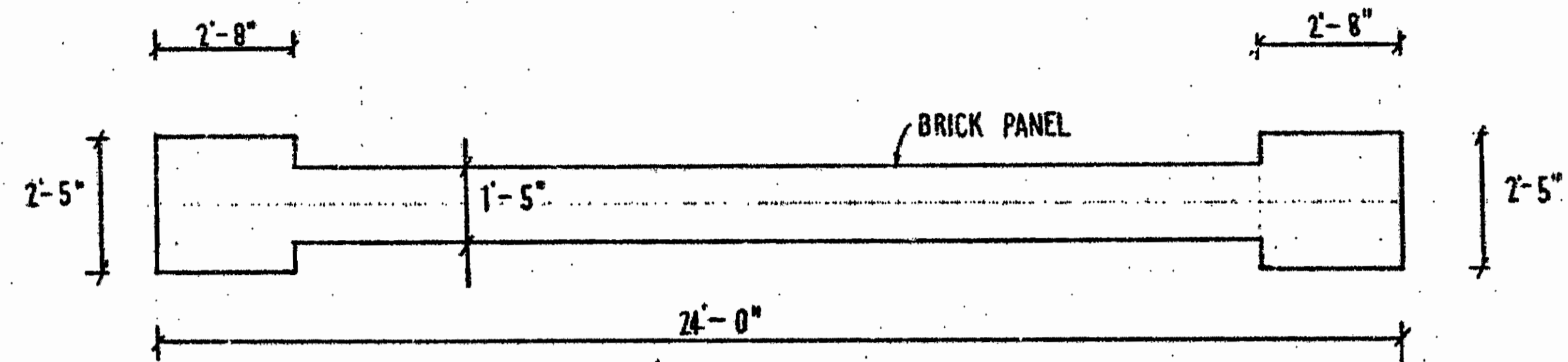
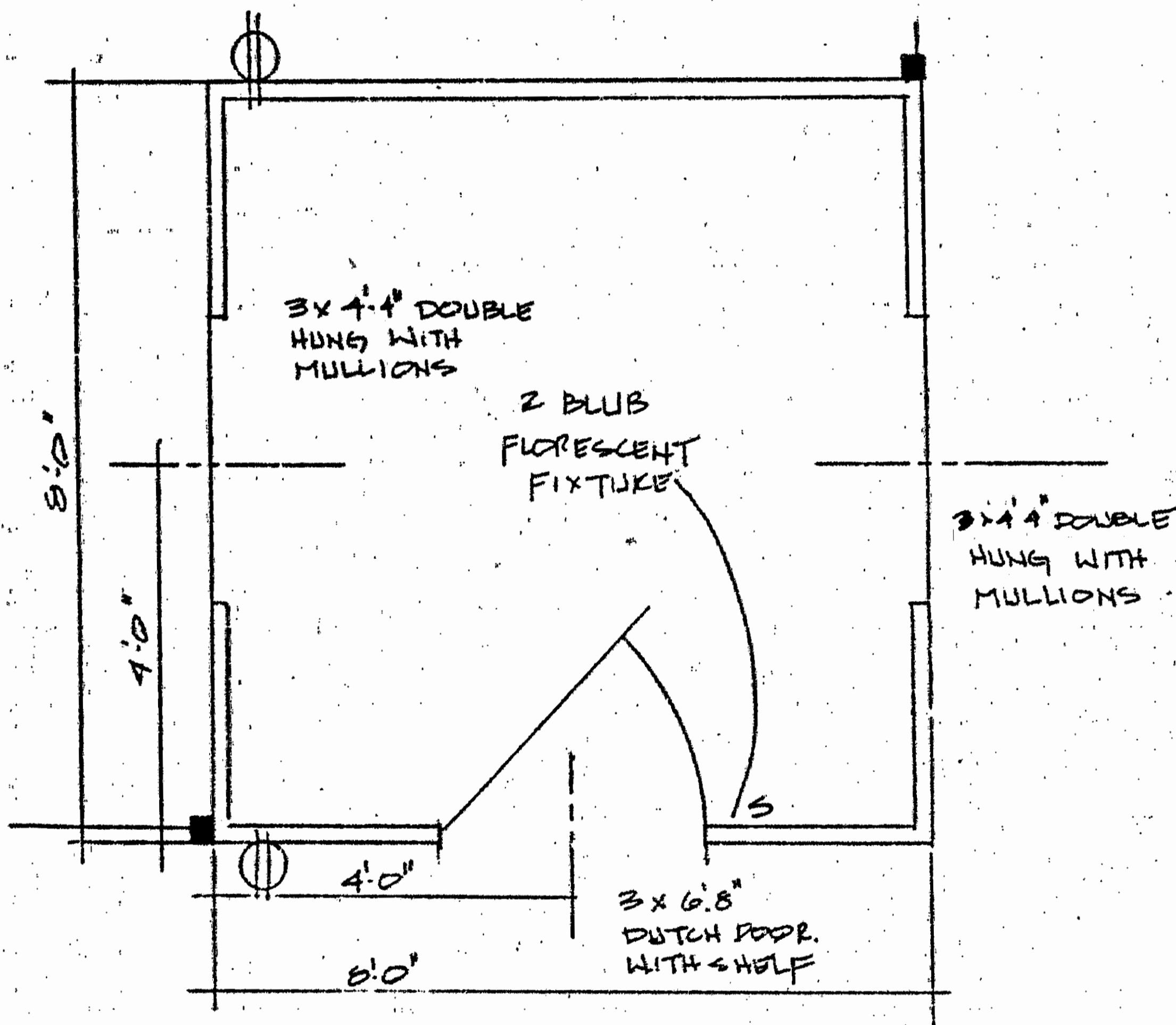


FOUNTAIN
COMMON ELEMENT

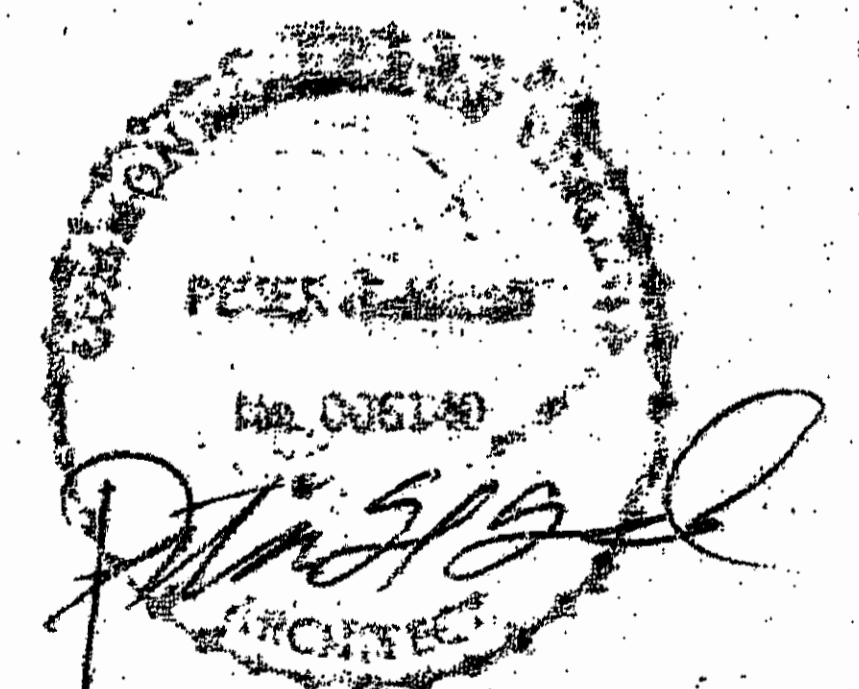


ENTRANCE WALL
COMMON ELEMENT
(TWO PROVIDED)



OUT BUILDING PLAN
COMMON ELEMENT
TWO PROVIDED

NOTE: LOCATIONS AND DIMENSIONS OF PAVILIONS, GAZEBOES, AND OTHER SIMILAR RECREATIONAL AND LANDSCAPE AMENITIES ARE APPROXIMATE ONLY. THE DECLARANT RESERVES THE RIGHT TO MODIFY SAME FOR PURPOSES OF ENGINEERING AND AESTHETIC CONSIDERATIONS.



ARCHITECT'S CERTIFICATE

I HERBY CERTIFY THAT THIS IS CORRECT AND ACCURATE PLAN, THAT THIS PLAN IS IN COMPLIANCE WITH VIRGINIA CODE ANN. SUBSECTIONS 55-79.58 (b) AND (e), AND THAT THE UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

Peter H. Hand 8/1/90
PETER H. HAND, A.I.A. DATE

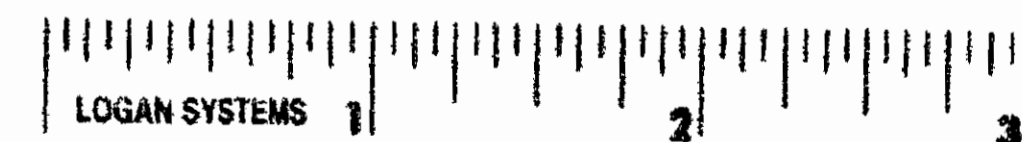
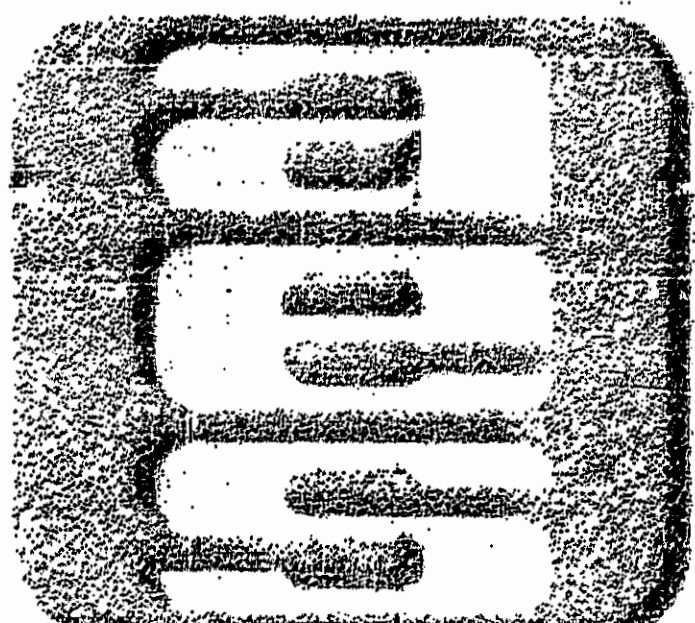


EXHIBIT A - 3

PLAT OF CONDOMINIUM
**THE MANOR HOUSES
AT FORD'S COLONY,
A CONDOMINIUM**
PHASE ONE
OWNER / DEVELOPER: REALTEC INCORPORATED
POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



AES, a professional corporation
5248 Olde Towne Road, Suite 1
Williamsburg, Va. 23185
804-253-0040
Engineering, Planning, Surveying

NO.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drew
Scale	Date
None	JAN., 1998
Project No.	
5652	
Drawing No.	
2 of 8	