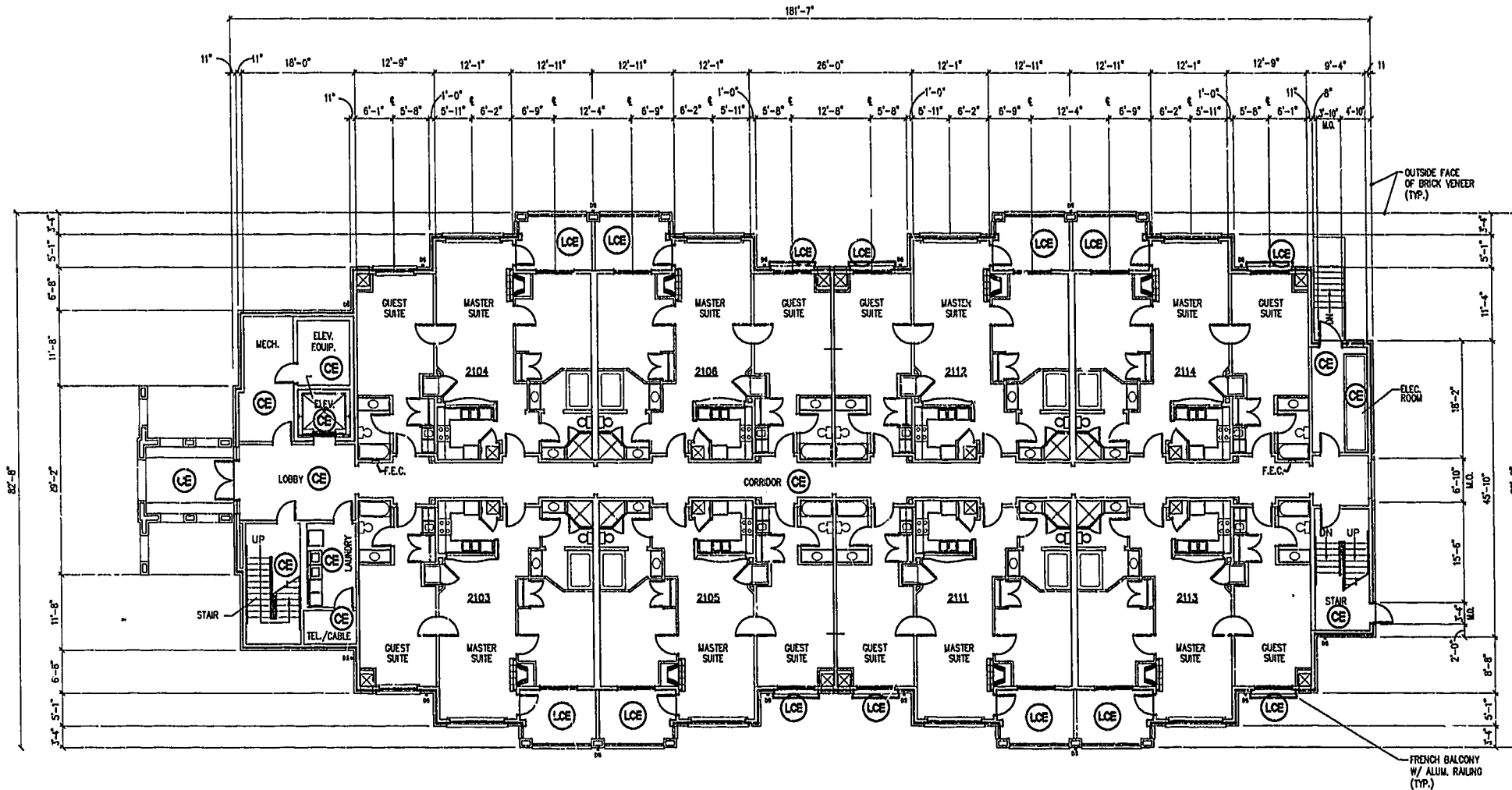


NOTE:
ALL BUILDING DIMENSIONS AND DETAILS SHOWN
ARE PER PLANS BY CMSS ARCHITECTS, P.C.

CE COMMON ELEMENT

NOTE:
COMMON ELEMENTS ARE NOT YET COMPLETED.

LCE LIMITED COMMON ELEMENT

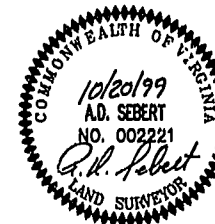


FIRST FLOOR PLAN (NOT TO SCALE)
UNITS (2101-2116)

NOTES: *

1. THE LOWER (HORIZONTAL) BOUNDARY OF EACH UNIT IN BUILDING 2000 SHOWN ON THE PLAT AS LOCATED ON PHASE VIII IS THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE FLOOR SLAB OR CONCRETE FLOOR TOPPING OF THE UNIT.
2. THE UPPER (HORIZONTAL) BOUNDARY OF EACH OF THE UNITS IN BUILDING 2000 SHOWN ON THE PLAT AS LOCATED ON PHASE VIII IS THE HORIZONTAL PLANE(S) OF THE LOWER SURFACE OF THE FLOOR JOISTS (OR, IN THE CASE OF THIRD FLOOR UNITS, THE LOWER SURFACE OF THE BOTTOM CHORD OF THE ROOF TRUSSES) CONSTITUTING A PART OF THE CEILING OF THE UNIT.

* SEE NINTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF MANOR CLUB AT FORD'S COLONY, A CONDOMINIUM (PHASE VII CONDOMINIUM AGREEMENT) FOR A MORE DETAILED DESCRIPTION.



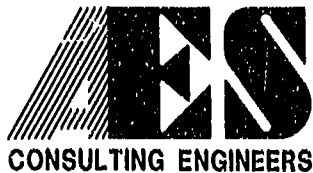
CERTIFICATION FOR PLANS

"THE UNDERSIGNED, A LICENSED LAND SURVEYOR, DOES HEREBY CERTIFY THAT THESE PLANS (AS SUBMITTED BY CMSS ARCHITECTS, P.C., REVISION DATE MAY 5, 1999) DEPICT IMPROVEMENTS TO BE CONSTRUCTED (BUT WHICH ARE NOT YET COMPLETED) AND, IF THE THE IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS, THESE PLANS CONFORM TO THE REQUIREMENTS OF VA. CODE ANN. SUBSECTIONS 55-79.58 B AND F IN SO FAR AS THEY RELATE TO CHARACTERISTICS OF THE CONDOMINIUM TO BE DEPICTED ON SUCH PLANS. UNITS AND COMMON ELEMENTS DEPICTED HEREON ARE NOT NOT YET COMPLETED; IT BEING UNDERSTOOD THAT SUCH UNITS ARE BEING SUBJECTED TO A TIME-SHARE INSTRUMENT PURSUANT TO VA. CODE ANN. SECTION 55-387 AND THUS VA. CODE ANN. SUBSECTION 55-79.58 D APPLIES."

A.D. Sebert
A. D. SEBERT, L.S.

10/20/99
DATE

EXHIBIT A-3



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF CONDOMINIUM
MANOR CLUB
AT FORD'S COLONY
PHASE VIII
OWNER/DEVELOPER: MARRIOTT OWNERSHIP RESORTS, INC.
POWATAN DISTRICT JAMES CITY COUNTY VIRGINIA

PLAN RECORDED IN	Recorded 10/20/99
P.B. NO. 76 PAGE 62-76	DOCUMENT # 20003536
No. DATE REVISION / COMMENT / NOTE BY	

Designed AOS	Drawn JFS
Scale NOTED	Date 10/20/99
Project No. 7739-11	
Drawing No. 2 OF 10	

7739MCP2.DWG 11.16.99-10:12 JFS