COMMON WALL BETWEEN UNITS.
- L.C.E. LIMITED COMMON ELEMENT APPURTENANT TO UNIT INDICATED.

I, JOHN M. PAYNE, A DULY REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THESE PLANS AND THE UNIT AREA COMPUTED THEREON ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT ALL UNITS ON PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SO TANTALY COMPLETED.

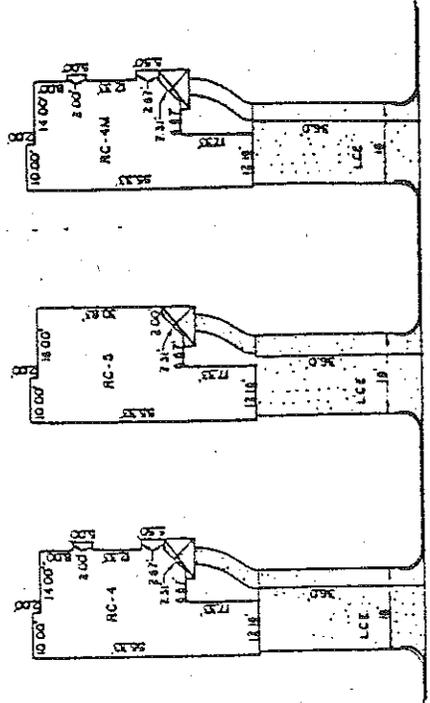
SIGNED: *John M. Payne* DATE: 11-17-81
 JOHN M. PAYNE, LAND SURVEYOR NO. 1831

RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH VIRGINIA, ON THIS 18th DAY OF NOVEMBER 1981. THIS PLAN WAS RECEIVED AND ADMITTED TO RECORD IN MAP BOOK 217 AT PAGE 66.

CLERK
John M. Payne



ROYAL PARK COURT
 (PRIVATE STREET)



TYPICAL DIMENSIONS
 SCALE: 1/8" = 1'-0"

SHEET 2 OF 8

Stalbot Associates, Ltd.
 ARCHITECTS • ENGINEERS • SURVEYORS • PLANNERS
 1000 W. VIRGINIA AVENUE, SUITE 100, VIRGINIA BEACH, VA 23462

OWNER: ...	DATE: 10/17/81
DESIGN: ...	DATE: 10/17/81
CONTRACT NO.:	DATE:
PROJECT NO. 241313A	DATE:
SCALE: 1/8"	DATE:
FILE NO. A-7-113C	DATE:

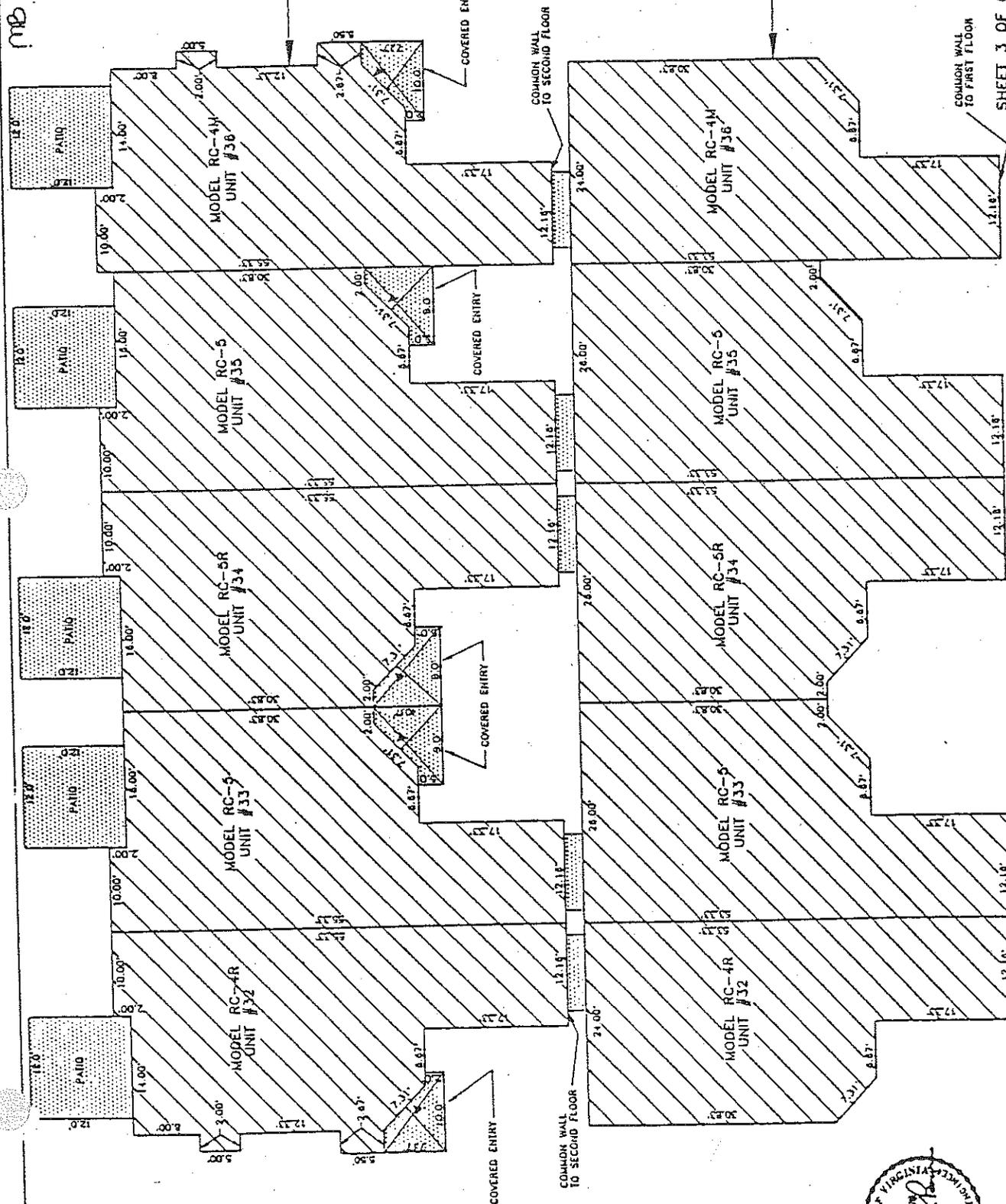
SUPPLEMENTAL CONDOMINIUM PLATS
 OF
 ROYAL COURT ESTATE CONDOMINIUM
 LYNNHAVEN BOROUGH - VIRGINIA BEACH, VIRGINIA

FIRST FLOOR (BLDG. G)

SECOND FLOOR (BLDG. G)



- NOTES:
THE DIMENSIONS HEREON ARE LIMITED TO UNITS UNLESS OTHERWISE SHOWN.
ALL UNIT DIMENSIONS SHOWN ARE EXTERIOR DIMENSIONS AND ARE IN FEET.
A DENOTES MAIN ENTRANCEWAY.
MODEL UNIT DESIGNATIONS ENCLOSED IN " " MEANS "REVERSED UNIT".



SHEET 3 OF 6

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

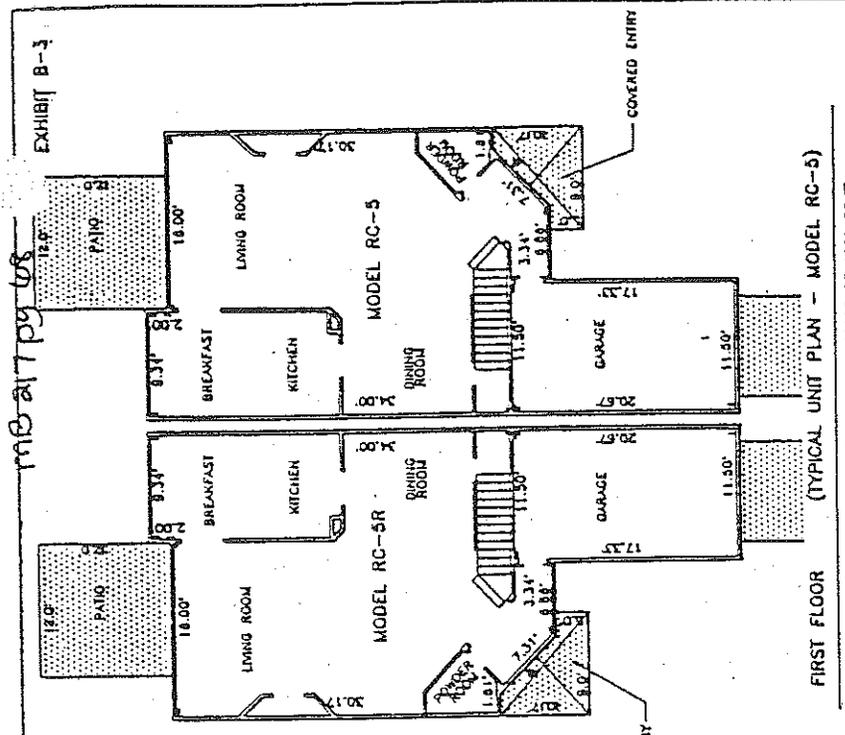
OWNER	DATE
DESIGNER	DATE
COMP. CHK.	DATE
DATE	DATE
PROJECT NO.	DATE
PROJECT NO.	DATE
SCALE	DATE
FILE NO.	DATE

Halbot Associates, Ltd.
ARCHITECTS & ENGINEERS
1000 W. BROAD ST., SUITE 100
FALLS CHURCH, VA. 22044

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA, ON THE 21ST DAY OF APRIL 1991, AT PAGE 67
I, CLERK
TESTED AND SIGNED

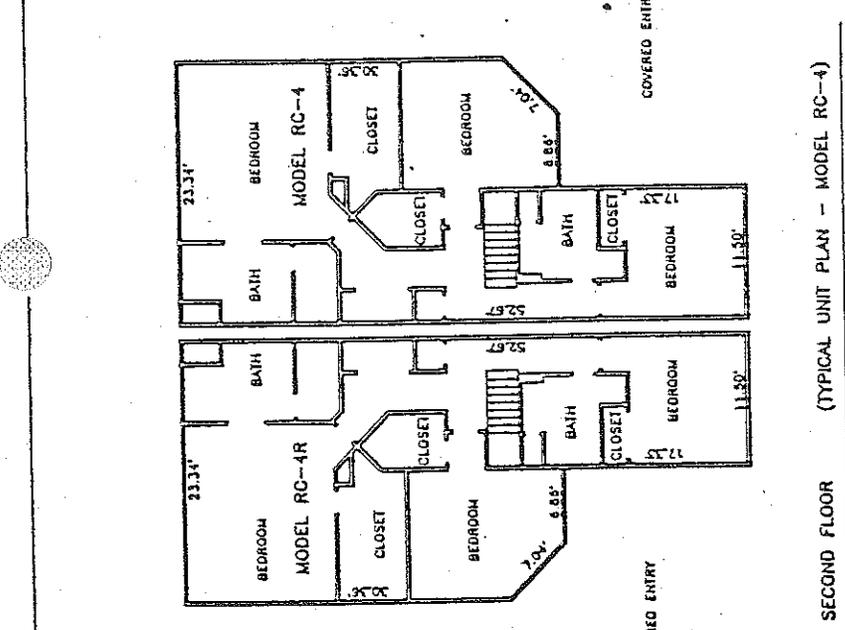
I UNDERSIGNED CERTIFIES THAT THESE PLANS ARE ACCURATE AND COMPLY WITH THE PROVISIONS OF SECTION 55-70-24(6) OF THE CODE OF VIRGINIA, 1990, AS AMENDED, AND THAT ALL UNITS OR PORTIONS THEREOF OR PORTIONS THEREON, AS SHOWN AND ALL COMMON ELEMENTS HAVE BEEN INDIVIDUALLY COMPLETED.
DATE: 1/27/91
CLERK
L. BONIC, P.E.





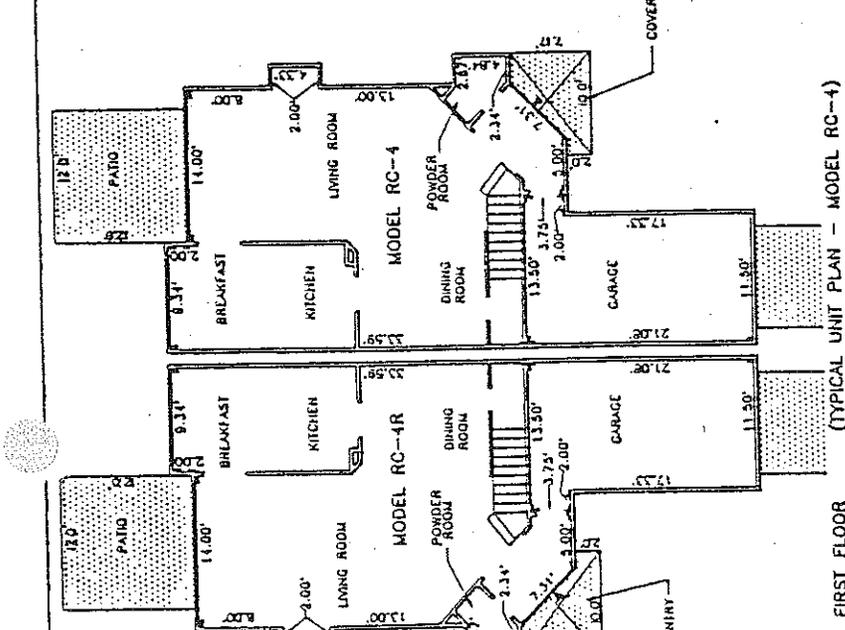
FIRST FLOOR (TYPICAL UNIT PLAN - MODEL RC-5)

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



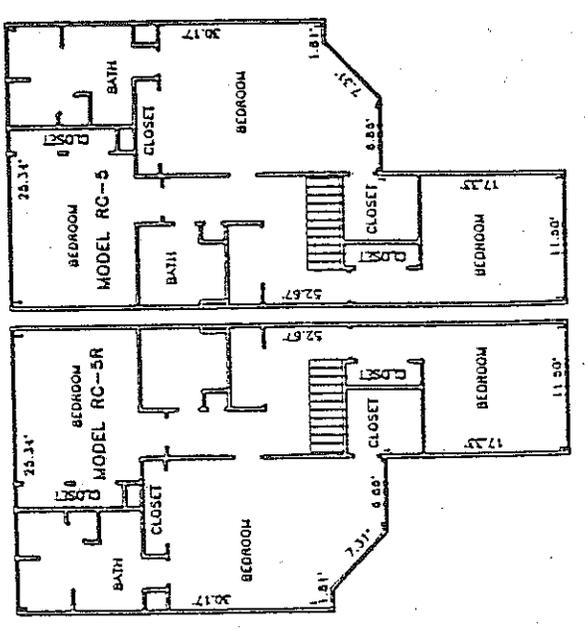
SECOND FLOOR (TYPICAL UNIT PLAN - MODEL RC-4)

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



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

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



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

NOTES:

- 1 UNITS LIMITED COMMON ELEMENTS APPROPRIATE 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 DESIGN OF THE 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 "A" MEANS "REVERSED UNIT"

THE UNDERSIGNED CERTIFIES THAT THESE PLANS ARE ACCURATE AND COMPLY WITH THE PROVISIONS OF SECTION 55-78.85(6) OF THE CODE OF VIRGINIA, 1950, AS AMENDED, AND THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

RENEE L. BONE, P.L.
DATE: 11/27/91

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA, ON THIS 21ST DAY OF DECEMBER, 1991, THE PLAT WAS RECEIVED AND ADMITTED TO RECORD IN MAP BOOK 2111, AT PAGE 68.

TESTE: B. J. BARNWELL, CLERK

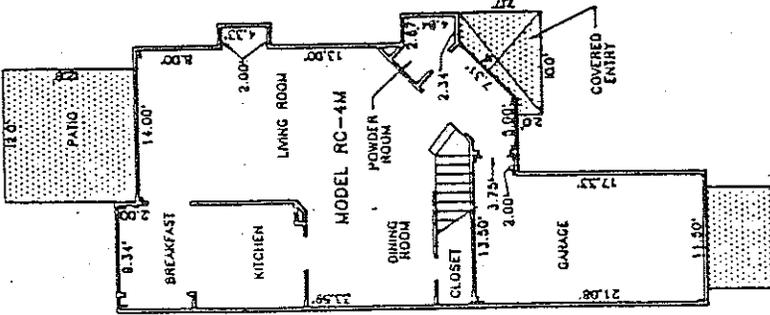
Stalbolta Associates, Ltd.
INCORPORATED IN VIRGINIA
1000 W. BROAD ST., SUITE 100, VIRGINIA BEACH, VA 23462

SUPPLEMENTAL
CONDOMINIUM PLANS
OF
ROYAL COURT ESTATE CONDOMINIUM

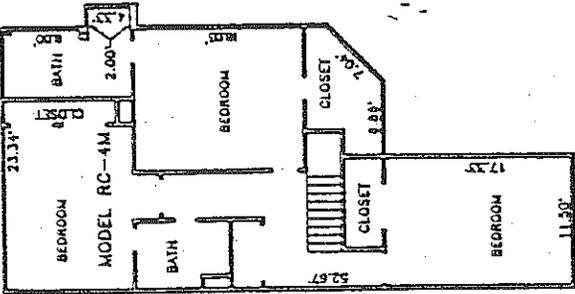
LYNNHAVEN BOROUGH, VA. BEACH, VA.

OWNER: STALBOLTA ASSOCIATES, LTD.	DATE: 11/27/91
CONTRACT NO.: 88-011	DATE: 11/27/91
PROJECT NO.: 88-011	DATE: 11/27/91
SCALE: 1/4" = 1'-0"	DATE: 11/27/91
FILE NO. 21-7-1130	





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 COMPLETE WITH THE EXCEPTIONS NOTED IN THE CODE THEREBY DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

Richard L. Bowie, P.E.
 RICHARD L. BOWIE, P.E. DATE: 4/29/74

- NOTES:
- 1 LIMITED COMMON ELEMENTS APPURTENANT TO UNIT: 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. PATIENS 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 GARAGE AREA.
 - 8 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 15th DAY OF DECEMBER, 1974. THIS PLAN WAS RECEIVED AND ADMITTED TO RECORD IN MAP BOOK 217 AT PAGE 69.

TESTE: *J. Curtis Pruitt* CLERK

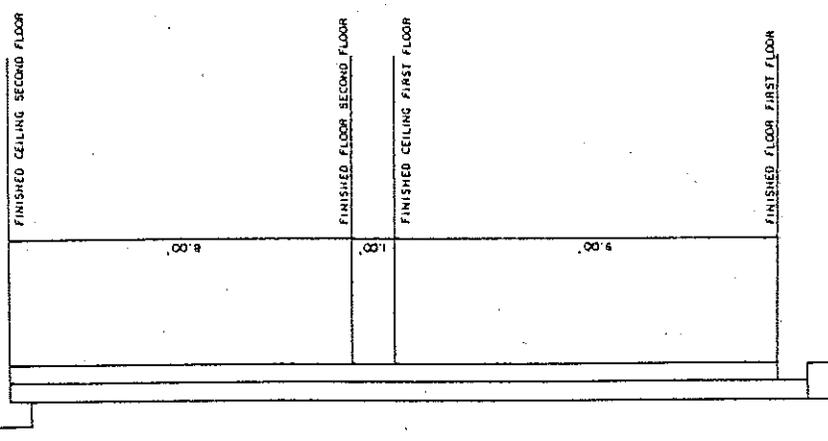
Tribol Associates, Ltd.
 ARCHITECTS & ENGINEERS
 1000 W. BROAD ST. SUITE 100
 VIRGINIA BEACH, VIRGINIA 22192



SHEET 5 OF 6

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

OWNER'S NAME	DATE
DATE	DATE
COMP. CIV. PLAN	DATE
INT. CIV. PLAN	DATE
DEPT. RECEIVED	DATE
PROJECT NUMBER	
SCALE: 1" = 8'	
FILE NO. A-7-1130	



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 THIS 27th DAY OF October, 19 88 THIS PLAN WAS RECEIVED
AND ADMITTED TO RECORD IN MAP BOOK # 18

Richard L. Bowie, P.L.
REGISTERED PROFESSIONAL ARCHITECT

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

DATE OF SETTING	DATE TO 1988
DATE OF C.A.H.	DATE 03 26
DATE OF N.A.	DATE N/A
PROJECT NO.	8810311
SCALE:	N.T.S.
P.L. No.	A-7-473A

SHEET 5 OF 5

Talbot & Associates, Ltd.
REGISTERED PROFESSIONAL ARCHITECTS
Virginia Beach, VA - Newport News, VA - Suffolk, VA



THE UNDERSIGNED CERTIFIES THAT THESE PLANS ARE ACCURATE AND
CORRECT, WITH THE EXCEPTIONS AND SECTIONS OF THE CODE
OF THE CITY OF VIRGINIA BEACH, VIRGINIA, WHICH ARE
SPECIFICALLY IDENTIFIED HEREON AND ALL COMMON ELEMENTS HAVE BEEN
SUBSTANTIALLY COMPLIED WITH.
Richard L. Bowie, P.L.
RICHARD L. BOWIE, P.L.

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

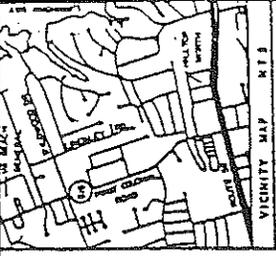
VIRGINIA: In the Clerk's Office of the Circuit Court of Virginia Beach 2 day of Mar 19 92 at 4:25 this instrument was received and upon the certificate of acknowledgment thereto annexed, admitted to record. The tax imposed by §§5.1-802 of the Code, has been paid, in the amount of \$.....

TESTE: J. CURTIS FRUIT, Clerk

By: [Signature] D. C.

MB 220 P 9 16

EXHIBIT B-4



I, JOHN M. PAYNE, A DAILY REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THESE PLATS ARE ACCURATE AND COMPLY WITH SECTION 107-1 OF THE VIRGINIA CONSTITUTION AND THE CODES THEREUNDER. THE SURVEY HAS BEEN SUBSTANTIALLY COMPLETED.

SIGNED: *John M. Payne* DATE: 02-22-2017
 JOHN M. PAYNE, LAND SURVEYOR (NO. 183)

NO.	DELTA	ALGIBRA	LENGTH	PERCENT
1	91° 20' 10"	10.00'	10.34'	10.34%
2	0° 58' 00"	179.43'	11.84'	11.84%
3	0° 58' 00"	179.43'	11.84'	11.84%
4	91° 20' 10"	10.00'	10.34'	10.34%
5	94° 35' 00"	18.00'	18.81'	18.81%
6	89° 33' 15"	18.00'	18.81'	18.81%
7	89° 33' 15"	18.00'	18.81'	18.81%
8	143° 04' 31"	23.00'	23.32'	23.32%
9	54° 30' 73"	23.00'	23.32'	23.32%
10	174° 41' 34"	23.00'	23.32'	23.32%

TOTAL AREA = 8.930 ACRES

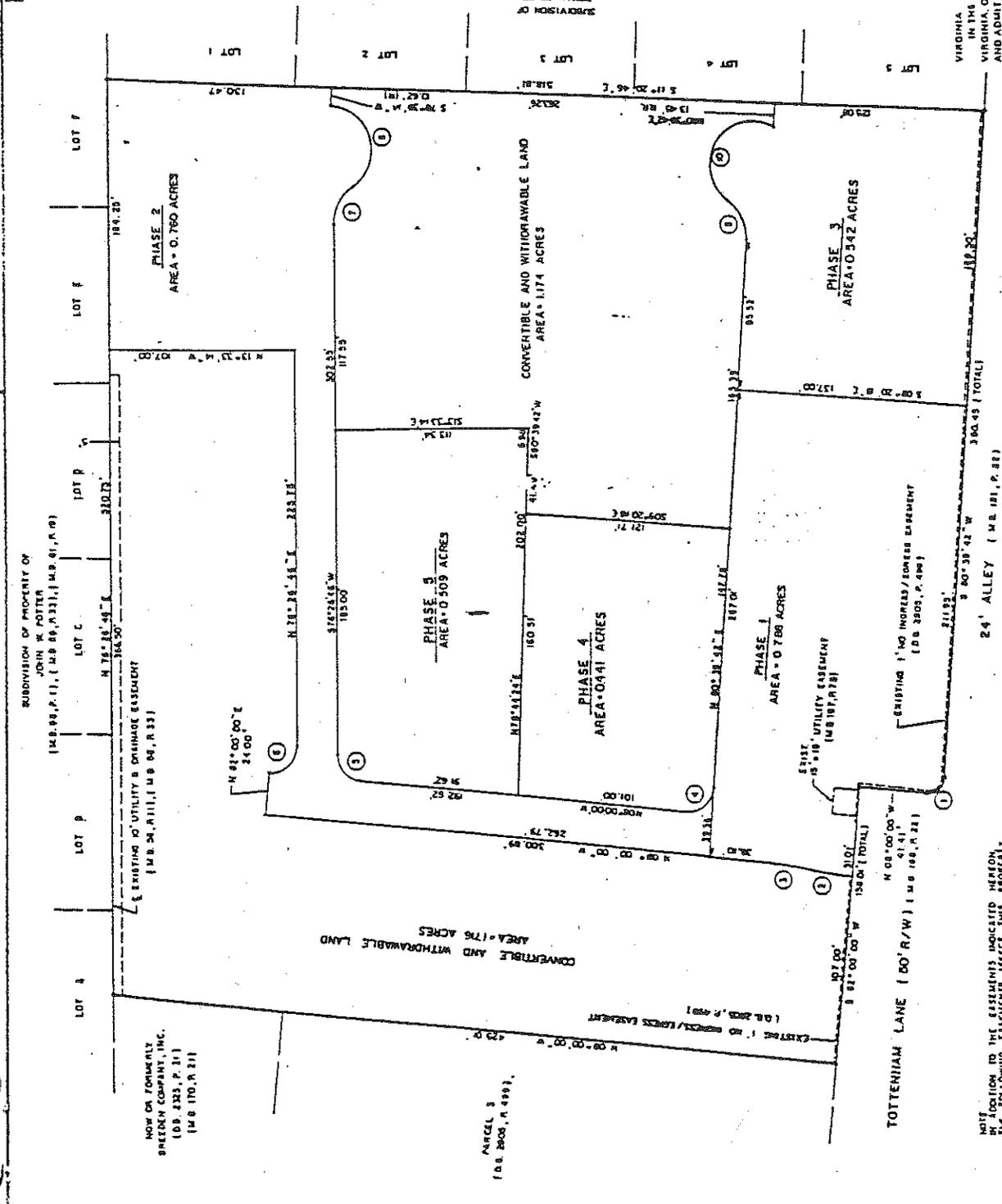
VIRGINIA
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH,
 VIRGINIA, ON THIS 24th DAY OF FEBRUARY, 2017, THIS PLAT WAS RECEIVED
 AND ADMITTED TO RECORD IN MAP BOOK 220, AT PAGE 16.

CLERK
John M. Payne

RECORDED BY	220 P 9 16
RECORDED DATE	02/22/17
BOOK	220 P 9 16
PAGE	16
OWNER	THIBOLT ASSOCIATES, LTD.
PROJECT	ROYAL COURT ESTATE CONDOMINIUM
SCALE	1" = 20'
FILE NO.	5-7-4730

SHEET 1 OF 8

THIBOLT ASSOCIATES, LTD.

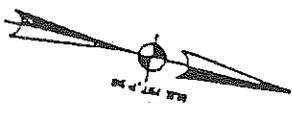


24' ALLEY (M.B. 181, P. 22)

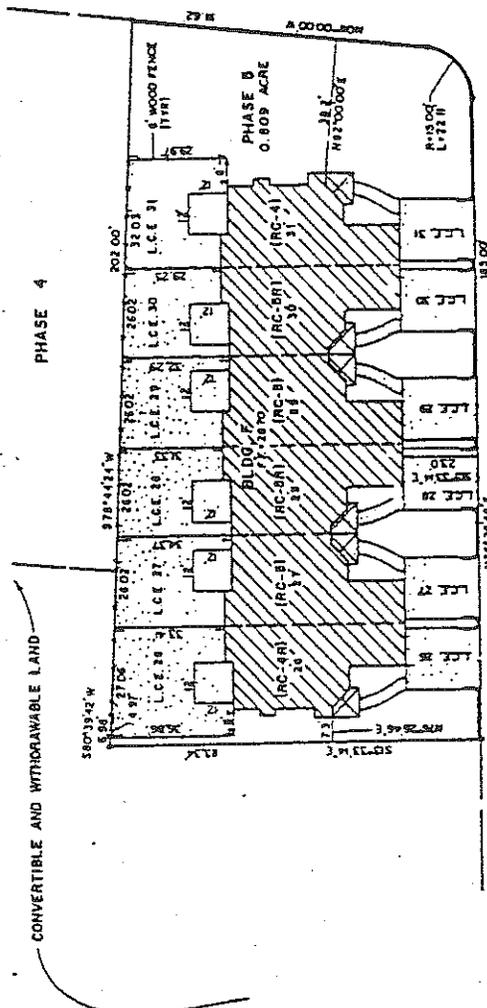
TOTTENHAM LANE (50' R/W) (M.B. 100, P. 22)

NOTE: NO INCREASES/DECREASES ALLOWED EXCEPT FOR ONE ENTIRE PLOT OR MORE.
 TOTTENHAM LANE.

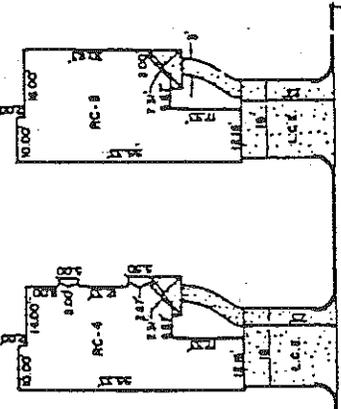
NOTE: NO INCREASES/DECREASES ALLOWED EXCEPT FOR ONE ENTIRE PLOT OR MORE.
 TOTTENHAM LANE.



ROYAL COVE WAY
(PRIVATE STREET)
PHASE 2



ROYAL COVE COURT
(PRIVATE STREET)
PHASE 2



BLDG.	MODEL	UNIT	UNIT ADDRESS	CPIN
7	RC-4R	28	1721 ROYAL COVE COURT	2108-02-9348-2300
7	RC-4S	27	1725 ROYAL COVE COURT	2108-02-9348-2310
7	RC-4R	28	1729 ROYAL COVE COURT	2108-02-9348-2320
7	RC-4S	29	1733 ROYAL COVE COURT	2108-02-9348-2330
7	RC-4K	30	1737 ROYAL COVE COURT	2108-02-9348-2340
7	RC-4	31	1741 ROYAL COVE COURT	2108-02-9348-2350

- NOTES:
1. ALL DIMENSIONS AND LOCATIONS BASED ON NAVD 1983.
 2. ALL BUILDING DIMENSIONS SHOWN HEREIN ARE EXTENSION DIMENSIONS AND NOT IN FEET.
 3. THE DIMENSION LINE AREA IS DEFINED BY THE BOUNDARY LINE AND IS NOT TO BE CONSIDERED AS PART OF THE UNIT AREA.
 4. SEE PLANS FOR EXTERIOR DIMENSIONS.

LEGEND

- UNIT AREA
- COMMON ELEMENTS
- LIMITED COMMON ELEMENTS APPURTINANT TO UNITS WITH ACCESS
- APPROXIMATE LOCATION OF CENTERLINE OF COMMON WALL BETWEEN UNITS
- LIMITED COMMON ELEMENT APPURTINANT TO UNIT INDICATED

JOHN M. FAYNE, A duly registered land surveyor, do hereby certify that these plans are accurate and comply with the provisions of the Code of Virginia, Title 55.1, Chapter 13, and that all limits on portions thereof indicated hereon have been substantially completed.

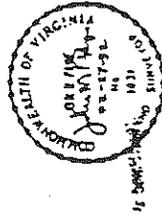
DATED: 10/11/2011 DATE: 03-17-2011
 JOHN M. FAYNE, LAND SURVEYOR NO. 171

VIRGINIA:
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH,
 VIRGINIA, ON THIS 11 DAY OF NOVEMBER, 2011, I, JOHN M. FAYNE, LAND SURVEYOR,
 AND ADMITTED TO RECORD IN MAY 2008 AS AT PAGE 111.

BY JOHN M. FAYNE CLERK
JOHN M. FAYNE

SHEET 2 OF 5

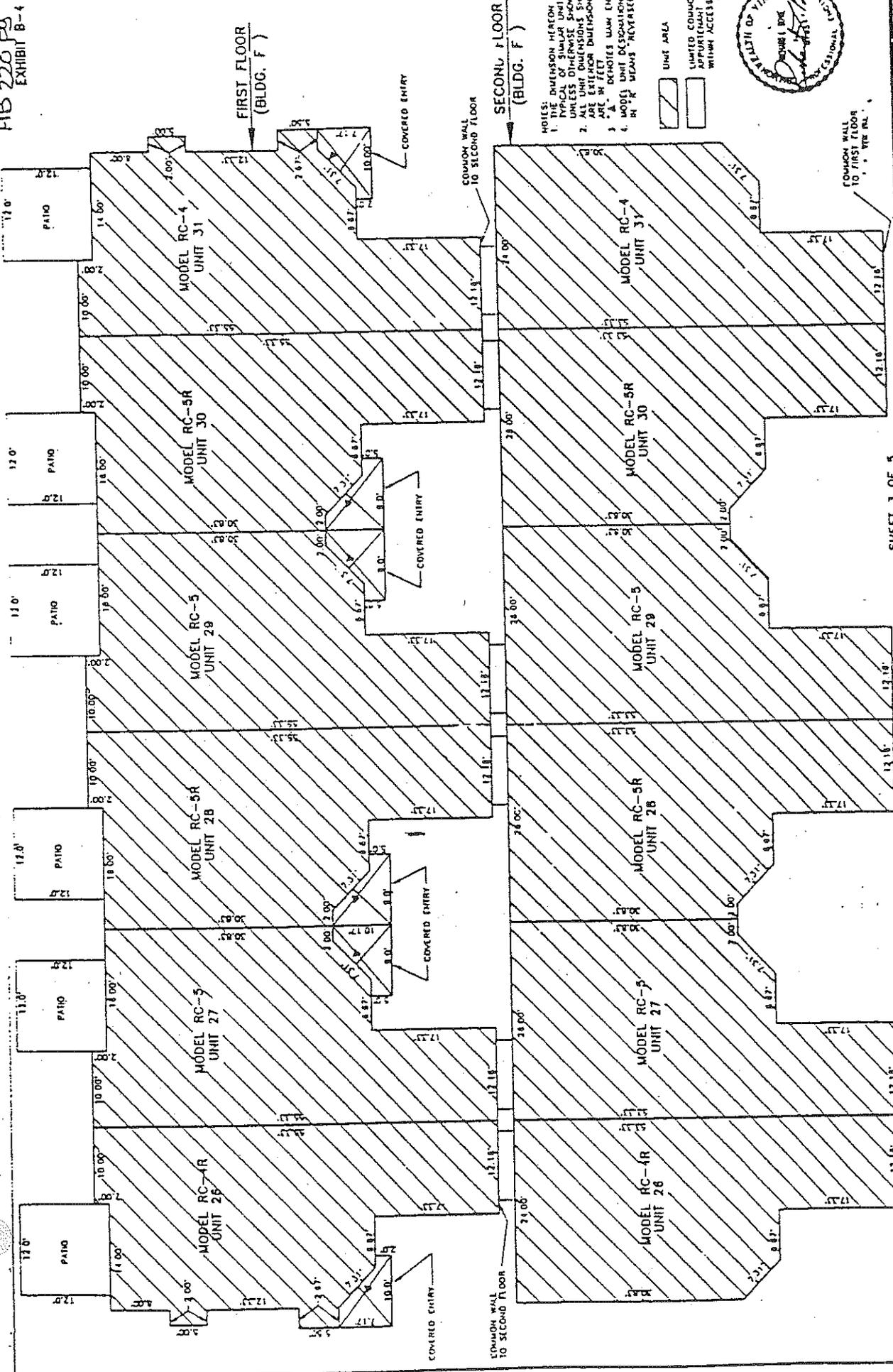
Tribble & Associates, Ltd.
 Virginia Beach, VA



NO.	DATE	BY	REVISION
1	03/17/11	JMF	ISSUE FOR PERMIT
2	10/11/11	JMF	ISSUE FOR RECORD

SUPPLEMENTAL CONDOMINIUM PLANS OF ROYAL COURT ESTATE CONDOMINIUM

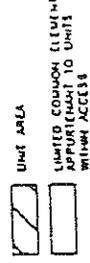
LYNNHAVEN BOROUGH - VIRGINIA BEACH, VIRGINIA



FIRST FLOOR
(BLDG. F)

SECOND FLOOR
(BLDG. F)

- NOTES:
1. THE DIMENSIONS HEREON ARE TYPICAL OF SIMILAR UNIT TYPES UNLESS OTHERWISE SPECIFIED.
 2. ALL UTILITY DIMENSIONS AND AREAS 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

DRAWN BY	DATE	17/7/83
CHECKED BY	DATE	17/7/83
DESIGNED BY	DATE	
ENG. BY	DATE	
DEPT. HEAD	DATE	
PROJECT NO.	180733A	
SCALE	1" = 3'	
REV. NO.	2-17-1783	

Tribolet Associates, Ltd.
Architects & Engineers
1000 North 17th Street, Suite 100
Virginia Beach, Virginia 23461
Phone: (757) 435-1111

SHEET 3 OF 5

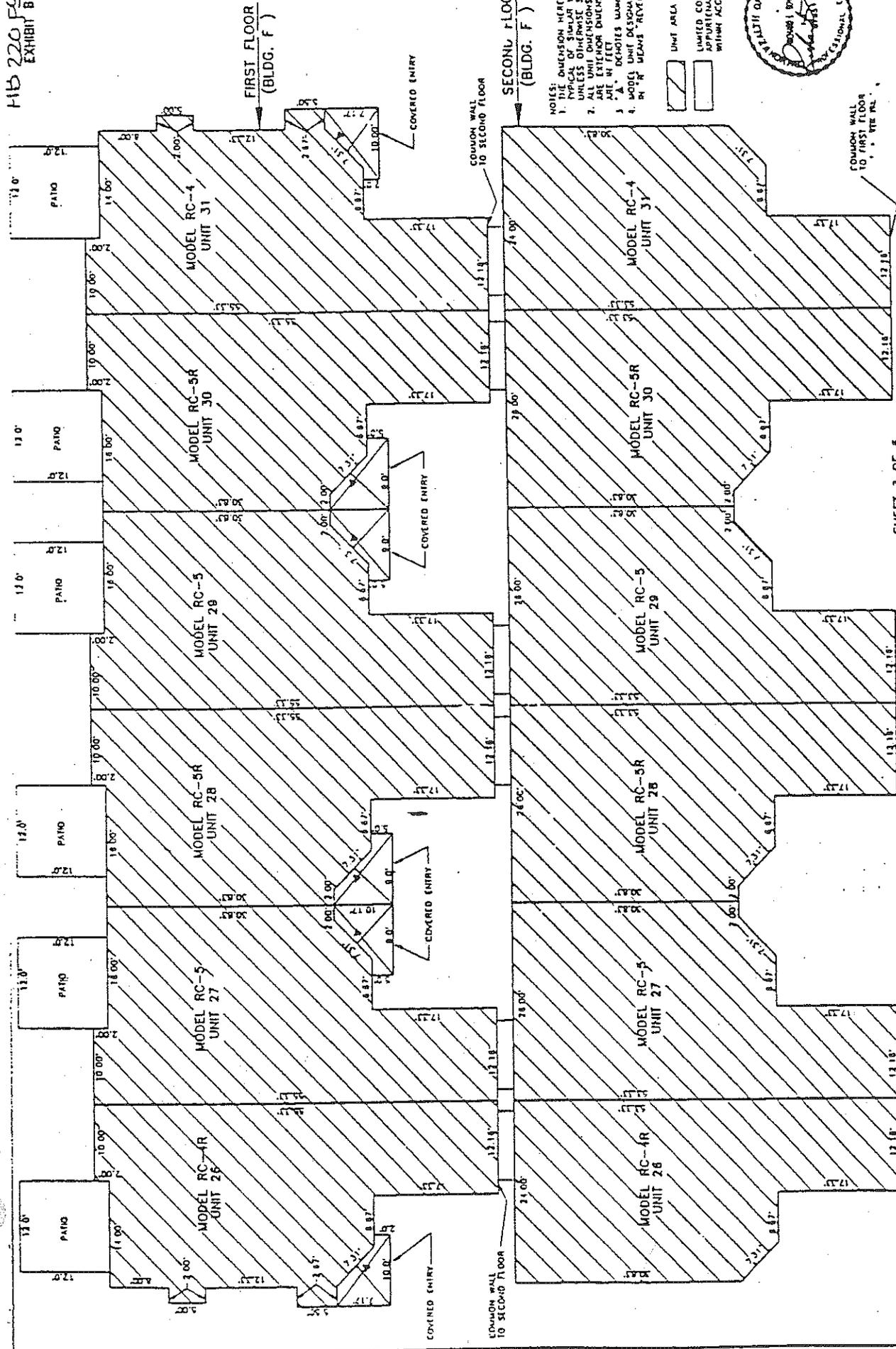
THE UNDESIGNED ELEMENTS OF THESE PLANS ARE ACCURATE AND COMPLY WITH THE PROVISIONS OF SECTION 55-78.2(1) OF THE CODE OF VIRGINIA, 1950, AS AMENDED, AND THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON AND ALL COMMON ELEMENTS HAVE BEEN SUBSTANTIALLY COMPLETED.

VIRGINIA: THE CLERK OF THE SUPREME COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA, ON THE 15th DAY OF JULY, 1983, HAS PLAY WAS RECEIVED AND ADMITTED TO RECORD IN MAP BOOK 388- AT PAGE 18

RECORDED & INDEXED
DATE: 4/27/82

CLERK

RECORDED & INDEXED



NOTES:
1. DIMENSIONS HEREON ARE TYPICAL OF SIMILAR UNIT TYPES UNLESS OTHERWISE SHOWN.
2. ALL UNIT DIMENSIONS SHOWN ARE EXTERIOR DIMENSIONS AND ARE IN FEET.
3. A DASHED LINE WITH AN ARROW POINTING TO A UNIT DESIGNATION INDICATES A MODEL UNIT DESIGNATION WHICH IS AN "R" MEANS RECYCLED UNIT.

UNIT AREA
LIMITED COMMON ELEMENTS WITHOUT ACCESS



DESIGNED BY	DATE
CHECKED BY	DATE
DATE	DATE
PROJECT NO.	DATE
SCALE	DATE
FILE NO.	DATE

Shapiro & Associates, Ltd.
Architects & Engineers
1100 North 1st Street, Suite 100
Virginia Beach, VA 23462
Phone: 757-481-1100

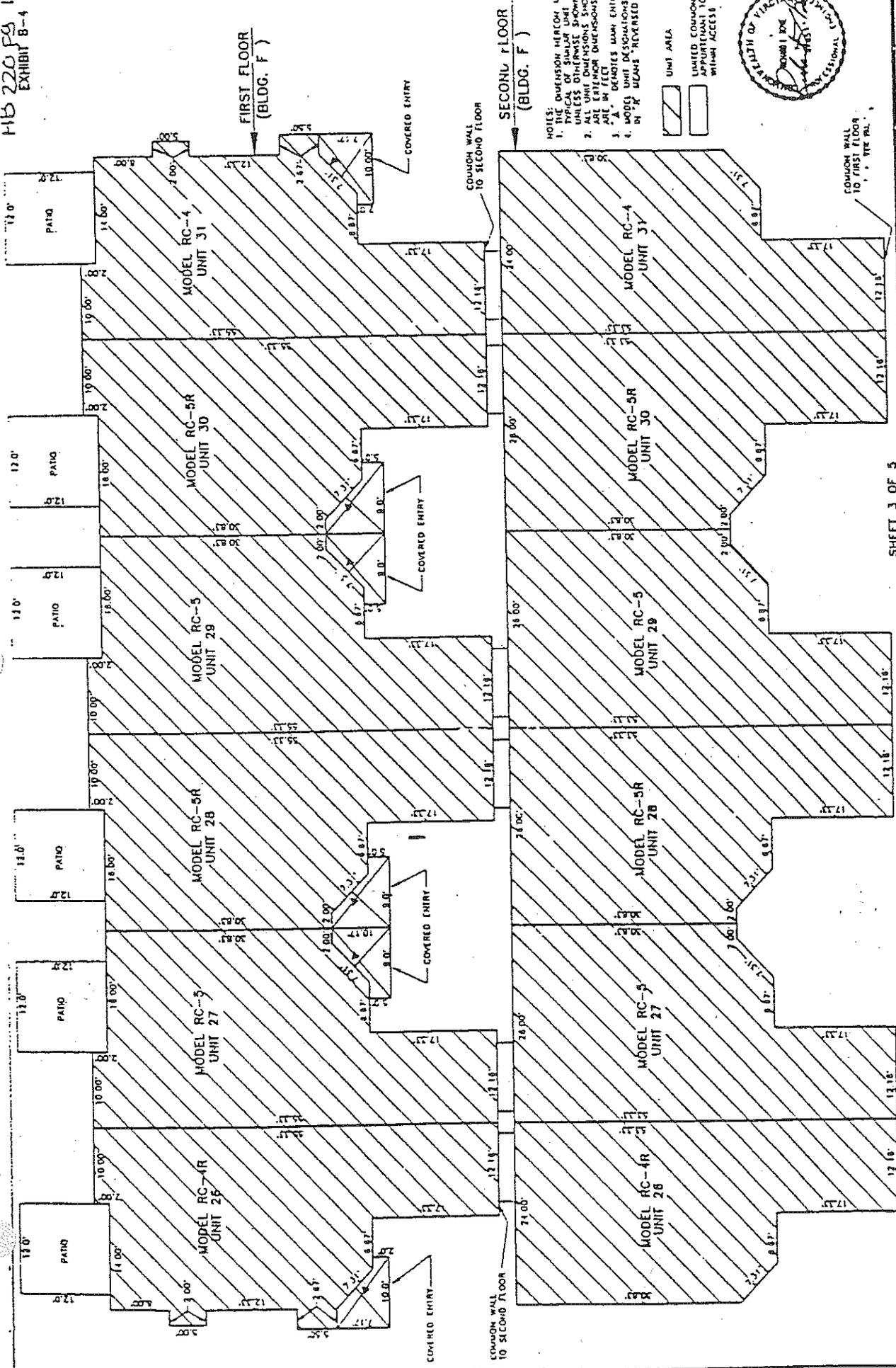
SHEET 3 OF 5

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA, ON THE 21st DAY OF NOVEMBER, 1992. THIS PLAN WAS RECEIVED AND ADMITTED TO RECORD IN MAP BOOK 588 AT PAGE 18.

THE UNDERSIGNED CERTIFIES THAT THESE PLANS ARE ACCURATE AND CONFORM WITH THE PROVISIONS OF SECTION 55-78.2(1) OF THE CODE OF VIRGINIA, 1986, AS AMENDED, AND THAT ALL UNITS OR PORTIONS THEREOF DESCRIBED HEREON AND ALL COMMON ELEMENTS HAVE BEEN SUBSTANTIALLY COMPLETED.

Richard L. Born
RICHARD L. BORN, PE
DATE: 11/21/92

CLERK



- NOTES:
 1. THE DIMENSIONS HEREON ARE TYPICAL OF SIMILAR UNIT TYPES UNLESS OTHERWISE SPECIFIED.
 2. ALL UNIT DIMENSIONS SHOWN ARE IN FEET.
 3. 'A' DENOTES MAIN ENTRANCEWAY.
 4. MODEL UNIT DESIGNATIONS ENDING IN 'R' MEANS 'REVERSED UNIT'.
- UNIT AREA
 LIMITED COMMON ELEMENT APPURTENANT TO UNITS WITHIN ACCESS



DRAWN BY	DATE
CHECKED BY	DATE
DESIGNED BY	DATE
PROJECT NO.	DATE
SCALE	DATE

TRIBOT TA ASSOCIATES, Ltd.
 ARCHITECTS & ENGINEERS
 1000 BROADWAY, SUITE 1000
 WASHINGTON, D.C. 20004

SHEET 3 OF 5

WHOMAS IN THE CLERK'S OFFICE OF THE PUBLIC CLERK OF THE CITY OF VIRGINIA BEACH, VIRGINIA, ON THE 24th DAY OF JULY 1982, AT PAGE 18 AND ADMITTED TO RECORD IN MAP BOOK 2888.

THE UNDERSIGNED CERTIFIES THAT THESE PLANS ARE ACCURATE AND COMPLY WITH THE PROVISIONS OF THE SUBDIVISION ACT OF THE COMMONWEALTH OF VIRGINIA AND THAT ALL UNITS ON PORTIONS SUBSTANTIALLY COMPLETED.
 SIGNATURE: [Signature]
 DATE: 4/27/82
 RICHARD L. BOND, P.E.
 K-CIVIL & BOND, P.C.

011333

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

DA JUC 950 872 11033

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. Spencer
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 30 95 P6 2 106

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

C.C. 21 REV. 3/85

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. Luna* 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