



UNIT NOTES
Fairland Manor Condominium

Description of Units. The general description and number of each Unit in the Condominium is set forth in the Plats. The Plats show the area, location and such other data as may be necessary or appropriate for each Unit's identification, and may be supplemented from time to time in accordance with this Declaration to show Units and Common Elements to the extent permitted by the terms hereof and by law. The Condominium shall be comprised of (a) those portions of the Condominium referred to in the provisions of Subsection 3.1, and 3.2 (each of which is hereinafter referred to as a "Unit"), and (b) the Common Elements (hereinafter referred to collectively as the "Common Elements")

Unit Boundaries. The location within the Condominium and the boundaries of each Unit in the Condominium are shown on the Plats as more particularly described below:

Lower Boundary. The lower boundary of each Unit shall be a horizontal plane or planes, the elevation of which coincides with the elevation of the unfinished side of the concrete slab floor of the lowest level of the Unit, extended to intersect the perimetrical boundaries of such Unit.

Upper Boundary. The upper boundary of each Unit shall be a horizontal plane or planes, the elevation of which coincides with the elevation of the unfinished side of the concrete slab floor of the lowest level of the Unit, extended to intersect the perimetrical boundaries of such Unit.

Perimetrical Boundary. The perimetrical boundaries of each Unit shall be vertical planes which coincide with the unfinished side of the perimeter walls extended to intersect the upper and lower boundaries of such Unit and to intersect the other perimetrical boundaries thereof.

Inclusions and Exclusions. Except as may otherwise be provided by the Plats:

All lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring, and any other materials constituting any part of the finished surfaces thereof shall be part of the Unit, and all other portions of the walls, floors, or ceilings, including any structural elements breaking the vertical or horizontal plane of the boundary of a Unit, shall be part of the Common Elements.

In the event that any chute, flue, duct, wire, conduit, or any other fixture lies partially within and partially outside the designated boundaries of a Unit, any portion thereof serving only that Unit is a part of the Unit, and any portion thereof serving more than one Unit or any portion of the Common Elements is a part of the Common Elements.

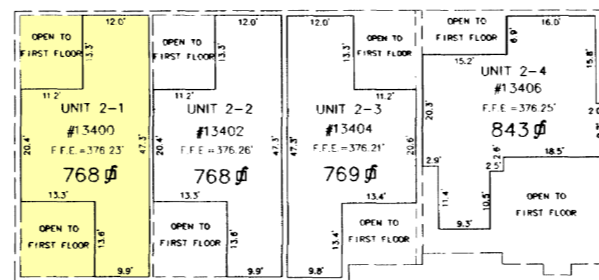
Subject to the provisions of Section 3.2.2 hereof, all spaces, interior partitions, and other fixtures and improvements within the boundaries of a Unit are part of such Unit.

Any shutters, awnings, window boxes, decks, doorsteps, stoops, porches, balconies, patios, and all exterior doors and windows or other fixtures designed to serve a single Unit, but located outside the Unit's boundaries, are limited common elements allocated exclusively to that Unit.

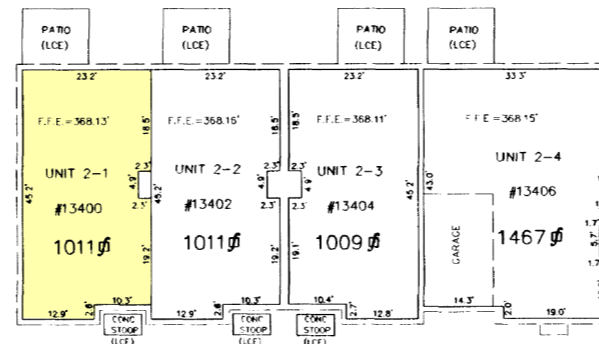
All doors and windows shall be a part of a Unit.

PLAT NO 8318

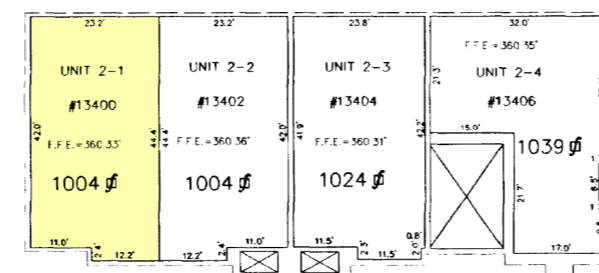
WSSC DATUM



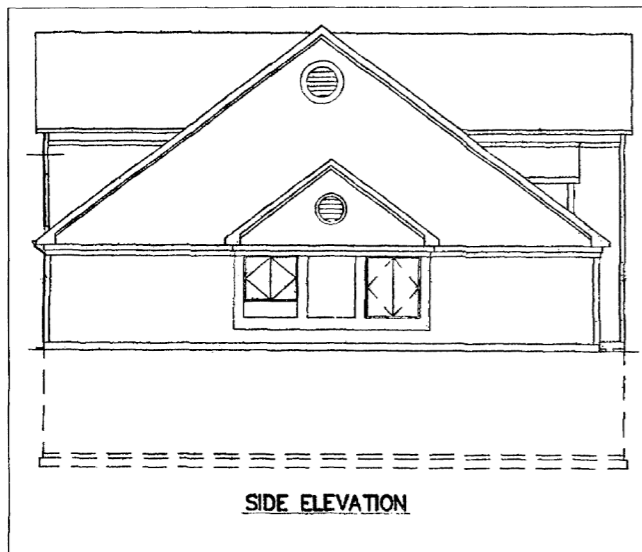
FRONT SECOND FLOOR
1"=20'



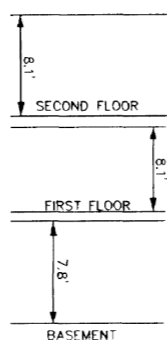
FRONT FIRST FLOOR
1"=20'



FRONT BASEMENT FLOOR
1"=20'



SIDE ELEVATION



LEGEND
F.F.E. = FINISH FLOOR ELEVATION
GCE = GENERAL COMMON ELEMENT
LCE = LIMITED COMMON ELEMENT

GENERAL NOTES:

- 1. Vertical Datum based on the Washington Suburban Sanitary Commission.
- 2. Each condominium unit shown hereon is designated by a unit number. Example 2-1.
- 3. All dimensions are in feet.
- 4. Unit areas are computed in square footage and designated hereon as sq ft.
- 5. Common Elements. The Common Elements include all of the Condominium except the Condominium Units. The Common Elements are divided into Limited Common Elements and General Common Elements.
- 6. Limited Common Elements. The Limited Common Elements include those designated as such in this Declaration or on the Plats. All areas designated as Limited Common Elements are reserved for the exclusive use of the Unit Owner(s) or the Unit(s) to which they are declared to be appurtenant by appropriate designation in the Declaration or on the Plats. If no such designation is made in this Declaration or on the Plats, then the Limited Common Elements shall be deemed to be appurtenant to the Unit(s) to which they are adjacent or which they are rationally intended to serve and benefit. The right of the Unit Owner to whose Unit the Limited Common Elements are appurtenant to use and enjoy the same shall be subject to such reasonable rules and regulations (hereinafter called the "Rules") as the Board of Directors of the Council of Unit Owners may assess the costs incurred in maintaining, repairing or replacing any Limited Common Elements against the Units to which such Limited Common Elements are appurtenant.
- 7. General Common Elements. The General Common Elements means all of the Common Elements except the Limited Common Elements, and shall (unless otherwise specifically designated herein or on the Condominium Plat), include the following:
The Property (other than Units), parking areas and landscaping; and

The components or installations of central services and utilities such as power, light, gas, water, sewer, telephone, master antennae, including tanks, pumps, motors, fans, compressors, pipes, pumps, valves, controls or other similar equipment to be used in common (unless designated to serve only one Unit or designated as a Limited Common Element pursuant to this Declaration or the Plats); and

All other elements of common use or necessary to the Condominium's existence, upkeep and/or safety.

TOTAL GROSS AREA - LOWER LEVEL UNITS

UNIT 2-1 (#13400)	=	2,783 sq ft
UNIT 2-2 (#13402)	=	2,783 sq ft
UNIT 2-3 (#13404)	=	2,802 sq ft
UNIT 2-4 (#13406)	=	3,349 sq ft

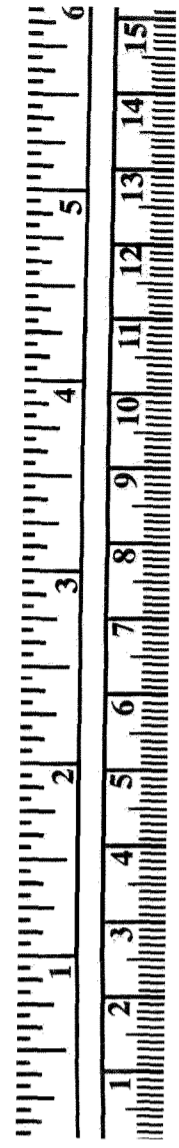
Sheet 3 of 3
CONDOMINIUM PLAT
UNIT PLAN
BASEMENT, FIRST AND SECOND FLOORS
PHASE 2
FAIRLAND MANOR
CONDOMINIUM
FIFTH ELECTION DISTRICT
Montgomery County, Maryland
SCALE: 1"= 20' DECEMBER, 2002
MACRIS, HENDRICKS & GLASCOCK, P.A.
ENGINEERS * PLANNERS * SURVEYORS
9220 WIGHTMAN ROAD, SUITE 120
MONTGOMERY VILLAGE, MD 20886
(301) 670-0840

FILED
JAN 22 2003
Clerk of the Circuit Court
Montgomery County, Md.

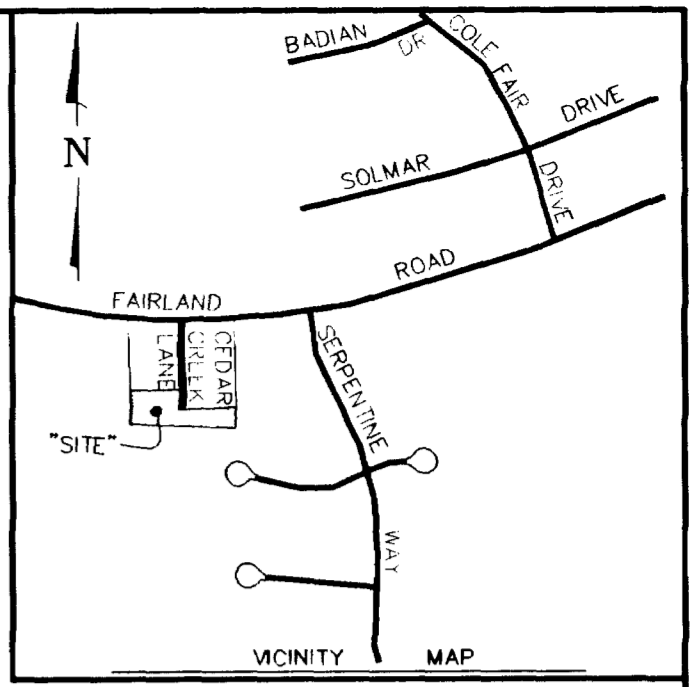
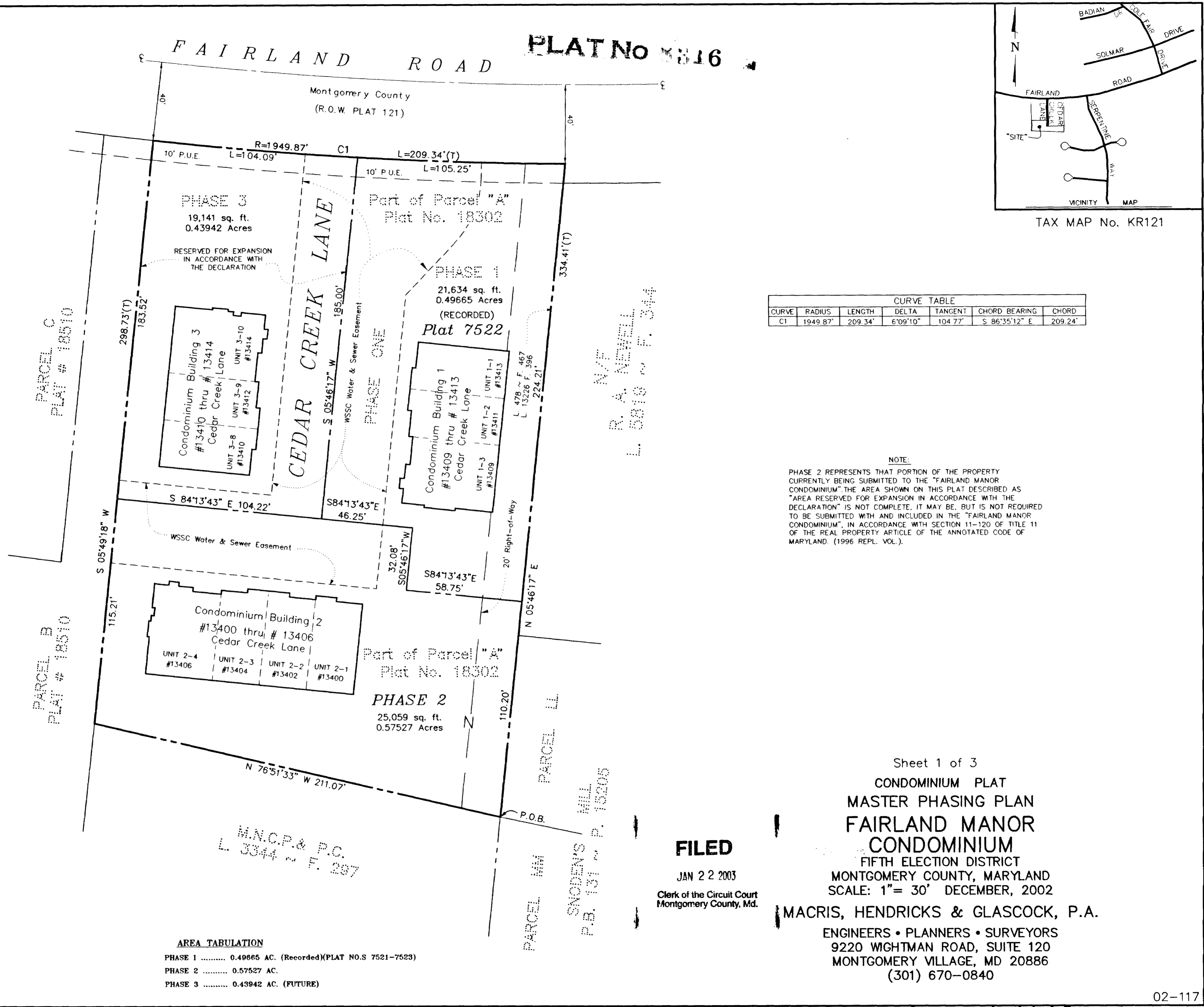
DATE: _____
Plat No: _____

MSA SSU 1264 6990-3

P 48571



FAIRLAND ROAD PLAT No. 1816



TAX MAP No. KR121

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	1949.87'	209.34'	6°09'10"	104.77'	S 86°35'12" E	209.24'

NOTE:
 PHASE 2 REPRESENTS THAT PORTION OF THE PROPERTY CURRENTLY BEING SUBMITTED TO THE "FAIRLAND MANOR CONDOMINIUM" THE AREA SHOWN ON THIS PLAT DESCRIBED AS "AREA RESERVED FOR EXPANSION IN ACCORDANCE WITH THE DECLARATION" IS NOT COMPLETE, IT MAY BE, BUT IS NOT REQUIRED TO BE SUBMITTED WITH AND INCLUDED IN THE "FAIRLAND MANOR CONDOMINIUM", IN ACCORDANCE WITH SECTION 11-120 OF TITLE 11 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND. (1996 REPL. VOL.).

ARTICLE 10, SECTION 11-120
 12/12/02
 [Handwritten signatures and initials]

M.N.C.P. & P.C.
 L. 3344 ~ F. 287

SNODDEN'S HILL
 P.B. 131 ~ P. 15205

N/F
 R. A. NEWELL
 L. 5810 ~ F. 344

FILED

JAN 22 2003
 Clerk of the Circuit Court
 Montgomery County, Md.

Sheet 1 of 3
CONDOMINIUM PLAT
MASTER PHASING PLAN
FAIRLAND MANOR
CONDOMINIUM
 FIFTH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30' DECEMBER, 2002
MACRIS, HENDRICKS & GLASCOCK, P.A.
 ENGINEERS • PLANNERS • SURVEYORS
 9220 WIGHTMAN ROAD, SUITE 120
 MONTGOMERY VILLAGE, MD 20886
 (301) 670-0840

AREA TABULATION

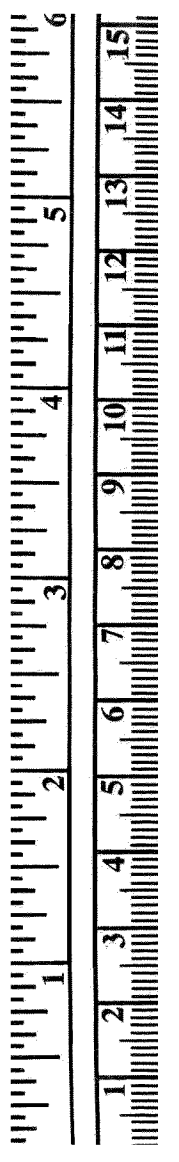
PHASE 1	0.49665 AC. (Recorded)(PLAT NO.S 7521-7523)
PHASE 2	0.57527 AC.
PHASE 3	0.43942 AC. (FUTURE)

DATE: _____
 Plat No.: _____

MSA SSU 1264-6990-1

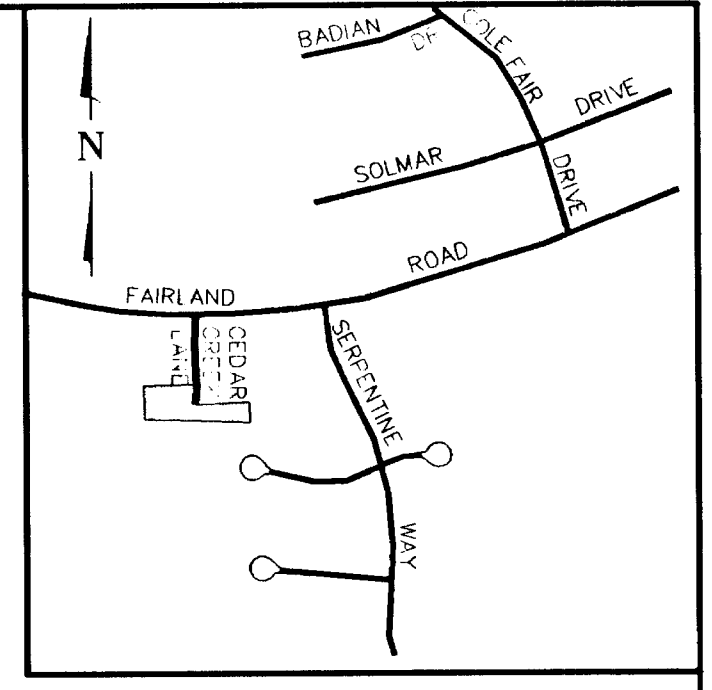
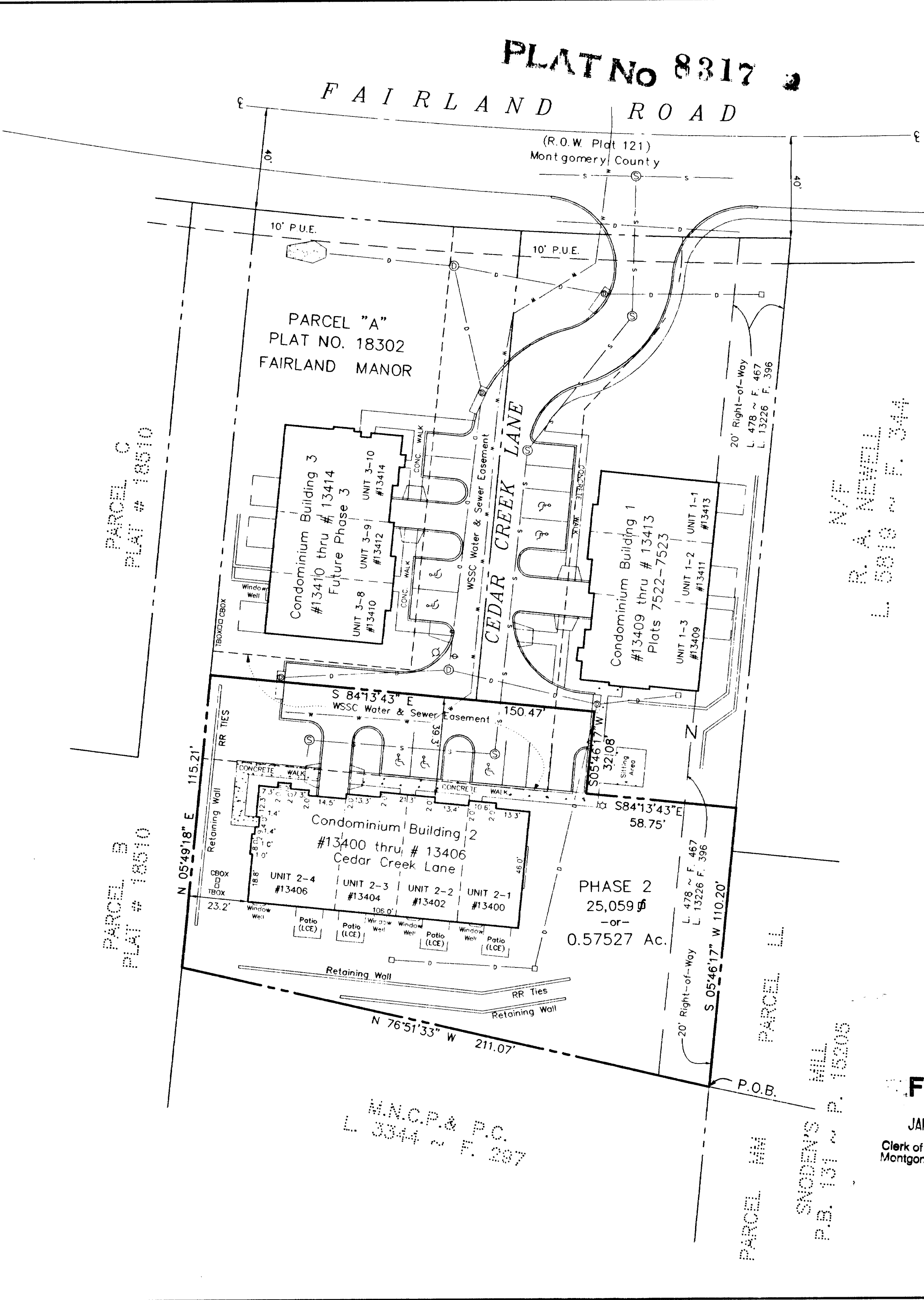
P78509
3/95/5

MONTGOMERY COUNTY CIRCUIT COURT (Condominium Plats, MO) Plats 8316-8318, MSA_S1264_6990. Date available 2003/01/22. Printed 12/08/2002.



LEGEND:

- AC = Air Conditioner
- ⊙ = Bollard
- CLF = Chain Link Fence
- = Cleanout
- CONC. = Concrete
- = Concrete Curb
- CC&G = Concrete Curb & Gutter
- D = Storm Drain Pipe
- E = Electric Line (underground)
- EP = Edge Pavement
- EMH = Electric Manhole
- EPM = Electric Paint Mark
- = Fence Wire
- = Fence Wood
- = Fire Hydrant
- = Gas Line (buried)
- = Gas Manhole
- GM = Gas Meter
- GPM = Gas Point Mark
- = Gas Post (Marker)
- = Gas Valve
- = Guard Rail
- GW = Guy Wire
- = Heat Pump
- PC = Iron Pipe with Cap
- IPF = Iron Pipe Found
- = Light Pole
- MBX = Mail Box
- MH = Manhole
- OPF = Open Pipe Found
- OHW = Overhead Wires
- = Handicap Parking Space
- = Number of Regular Parking Spaces
- PPF = Pinched Pipe Found
- RVC = Rebar with Cap Found
- RW = Retaining Wall
- S = Sewer Line
- = Sewer Manhole
- = Sign
- S.D. = Storm Drain
- SDMH = Storm Drain
- SPM = Sewer Point Mark
- = Transformer
- UCE = Underground Electric
- = Utility Pole
- = Water Line
- = Water Manhole
- = Water Meter
- WPM = Water Point Mark
- = Water Valve
- CBOX = Cable Box
- TBOX = Telephone Box



SURVEYOR'S CERTIFICATE

I hereby certify that the Condominium shown hereon is correct; that is part of the land conveyed by Fairland Development Corporation to Maryland Development Company, LLC by deed dated December 1, 2002 and recorded among the Land Records of Montgomery County, Maryland in Liber 18598 at Folio 125; and also being part of Parcel "A", as delineated on a plat of subdivision entitled "FAIRLAND MANOR" as recorded among the said Land Records as Plat No. 18302; and that the total area included in this Condominium is 25,059 square feet or 0.57527 of an acre of land and that the locations and dimensions of all existing visible improvements have been carefully established by acceptable field practices and that unless shown hereon there are no visible encroachments.

I further certify that in accordance with the requirements of the Real Property Article, Title 11, Section 11-02, et. seq., of the Annotated Code of Maryland (1996 Repl. Vol.) ("the Maryland Condominium Act") the plat together with the applicable wording of the Declaration, is a correct representation of the condominium described and the identification and location of each unit and the common elements, as constructed, can be determined from them.

This condominium plat is for Phase 2 only.

12/19/02
Date

Douglas H. Riggs III
Macris, Hendricks & Glascock, P.A.
By: Douglas H. Riggs, III
Professional Land Surveyor
Maryland Reg. No. 10712

OWNER'S DEDICATION

Maryland Development Company LLC, a Maryland limited liability company, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopt these plats and plans of Condominium Subdivision, consisting of 3 sheets, pursuant to the provisions and requirements of the Real Property Article, Title 11, Section 11-02 et. seq., of the Annotated Code of Maryland (1996 Replacement Volume).

12/18/02
Date

Ted N. Smart
Maryland Development Company LLC
By: Ted N. Smart - President

Sheet 2 of 3
CONDOMINIUM PLAT
PHASE TWO
FAIRLAND MANOR
CONDOMINIUM
FIFTH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DECEMBER, 2002

FILED
JAN 22 2003
Clerk of the Circuit Court
Montgomery County, Md.

MACRIS, HENDRICKS & GLASCOCK, P.A.
ENGINEERS • PLANNERS • SURVEYORS
9220 WIGHTMAN ROAD, SUITE 120
MONTGOMERY VILLAGE, MD 20886
(301) 670-0840

DATE: _____
Plat No.: _____

MSA 250 1264-6990-2

0158510 8/15/02