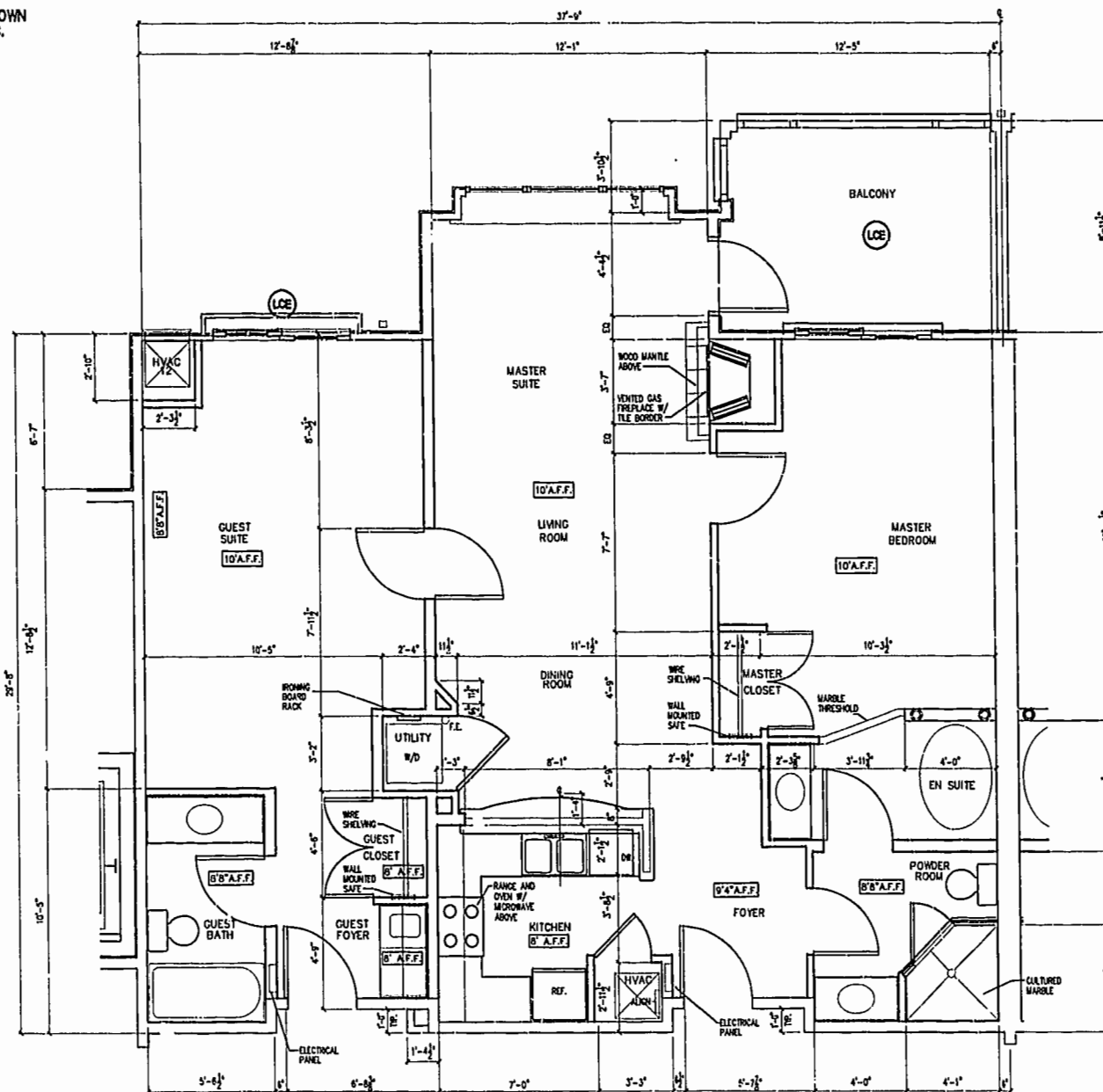


NOTE:
ALL BUILDING DIMENSIONS AND DETAILS SHOWN
ARE PER PLANS BY CMSS ARCHITECTS, P.C.

NOTE:
COMMON ELEMENTS ARE NOT YET COMPLETED.

- (CE)** COMMON ELEMENT
- (LCE)** LIMITED COMMON ELEMENT
- A.F.F.** ABOVE FINISH FLOOR



SECOND FLOOR UNIT PLAN

UNIT NO.	ORIENTATION
3204	SAME
3205	SAME
3206	MIRRORED
3211	MIRRORED
3212	SAME
3215	MIRRORED
3216	SAME
3217	SAME
3218	MIRRORED

THIRD FLOOR UNIT PLAN

UNIT NO.	ORIENTATION
3304	SAME
3305	SAME
3306	MIRRORED
3311	MIRRORED
3312	SAME
3313	SAME
3314	MIRRORED

TYPICAL SECOND AND THIRD FLOOR UNIT PLAN
(NOT TO SCALE)

NOTES:

- THE LOWER (HORIZONTAL) BOUNDARY OF EACH UNIT IN BUILDING 3000 SHOWN ON THE PLAT AS LOCATED ON PHASE IX IS THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE FLOOR SLAB OR CONCRETE FLOOR TOPPING OF THE UNIT.
 - THE UPPER (HORIZONTAL) BOUNDARY OF EACH OF THE UNITS IN BUILDING 3000 SHOWN ON THE PLAT AS LOCATED ON PHASE IX 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 ELEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF MANOR CLUB AT FORD'S COLONY, A CONDOMINIUM (PHASE IX CONDOMINIUM DECLARATION) 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 MARCH 15, 2000) DEPICT IMPROVEMENTS TO BE CONSTRUCTED (BUT WHICH ARE NOT YET COMPLETED) AND, IF 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 YET COMPLETED; IT BEING UNDERSTOOD THAT SUCH UNITS ARE BEING SUBJECTED TO A TIME SHARE INSTRUMENT PURSUANT TO VA. CODE ANN. SECTION 55-367 AND THUS VA. CODE ANN. SUBSECTION 55-79.58 D APPLIES."

A.D. Sebert
A. D. SEBERT, L.S. 7/11/00 DATE

EXHIBIT A-3

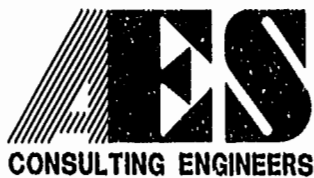
PLAT OF CONDOMINIUM
MANOR CLUB
AT FORD'S COLONY
PHASE IX

OWNER/DEVELOPER: MARRIOTT OWNERSHIP RESORTS, INC.
POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA

PLAT RECORDED IN
P.B. NO. 79, PAGE 101

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
ADS	JFS
Scale	Date
NOTED	7/11/00
Project No.	
7739-11	
Drawing No.	
6 OF 10	



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Williamsburg/James City County

10:08 AM
18 day of January 2001
DOCUMENT # 010000652
(Signature)