

AMENDMENT TO CONDOMINIUM INSTRUMENTS
FOR THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM
ADDING ADDITIONAL LAND

THIS AMENDMENT is made as of _____, 20_____, by BEAZER HOMES CORP., a Tennessee corporation ("Declarant").

R E C I T A L S:

R-1. The Declarant signed certain condominium instruments establishing The Gatherings at Wellington Village Condominium ("Condominium") in the City of Manassas, Prince William County, Virginia and caused such documents to be recorded on _____, 20___ among the land records of Prince William County, Virginia as Instrument Number _____.

R-2. Pursuant to section 55-79.63 of the Condominium Act, Article 6 of the Declaration permits the Declarant unilaterally to expand the Condominium from time to time by adding all or any portion of the additional land until the seventh anniversary of the recordation of the Declaration.

R-3. The Declarant is the owner in fee simple absolute of certain real property described by metes and bounds as Phase ___ in Exhibit A to the Declaration, constituting a portion of the additional land of the Condominium.

R-4. The Declarant has complied with the provisions of Article 6 of the Declaration and section 55-79.63 of the Condominium Act and wishes to amend the Declaration to expand the Condominium by adding Phase _ and the improvements erected thereon as hereinafter provided.

A M E N D M E N T:

In consideration, pursuant to and in compliance with Section 6.3 of the Declaration and section 55-79.63 of the Condominium Act, the Declarant hereby amends the Declaration as follows.

1. Phase _____, being the land described on Exhibit 1 and a portion of the additional land described on Exhibit A to the Declaration, is hereby submitted to the provisions of the Condominium Act, together with all improvements thereto and all easements, rights and appurtenances thereunto belonging, to become part of the Condominium as the Condominium Units listed on Exhibit 2 hereto.

2. Pursuant to section 55-79.56(b) of the Condominium Act, the Common Element Interests in the Condominium are hereby reallocated to each unit in accordance with Exhibit 2, and pursuant to section 55-79.73D of the Condominium Act, liability for common expenses and

votes in the Unit Owners Association are similarly reallocated in proportion to the Common Element Interest allocated to each condominium unit hereby.

3. An additional plat, Sheet ___ of Exhibit D, and certification pursuant to sections 55-79.58 and 55-79.59 of the Condominium Act are attached hereto and are hereby incorporated as part of the Plats and Plans of the Condominium.

EXCEPT as modified by this Amendment, all of the terms and provisions of the condominium instruments are hereby expressly ratified and confirmed, shall remain in full force and effect and shall apply to the Condominium as expanded.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be signed in its corporate name by an authorized officer.

BEAZER HOMES CORP.
a Tennessee corporation

By: _____
Name: _____
Title: _____

COMMONWEALTH OF VIRGINIA)
) SS:
_____) OF _____)

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that _____, _____ of Beazer Homes Corp., personally known to me or proven to be the person whose name is signed to the foregoing instrument, has acknowledged the same before me in the aforesaid jurisdiction as an officer of the corporation.

GIVEN under my hand and seal on _____, 20__.

_____ [SEAL]
Notary Public

My commission expires: _____

My notary registration number is: _____

Exhibit 1
to the Amendment

Exhibit A
to the Declaration

**DESCRIPTION OF ADDITIONAL LAND
AND
WITHDRAWABLE LAND**

**The Gatherings at Wellington Village Condominium
City of Manassas, Virginia**

**Phase 4D
(WL-4D)**

Beginning at a point in the northerly right-of-way line of Hastings Drive, (variable width), point being the westerly corner of Phase 4E, The Gatherings at Wellington Village Condominium; thence with the said Phase 4E, The Gatherings at Wellington Village Condominium, N 22°01'55" W, a distance of 333.97 feet to a point in the northerly line of Parcel AA, Village of Wellington; thence with the said Parcel AA, Village of Wellington the following courses and distances:

S 67°58'05" E, a distance of 253.48 feet to a point;

S 22°01'55" W, a distance of 327.04 feet to a point in the aforesaid northerly right-of-way line of Hastings Drive, (variable width); thence with the said northerly right-of-way line of Hastings Drive, (variable width) the following courses and distances:

with a curve turning to the right having a radius of 696.60 feet,

with an arc length of 48.29 feet, with a chord bearing of

N 74°48'02" W, and a chord length of 48.28' to a point;

N 62°23'15" W, a distance of 98.29 feet to a point;

with a curve turning to the left having a radius of 695.41 feet,

with an arc length of 108.36 feet, with a chord bearing of

N 73°39'51" W, and a chord length of 108.25' to the point of beginning and containing 83,159 square feet or 1.9091 acres.

Less and Except Phases 6 and 6A, The Gatherings at Wellington Village Condominium for a remainder of 62,226 square feet or 1.4285 acres.

TOGETHER WITH:

**Phase 4E
(WL-4E)**

Beginning at a point in the northerly right-of-way line of Hastings Drive, (variable width), point being the easterly corner of Parcel BB, Village of Wellington; thence with the said Parcel BB, Village of Wellington and with the easterly edge of Fountain Circle, (private street) the following courses and distances:

with a curve turning to the right having a radius of 20.00 feet,

with an arc length of 27.44 feet, with a chord bearing of

N 45°34'57" W, and a chord length of 25.34' to a point;

N 06°12'19" W, a distance of 126.82 feet to the point;

with a curve turning to the right having a radius of 135.00 feet,

with an arc length of 66.48 feet, with a chord bearing of

N 07°54'08" E, and a chord length of 65.81' to a point;
N 22°00'35" E, a distance of 167.98 feet to the point; thence departing the said Fountain Circle, (private street) and continuing with the said Parcel BB and Parcel AA, Village of Wellington, S 67°58'05" E, a distance of 179.32 feet to a point being the northerly corner of Phase 4D, The Gatherings at Wellington Village Condominium; thence with the said Phase 4D, The Gatherings at Wellington Village Condominium, S 22°01'55" W, a distance of 333.97 feet to a point in the aforesaid northerly right-of-way line of Hastings Drive, (variable width); thence with the said northerly right-of-way line of Hastings Drive, (variable width), with a curve turning to the left having a radius of 695.41 feet, with an arc length of 82.09 feet, with a chord bearing of N 81°30'35" W, and a chord length of 82.04' to the point of beginning and containing 56,233 square feet or 1.2909 acres.

Less and Except Phase 7, The Gatherings at Wellington Village Condominium for a remainder of 37,788 square feet or 0.8675 acres.

TOGETHER WITH:

**Phase 6
(WL-6)**

Commencing at the northerly corner of Phase 4D, The Gatherings at Wellington Village Condominium and the easterly corner of Phase 4E, The Gatherings at Wellington Village Condominium; thence through the said Phase 4D, The Gatherings at Wellington Village Condominium, S 07°30'04" W, a distance of 72.57 feet to the point of beginning, being the northerly corner of the herein described property; thence with the said Phase 4D, The Gatherings at Wellington Village Condominium the following courses and distances:

S 67°58'05" E, a distance of 109.25 feet to a point;
S 22°01'55" W, a distance of 168.83 feet to a point;
N 67°58'05" W, a distance of 109.25 feet to a point;
N 22°01'55" E, a distance of 168.83 feet to the point of beginning and containing 18,445 square feet or 0.4234 acres.

TOGETHER WITH:

**Phase 6A
(WL-6A)**

Commencing at the northerly corner of Phase 4D, The Gatherings at Wellington Village Condominium and the easterly corner of Phase 4E, The Gatherings at Wellington Village Condominium; thence through the said Phase 4D, The Gatherings at Wellington Village Condominium, S 24°50'47" E, a distance of 13.90 feet to the point of beginning, being the northerly corner of the herein described property; thence with the said Phase 4D, The Gatherings at Wellington Village Condominium the following courses and distances:

S 67°58'05" E, a distance of 114.83 feet to a point;
S 22°01'55" W, a distance of 114.83 feet to a point;
N 67°58'05" W, a distance of 114.83 feet to a point;
N 22°01'55" E, a distance of 114.83 feet to the point of beginning and containing 2,488 square feet or 0.0571 acres.

TOGETHER WITH:

**Phase 7
(WL-7)**

Commencing at the northerly corner of Phase 4E, The Gatherings at Wellington Village Condominium, point being on the easterly edge of Fountain Circle, (private street), thence through the said Phase 4E, The Gatherings at Wellington Village Condominium, S 23°14'18" E, a distance of 73.30 feet to the point of beginning, being the northerly corner of the herein described property; thence with the said Phase 4E, The Gatherings at Wellington Village Condominium the following courses and distances:

S 67°58'05" E, a distance of 109.25 feet to a point;
S 22°01'55" W, a distance of 168.83 feet to a point;
N 67°58'05" W, a distance of 109.25 feet to a point;
N 22°01'55" E, a distance of 168.83 feet to the point of beginning and containing 18,445 square feet or 0.4234 acres.

Exhibit 2
to the Amendment

Exhibit C
to the Declaration

THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM

PHASES 1, 2, 3, 6 and 7

COMMON ELEMENT INTEREST TABLE

<u>Unit Type</u>	<u>Number Per Type</u>	<u>Par Value Per Unit</u>	<u>Common Element Interest Per Unit</u>	<u>Total Common Element Interest Per Type</u>
A	15	550	0.59299%	8.89488%
A1	15	550	0.59299%	8.89488%
B	40	650	0.70081%	28.03235%
C	35	750	0.80863%	28.30189%
D	<u>30</u>	800	0.86253%	<u>25.87601%</u>
TOTAL	135			100%

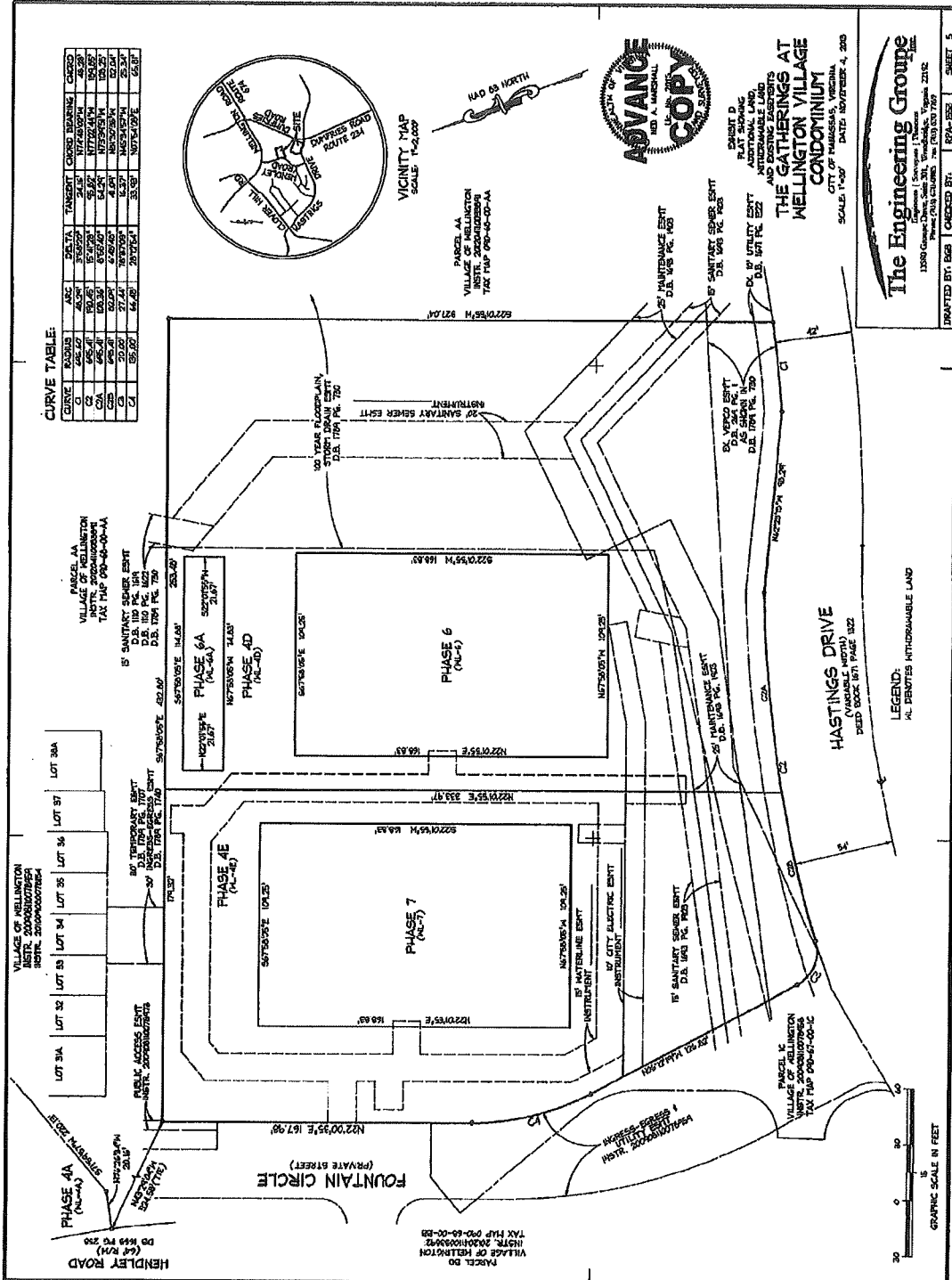
The street address of all units in each building is the same:

Phase 1: 9200 Charleston Drive
Phase 2: 9202 Charleston Drive
Phase 3: 9204 Charleston Drive
Phase 6: _____ Fountain Circle
Phase 7: _____ Whitworth Lane

LIST OF UNITS

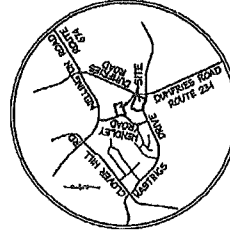
<u>TYPE A</u>	<u>TYPE A1</u>	<u>TYPE B</u>	<u>TYPE C</u>	<u>TYPE D</u>
1-207	1-208	1-101	1-103	1-201
1-307	1-308	1-102	1-202	1-206
1-407	1-408	1-203	1-205	1-301
		1-204	1-302	1-306
		1-303	1-305	1-401
		1-304	1-402	1-406
		1-403	1-405	
		1-404		
2-207	2-208	2-101	2-103	2-201
2-307	2-308	2-102	2-202	2-206
2-407	2-408	2-203	2-205	2-301
		2-204	2-302	2-306
		2-303	2-305	2-401
		2-304	2-402	2-406
		2-403	2-405	
		2-404		
3-207	3-208	3-101	3-103	3-201
3-307	3-308	3-102	3-202	3-206
3-407	3-408	3-203	3-205	3-301
		3-204	3-302	3-306
		3-303	3-305	3-401
		3-304	3-402	3-406
		3-403	3-405	
		3-404		
6-207	6-208	6-101	6-103	6-201
6-307	6-308	6-102	6-202	6-206
6-407	6-408	6-203	6-205	6-301
		6-204	6-302	6-306
		6-303	6-305	6-401
		6-304	6-402	6-406
		6-403	6-405	
		6-404		
7-207	7-208	7-101	7-103	7-201
7-307	7-308	7-102	7-202	7-206
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		7-303	7-305	7-401
		7-304	7-402	7-406
		7-403	7-405	
		7-404		

8-011171913 1 37200 P.L. 1:10



CURVE TABLE:

CURVE	CURVES	ARC	TANGENT	CHORD	BORING	CHORD
C1	204.61	100.00	171.92	192.42	N71°21.41W	192.42
C2	195.41	100.00	171.92	192.42	N71°21.41W	192.42
C3	195.41	100.00	171.92	192.42	N71°21.41W	192.42
C4	210.00	100.00	171.92	192.42	N71°21.41W	192.42
C5	210.00	100.00	171.92	192.42	N71°21.41W	192.42



VICINITY MAP
SCALE: 1"=400'



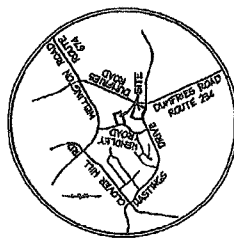
EXHIBIT D
FLAT SHOWN
AND EXISTING EASEMENTS
AND EXISTING EASEMENTS
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THE GATHERING VILLAGE AT
WELLINGTON
CONDOMINIUM

SCALE: 1"=20' DATE: NOVEMBER 4, 2009
CITY OF PARRAMATTA, VIRGINIA

The Engineering Group
11000 Old Dominion Blvd, Suite 200
Virginia Beach, VA 23462
PHONE: (757) 737-2312
FAX: (757) 737-2313

INVENTED BY: BGS | CHECKED BY: JPS/DES | SHEET: 5



VICINITY MAP
SCALE: 1"=2,000'

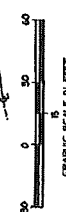
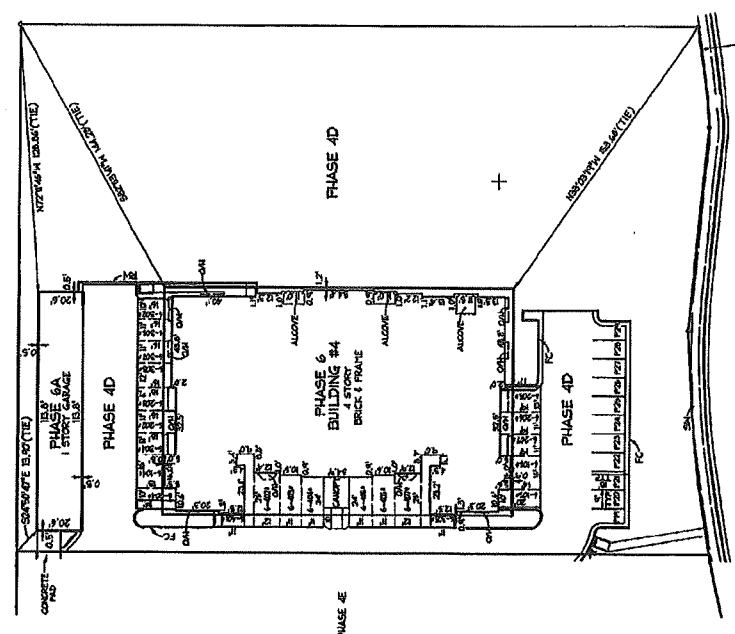
- NOTES:**
- 1) TITLE REPORT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER, JAS-280.
 - 2) THE PROPERTY SHOWN HEREON IS LOCATED AT TAX MAP 09-47-00-01.
 - 3) OWNER: BEAZER, LARRY CORP.
 - 4) LCE = UNITED COTTON EMBROID
 - 5) ALL DIMENSIONS ARE EXTERIOR DIMENSIONS.
 - 6) ADDRESSES:
BUILDING # 777, FOUNTAIN CIRCLE
BUILDING # 777, FOUNTAIN CIRCLE
 - 7) J/L DENOTES INTERCHANGEABLE LAND
 - 8) BOUNDARY INFORMATION TAKEN FROM A FIELD SURVEY PREPARED BY THE ENGINEERING GROUP, INC. DATED FEBRUARY 09, 2010.

AREA TABULATION:

PHASE	AREA
1	19,977.9 OR 0.4584 ACRES
1A	1,284.9 OR 0.0297 ACRES
2	19,977.9 OR 0.4584 ACRES
3	19,977.9 OR 0.4584 ACRES
3A	1,300.9 OR 0.0298 ACRES
4	36,000.9 OR 0.8204 ACRES
4B	20,082.9 OR 0.4578 ACRES
4C	15,918.0 OR 0.3626 ACRES
4D	62,224.6 OR 1.4203 ACRES
4E	37,789.9 OR 0.8676 ACRES
6	10,465.9 OR 0.2384 ACRES
6A	2,469.9 OR 0.0561 ACRES
7	27,999.9 OR 0.6381 ACRES
TOTAL AREA 250,976.9 OR 6.5649 ACRES	

- LEGEND:**
- 4-1044 DENOTES LCE DAY
 - 4-1054 DENOTES LCE DAY
 - 4-1064 DENOTES LCE DAY
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 - 4-6004 DENOTES LCE DAY

PHASE 1A
VILLAGE OF WELLINGTON
INST. 2003000000000000
TAX MAP 09-48-00-01-A



SHEET D
DATE NOVEMBER 4, 2010
SCALE 1"=80'

**PHASE 6 & PHASE 6A
SHRITTED LAND
THE GATHERINGS AT
WELLINGTON VILLAGE
CONDOMINIUM**

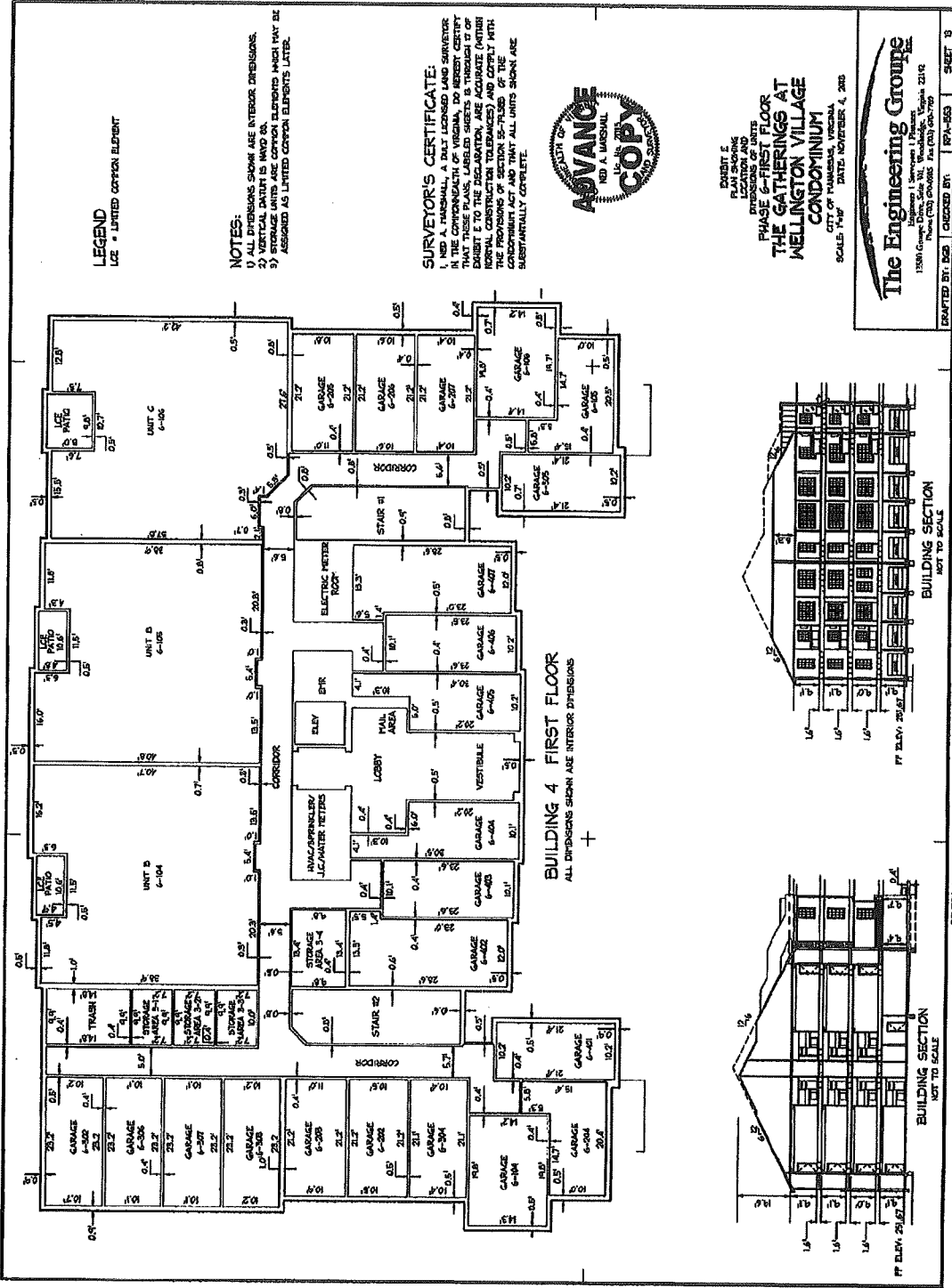
DATE NOVEMBER 4, 2010
SCALE 1"=80'

The Engineering Group
1300 University Parkway, Suite 200
Fayetteville, AR 72703
Phone: (501) 606-4085 Fax: (501) 606-1709

DRAFTED BY: SAG | CHECKED BY: RPA-1563 | SHEET 6

SURVEYOR'S CERTIFICATE:
I, THE UNDERSIGNED, HAVE BEEN DULY SWORN IN AND I HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAN, LABELED SHEET 6 OF SHEET D TO THE PROJECT, IS ACCURATE AND CORRECT WITHIN THE SCOPE OF MY PROFESSIONAL KNOWLEDGE AND THAT ALL IMPROVEMENTS SHOWN ARE SUBSTANTIALLY COMPLETE.

ADVANCE
NO. 1. UNUSUAL
COPY
NO. 2. UNUSUAL



LEGEND
LCE = LIMITED COMMON ELEMENT

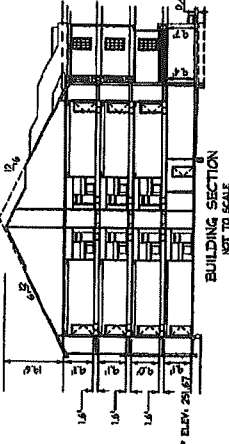
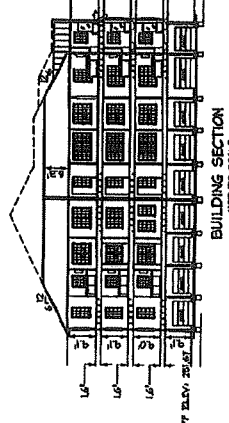
NOTES:
1) ALL DIMENSIONS SHOWN ARE INTERIOR DIMENSIONS.
2) VERTICAL DIMENTS IS INVD ON.
3) STORAGE UNITS ARE COMMON ELEMENTS WHICH MAY BE ASSIGNED AS LIMITED COMMON ELEMENTS LATER.

SURVEYOR'S CERTIFICATE:
I, NED A. MARSHALL, A DAILY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE PLANS AND EXHIBIT TO THE REGISTRATION AND SURVEY (AS REQUIRED BY THE PROVISIONS OF SECTION 55-71.2 OF THE CONDEMNATION ACT AND THAT ALL UNITS SHOWN ARE SUBSTANTIALLY COMPLETE.



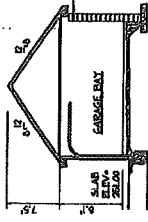
PHASE 6 - FIRST FLOOR
THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM
CITY OF MANASSAS, VIRGINIA
SCALE: 1/8" = 1'-0" DATE: NOVEMBER 4, 2015

The Engineering Group, Inc.
13300 Green Valley Road, Suite 100
Manassas, VA 20108
Phone: (703) 600-8888 Fax: (703) 600-1770
E-MAIL: info@theengineeringgroup.com
DRAWN BY: DCS CHECKED BY: RJA-SSJ SHEET 19



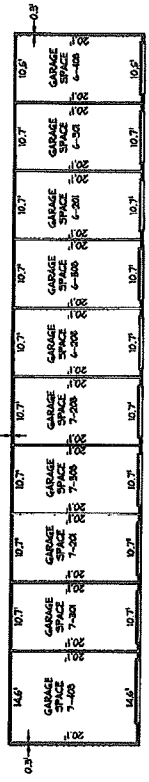
PROJECT: THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM PHASE 6 - FIRST FLOOR. DRAWN BY: DCS. CHECKED BY: RJA-SSJ. DATE: NOVEMBER 4, 2015. SHEET 19 OF 19.

SPROCKET HOLE OF WALL OF SURVEYOR'S OFFICE AT WELLINGTON CONDO PLAT AND FIRST FLOOR R.F.A. 1533.000 SHEET 14 PH. 04, 1/17/2013 15:27 PM L.H.B.



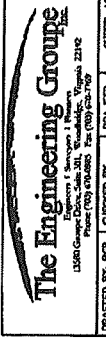
GARAGE SECTION
NOT TO SCALE

LEGEND
ICE - LIMITED OFFICIAL EXPERT



PHASE 6A
ALL DIMENSIONS SHOWN ARE INTERIOR DIMENSIONS.

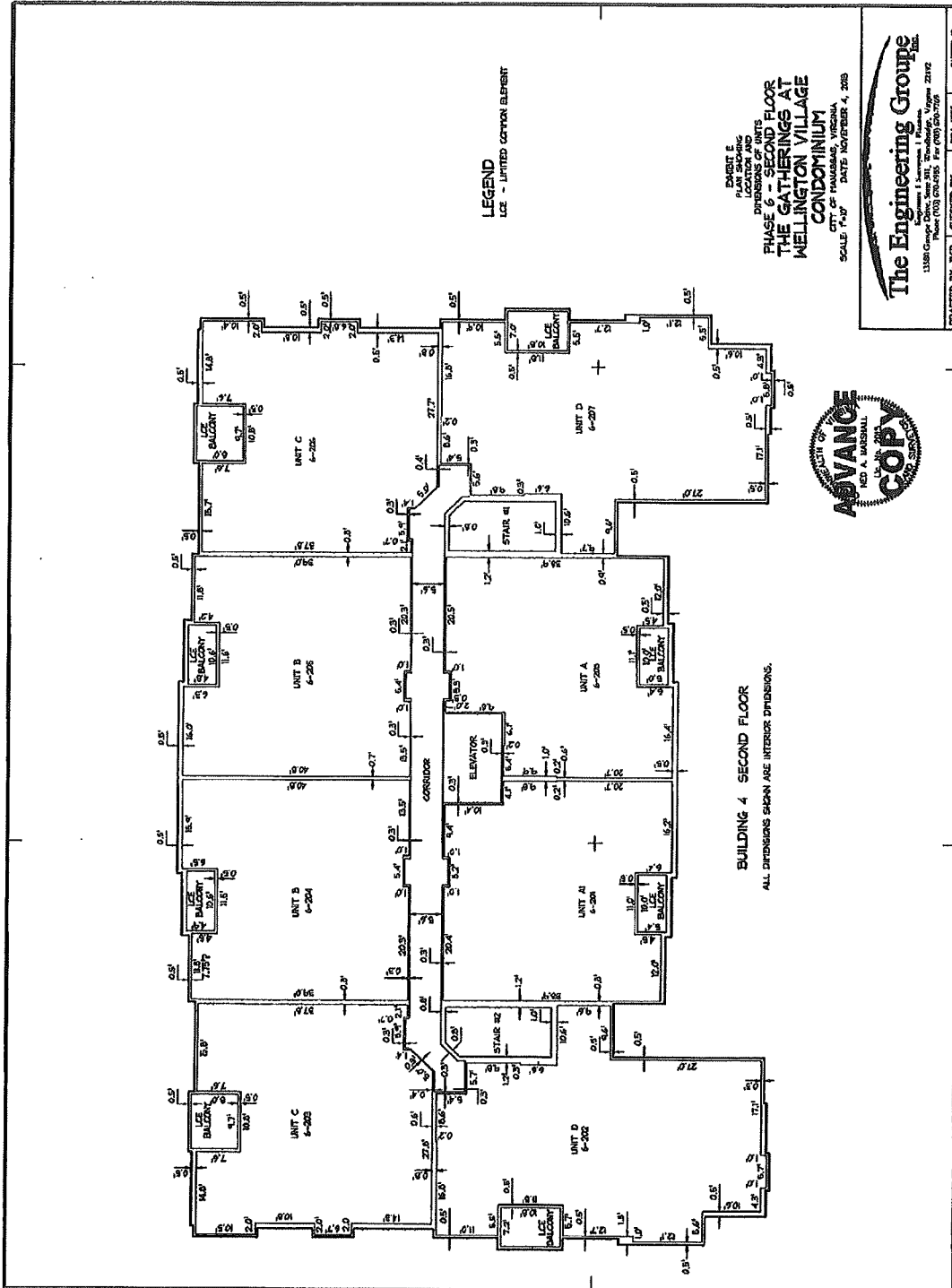
SHEET E
 PLAN SHOWING
 DIMENSIONS OF BAYS
 PHASE 6A-FIRST FLOOR
 THE GATHERINGS AT
 WELLINGTON VILLAGE
 CONDOMINIUM
 CITY OF HAWAII, HONOLULU
 SCALE: 1/4" = 1'-0" DATE: NOVEMBER 4, 2013




DRAWN BY: MEB | CHECKED BY: | REVISIONS | SHEET 14

DATE: 8

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LEGEND
LCE - LIMITED COMMON ELEMENT

EXHIBIT E
PLAN SHOWING
DIMENSIONS OF UNITS
PHASE 6 - SECOND FLOOR
THE GATHERING AT
WELLINGTON VILLAGE
CONDOMINIUM
CITY OF FAIRFAX, VIRGINIA
SCALE: 1/8" = 1'-0" DATE: NOVEMBER 4, 2005

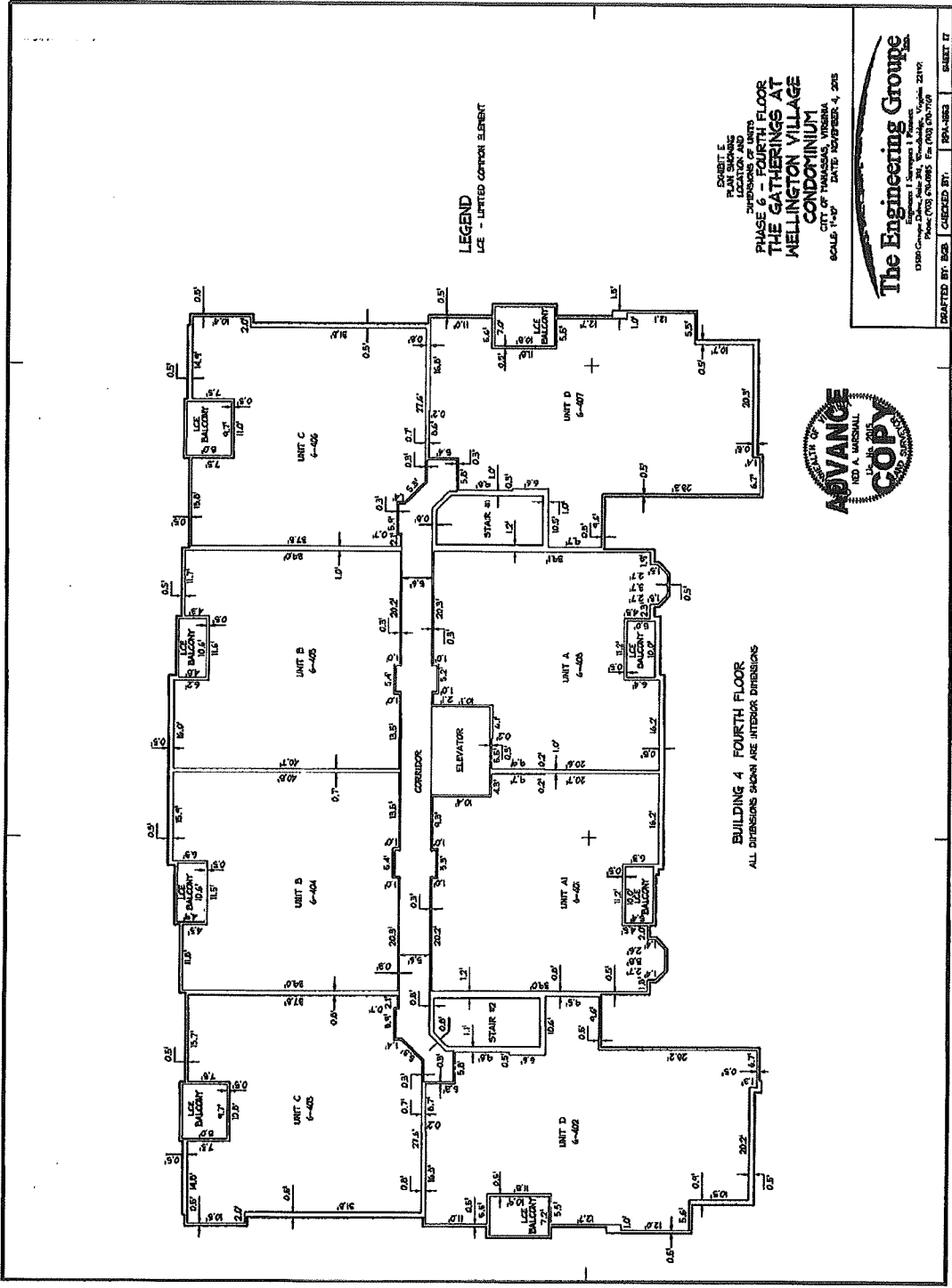


The Engineering Group
INC.
11500 Group Drive, Suite 201, The Woodlands, Virginia 22192
Phone: (703) 604-9395 Fax: (703) 604-9397

DRAWN BY: EMB | CHECKED BY: JRA-055 | SHEET 15

BUILDING 4 SECOND FLOOR
ALL DIMENSIONS SHOWN ARE INTERIOR DIMENSIONS.

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



LEGEND
L.C.E. - LIMITED COMMON ELEMENT

EXHIBIT E
PLAN SHOWING
LOCATION AND
DIMENSIONS OF
PHASE 6 - FOURTH FLOOR
THE GATHERINGS AT
WELLINGTON VILLAGE
CONDOMINIUM
CITY OF HONOLULU, HAWAII
SCALE 1/4" = 1'-0"
DATE: SEPTEMBER 4, 2013

The Engineering Group, Inc.
1000 Capital Circle, Suite 1000, Tallahassee, Florida 32310
Phone: (904) 674-8862 Fax: (904) 674-7107

DRAFTED BY: BCB | CHECKED BY: | RPA-362 | SHEET 17

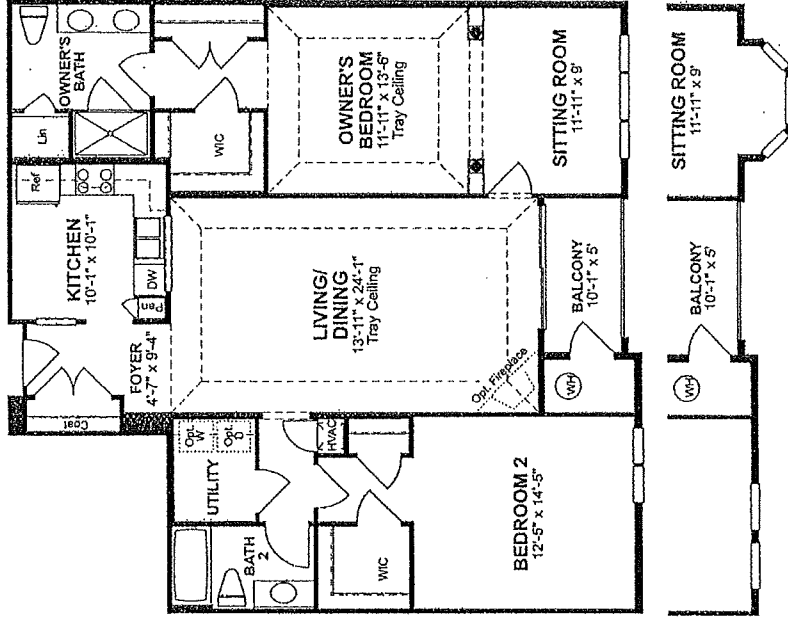


BUILDING 4 FOURTH FLOOR
ALL DIMENSIONS SHOWN ARE INTERIOR DIMENSIONS

PROJECT: 07/17/2013 15:29 P.M. 17 P. 4. 17/2013 15:29 P.M. 17 P. 4. 17/2013 15:29 P.M. 17 P. 4. 17/2013 15:29 P.M. 17 P. 4.

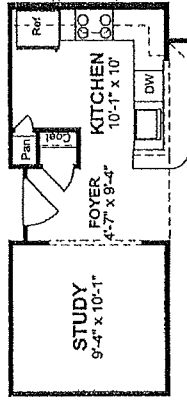


The Aspen



3RD OR 4TH FLOOR LAYOUT

Floor Plan



STUDY OFF FOYER
WITH A1 UNITS ONLY

LEGEND

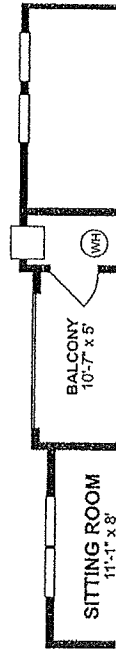
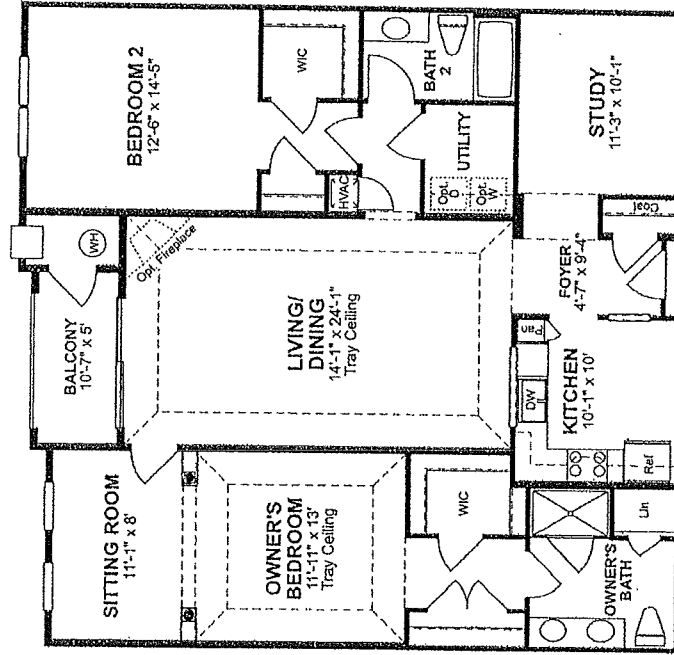
- DR - Optional
- DR - Utility
- WIC - Walk-In Closet
- WDR - Walk-In Dressing Room
- SGO - Storage Closet Door
- W - Window
- W - Wall
- W - Washer
- DW - Dishwasher
- HVAC - Heating, Ventilating and Air Conditioning
- RF - Radiant Floor
- NO - No
- LI - Linen
- OV - Oven
- FR - Fridge
- HT - Heli
- OP - Optional
- OP - Other
- OP - Other

Do not use optional items unless otherwise specified. All dimensions are approximate. Details shown may vary depending on the elevation and addition. All dimensions are approximate. Details shown may vary depending on the elevation and addition. All dimensions are approximate. Details shown may vary depending on the elevation and addition.

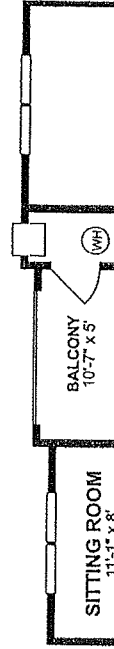
03/08
MHBR #93
FG

Due to our continuous efforts to improve our homes, Beazer reserves the right to make changes without notice or obligation. Illustrations and specifications are believed correct at time of publication, and we do not intend to create any warranty or contract rights. All dimensions are approximate. Details shown may vary depending on the elevation and addition. All dimensions are approximate. Details shown may vary depending on the elevation and addition. All dimensions are approximate. Details shown may vary depending on the elevation and addition.

The Bradford



3RD OR 4TH FLOOR LAYOUT



2ND FLOOR LAYOUT

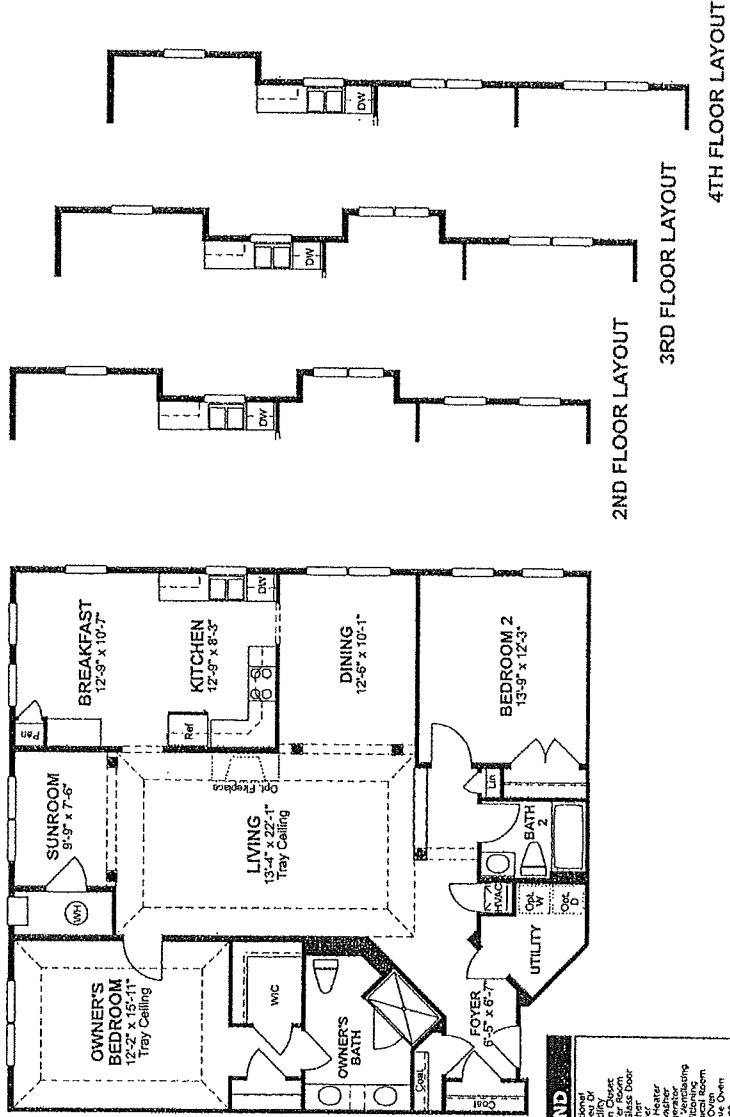
LEGEND	
OFF - Office	W/B - In East of
LDG - In East of	WIC - Walk In Closet
W/B - In West of	WDR - Powder Room
WIC - Walk In Closet	W - Washer
WDR - Powder Room	W/H - Water Heater
W - Washer	W/P - Dishwasher
W/H - Water Heater	HWAC - Heating, Ventilation
W/P - Dishwasher	MECH - Mechanical Room
HWAC - Heating, Ventilation	HO - Hood Over Oven
MECH - Mechanical Room	Lin - Linen
HO - Hood Over Oven	U/B - Utility
Lin - Linen	Delisted Used, Demised, Obsolete Item
U/B - Utility	Dashed Lines Subsets
Delisted Used, Demised, Obsolete Item	Eliminated Features

Floor Plan

Due to our constant effort to improve our homes, Beazer reserves the right to make changes without notice or obligation. Illustrations and specifications are believed correct at time of publication, but are not intended to create any warranty or standard of care. All dimensions are given in feet and inches unless otherwise noted. Please contact your Home Consultant for the method in which the square footage is calculated. As standard options are chosen for the first floor, certain elements are provided in the floor plan. ©2006 Beazer Homes



The Chestnut



LEGEND

- OPT - Optional
- L.O. - In Line Of
- W.C. - Walk In Closet
- S.C.D. - Sliding Glass Door
- M - Washer
- WH - Water Heater
- REF - Refrigerator
- HW - Heating
- MECH - Mechanical Room
- HO - Microwave Oven
- PA - Pantry

Doors: Lined, Dotted, Optional Item
 Dashed Lines: Doorset
 Elevated: Stairs

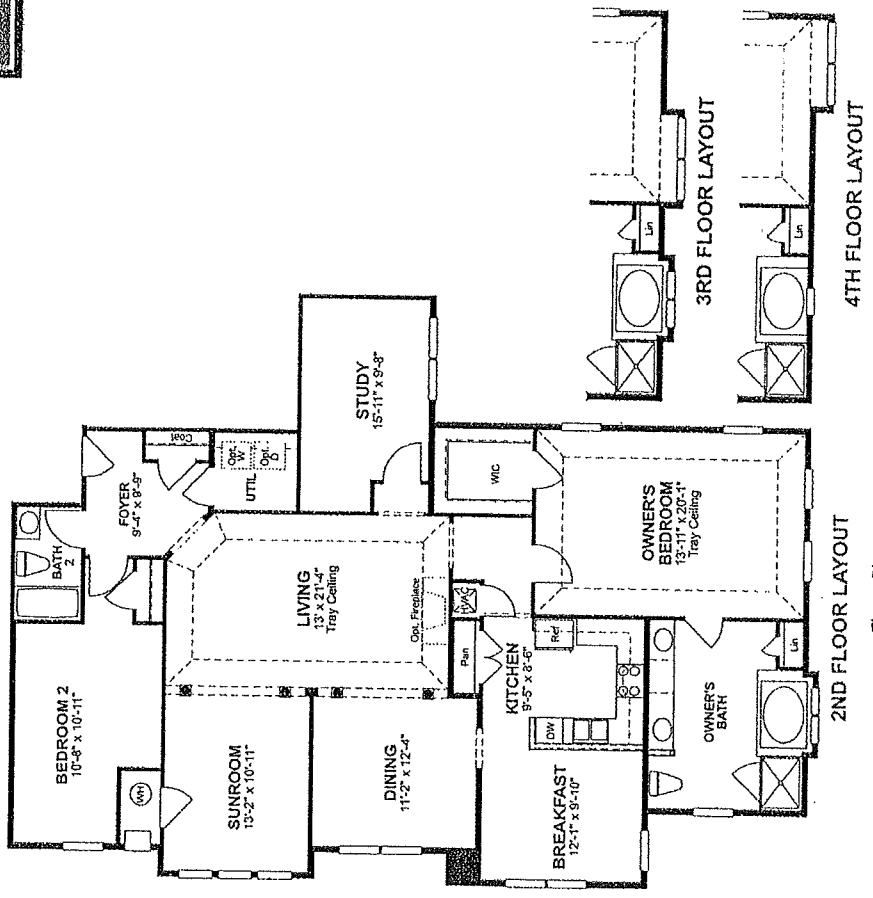
Floor Plan

03/08
 MHBR #93
 FG

Due to our commitment efforts to improve our homes, Beazer reserves the right to make changes without notice or obligation. Our specifications are subject to change without notice. All dimensions are approximate. Details shown may vary depending on the elevation and options chosen. Please consult your local Beazer Home Office for more information. All structural options are shown for the first floor. Where alternatives are available on the lower level, see your Home Consultant for details. ©2008 Beazer Homes.



The Dogwood



03/08
MHBR #93
FG

LEGEND

- Opt. - Optional
- CL - Closets
- Util. - Utility
- W.C. - Water Closet
- P.W.S. - Powder Room
- SGD - Sliding Glass Door
- D - Door
- Dryer
- W.D. - Dishwasher
- W.A.S. - Wash Area
- H.V.A.C. - Heating, Ventilation
- M.E. - Mechanical
- MA & A/C - Mechanical & Air Conditioning
- W.C. - Wall Oven
- M.O. - Microwave Oven
- P.O. - Pantry
- Ln - Linen
- Tray - Tray Ceiling

Do not place optional items unless they are specifically noted in the legend.

Floor Plan.

Due to our constant effort to improve our homes, Beaker reserves the right to make changes without notice or obligation. Illustrations and specifications are included for informational purposes only and are not intended to constitute any warranty or contract. All dimensions are approximate. Details shown may vary depending on the elevation and system chosen. Please consult your New Home Consultant for the method in which we specify loadings in our buildings. All structural options are shown for the first floor. Above elevations are provided on the lower level. See your New Home Consultant for details. ©2007 Beaker Homes.

AMENDMENT TO CONDOMINIUM INSTRUMENTS FOR
THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM
CHANGING UNIT BOUNDARIES AND ADDING ADDITIONAL LAND

THIS AMENDMENT is made as of _____, 20___, by WELLINGTON RETAIL II, LLC, a Virginia limited liability company ("Original Declarant") and BEAZER HOMES CORP., a Tennessee corporation ("Successor Declarant").

R E C I T A L S:

R-1. The Original Declarant signed certain condominium instruments, including a Declaration, establishing The Gatherings at Wellington Village Condominium ("Condominium") located in the City of Manassas, Prince William County, Virginia and caused such documents to be recorded among the land records of Prince William County, Virginia ("Land Records") on _____, 20___ as Instrument Number _____.

R-2. The Original Declarant and the Successor Declarant signed that certain The Gatherings at Wellington Village Transfer of Special Declarant Rights ("Transfer") whereby the Original Declarant assigned to the Successor Declarant all Special Declarant Rights with respect to Phase 1A of the Condominium and caused the Transfer to be recorded among the Land Records on _____, 20___ as Instrument Number _____.

R-3. Subsection 55-79.71A of the Virginia Condominium Act (Va. Code Section 55-79.39 *et seq.*) ("Act") provides that a declarant may unilaterally amend the condominium instruments if there is no unit owner other than a declarant.

R-4. The Successor Declarant owns condominium units to which 100% of the votes appertain.

R-5. Pursuant to section 55-79.63 of the Condominium Act, Article 6 of the Declaration permits a declarant unilaterally to expand the Condominium from time to time by adding all or any portion of the additional land until the seventh anniversary of the recordation of the Declaration.

R-6. The Successor Declarant is the owner in fee simple absolute of certain real property described by metes and bounds as Phase 1A in Exhibit A to the Declaration, constituting a portion of the additional land of the Condominium.

R-7. The Successor Declarant has complied with the provisions of Article 6 of the Declaration and section 55-79.63 of the Condominium Act and wishes to amend the Declaration to expand the Condominium by adding Phase 1A and the improvements erected thereon as hereinafter provided.

R-8. The Original Declarant and the Successor Declarant wish to adopt this Amendment as evidenced by their signatures hereto.

A M E N D M E N T:

1. Pursuant to and in compliance with Article 5 of the Declaration and Subsection 55-79.71A of the Act, the unit owners hereby amend the Declaration as follows.

a. Section 2.3 of the Declaration is hereby deleted in its entirety and the following is substituted in lieu thereof:

Section 2.3. Unit Boundaries. The boundaries of each unit are as follows:

(a) Horizontal (Upper and Lower) Boundaries. The upper and lower boundaries of the unit are the following boundaries extended to an intersection with the vertical (perimetric) boundaries:

(1) Upper Boundary: The horizontal plane of the bottom surface of the wood joists of the ceiling.

(2) Lower Boundary: The horizontal plane of the top surface of the undecorated concrete floor slab or wood subflooring (as the case may be).

(b) Vertical (Perimetric) Boundaries. The vertical boundaries of the unit are the vertical planes which include the back surface of the wallboard of all walls bounding the unit extended to intersections with each other and with the upper and lower boundaries.

(c) Utility System. The unit includes the heating and air-conditioning apparatus serving only that unit (whether or not located within the unit boundaries). Any portion of a utility system or other apparatus serving more than one unit (e.g., pipes, conduits, ducts) which is located partially within and partially outside the unit (including without limitation the fire protection sprinkler system) is part of the common elements. Any portion of a utility system serving only one unit which is located outside the unit is a limited common element appurtenant to that unit.

b. The Common Element Interest Table (Exhibit C to the Declaration) is hereby deleted in its entirety and the Common Element Interest Table attached as Exhibit 2 to this Amendment is hereby substituted in lieu thereof.

c. An additional plan, Sheet ____ of Exhibit E, and certification pursuant to sections 55-79.58 and 55-79.59 of the Act are attached hereto and are hereby incorporated as part of the Plats and Plans of the Condominium.

2. Pursuant to and in compliance with Section 6.3 of the Declaration and section 55-79.63 of the Condominium Act, the Successor Declarant hereby amends the Declaration as follows.

a. Phase 1A, being the land described on Exhibit 1 and a portion of the additional land described on Exhibit A to the Declaration, is hereby submitted to the provisions of the Condominium Act, together with all improvements thereto and all easements, rights and appurtenances thereunto belonging.

b. An additional plat, Sheet ____ of Exhibit D, and certification pursuant to sections 55-79.58 and 55-79.59 of the Condominium Act are attached hereto and are hereby incorporated as part of the Plats and Plans of the Condominium.

EXCEPT as modified by this Amendment, all of the terms and provisions of the condominium instruments are hereby expressly ratified and confirmed, shall remain in full force and effect and shall apply to the Condominium as expanded.

IN WITNESS WHEREOF, the Original Declarant and the Successor Declarant have signed this Amendment as of the date first written above.

ORIGINAL DECLARANT: WELLINGTON RETAIL II, LLC
a Virginia limited liability company

By: _____ [SEAL]
Name:
Title: Manager

COMMONWEALTH OF VIRGINIA)
) to wit:
COUNTY OF FAIRFAX)

I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that _____, known to me to be or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same on behalf of the company.

GIVEN under my hand and seal on _____, 20_____.

Notary Public [SEAL]

My commission expires: _____

My Notary Registration number is: _____

SUCCESSOR DECLARANT: BEAZER HOMES CORP.
a Tennessee corporation

By: _____ [SEAL]
Name: _____
Title: _____

COMMONWEALTH OF VIRGINIA)
) to wit:
COUNTY OF _____)

I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that _____, the _____ of Beazer Homes Corp., known to me to be or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same on behalf of the company.

GIVEN under my hand and seal on _____, 20_____.

Notary Public [SEAL]

My notary registration number is: _____

My commission expires: _____

DESCRIPTION OF SUBMITTED LAND

THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM
City of Manassas, Prince William County, Virginia

Phase 1A (WL-1A)

Beginning at a point on the easterly right-of-way line of Hendley Road, (64' wide), said point being the northwest corner of Phase 4, The Gatherings At Wellington Village Condominium and also being the southwest corner of the now or formerly Grace United Methodist Church property; thence N 74°30'57" E, a distance of 374.83 feet to the beginning of the herein described Phase 1A, The Gatherings At Wellington Village Condominium; thence running through the said Phase 4, The Gatherings At Wellington Village Condominium the following courses and distances:

N 71°59'57" E, a distance of 56.00 feet to a point;
S 18°00'03" E, a distance of 21.67 feet to a point;
S 71°59'57" W, a distance of 56.00 feet to a point;
N 18°00'03" W, a distance of 21.67 feet to the point of beginning
and containing 1,214 square feet or 0.0279 acres.

Exhibit 2
to the Amendment

Exhibit C
to the Declaration

THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM
COMMON ELEMENT INTEREST TABLE

<u>Unit Type</u>	<u>Number Per Type</u>	<u>Par Value Per Unit</u>	<u>Common Element Interest Per Unit</u>	<u>Total Common Element Interest Per Type</u>
A	3	550	.56995%	7.97930%
A1	3	650	.56995%	1.13990%
B	8	650	.67358%	4.71506%
C	7	750	.77720%	3.10880%
D	<u>6</u>	800	<u>.82901%</u>	<u>6.63208%</u>
TOTAL	27			100%

The street address of all units in each building is the same:

Phase 1: _____ Charleston Drive

Phase 2: _____ Charleston Drive

Phase 3: _____ Charleston Drive

LIST OF UNITS

<u>Type A</u>	<u>Type A1</u>	<u>Type B</u>	<u>Type C</u>	<u>Type D</u>
3-207	3-208	3-101	3-103	3-201
3-307	3-308	3-102	3-202	3-206
3-407	3-408	3-203	3-205	3-301
		3-204	3-302	3-306
		3-303	3-305	3-401
		3-304	3-402	3-406
		3-403	3-405	
		3-404		

US_ACTIVE-105299321.1

AMENDMENT TO CONDOMINIUM INSTRUMENTS FOR
THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM
ASSIGNING LIMITED COMMON ELEMENT PARKING SPACES

THIS AMENDMENT is made as of _____, 20____, by Beazer Homes Corp., a Tennessee corporation ("Declarant").

R E C I T A L S :

R-1. The Declarant signed certain condominium instruments establishing The Gatherings at Wellington Village Condominium in the City of Manassas and caused such documents to be recorded on _____, 20____ among the land records of Prince William County, Virginia in Deed Book ____ at Page ____.

R-2. Pursuant to paragraph (6) of subsection 55-79.54(a) of the Condominium Act, Section 3.1 of the Declaration reserves to the Declarant the right to assign certain common elements as limited common elements and specifies the method whereby such assignments shall be made in accordance with section 55-79.57 of the Condominium Act.

R-3. Portions of the common elements are labeled on the Plans (Exhibit E to the Declaration) as common elements which may be assigned as limited common elements, including without limitation all of the covered or underground parking spaces in the Condominium.

R-4. Section 3.1 authorizes the Declarant to use a preliminary assignment in the individual deed to a condominium unit in addition to the method provided for in section 55-79.57 of the Condominium Act.

R-5. The Declarant has assigned certain common element parking spaces as limited common elements in the individual deeds to certain condominium units, and has entered into contracts to assign other common element parking spaces as limited common elements, but such assignments and contracts are not effective until confirmed by an amendment to the Declaration.

R-6. The Declarant wishes to confirm the assignment made by deed, to perform its contracts and otherwise to assign certain common elements not previously assigned as limited common elements and amend the condominium instruments to assign such common elements as limited common element parking spaces for the exclusive use of the unit owners to whose condominium units such parking spaces are assigned as hereinafter provided.

R-7. The Declarant has complied with the provisions of Section 3.1 of the Declaration and section 55-79.57 of the Condominium Act.

R-8. Section 3.1 reserves to the Declarant the right unilaterally to prepare, sign and record the amendment necessary to effect such an assignment.

A M E N D M E N T:

Pursuant to and in compliance with Section 3.1 of the Declaration and section 55-79.57 of the Condominium Act, the Declarant hereby amends the Declaration as follows.

1. Each parking space shown on the Plans, Exhibit E to the Declaration, is hereby assigned to the condominium unit next to which such parking space is shown on the attached Exhibit 1, as a limited common element for the exclusive use of the unit owner of such condominium unit.

2. Except as modified by this Amendment, all of the terms and provisions of the condominium instruments are hereby expressly ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be signed by an authorized officer of the corporation as of the date first set forth above.

BEAZER HOMES CORP.
a Tennessee corporation

By: _____
Name: _____
Title: _____

_____ OF _____)
_____ OF _____) SS:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that _____, _____ of Beazer Homes Corp., personally known to me or proven to be the person whose name is signed to the foregoing Amendment, has acknowledged the same before me in the aforesaid jurisdiction as an officer of the corporation.

GIVEN under my hand and seal on _____, 20____.

_____ [SEAL]
Notary Public

My commission expires: _____

My notary registration number is: _____

Exhibit 1
to the Amendment

<u>Limited Common Element Parking Space No.</u>	<u>Assigned To Condominium Unit No.</u>	<u>Limited Common Element Parking Space No.</u>	<u>Assigned to Condominium Unit No.</u>
1		49	
2		50	
3		51	
4		52	
5		53	
6		54	
7		55	
8		56	
9		57	
10		58	
11		59	
12		60	
13		61	
14		62	
15		63	
16		64	
17		65	
18		66	
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20		68	
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22		70	
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24		72	
25		73	
26		74	
27		75	
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32		80	
33		81	
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36		84	
37		85	
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201206250059535

Prince William County, VA Pgs: 6

06/25/2012 8:28:36AM

Michèle B. McQuigg, Clerk

Tex Map: 090/69 00/1/1

AMENDMENT TO CONDOMINIUM INSTRUMENTS FOR
THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM
CHANGING UNIT BOUNDARIES AND SUBDIVIDING UNITS

THIS AMENDMENT is made as of June 21, 2012, by BEAZER HOMES CORP., a Tennessee corporation ("Successor Declarant").

RECITALS:

R-1. Wellington Retail II, LLC, a Virginia limited liability company ("Original Declarant"), signed certain condominium instruments, including a Declaration, establishing The Gatherings at Wellington Village Condominium ("Condominium") located in the City of Manassas, Prince William County, Virginia and caused such documents to be recorded among the land records of Prince William County, Virginia ("Land Records") on November 10, 2011 as Instrument Number 201111100093205.

R-2. The Original Declarant and the Successor Declarant signed The Gatherings at Wellington Village Transfer of Special Declarant Rights ("Transfer") whereby the Original Declarant assigned to the Successor Declarant all Special Declarant Rights with respect to Phase 1 and Phase 1A of the Condominium and caused the Transfer to be recorded among the Land Records on November 10, 2011 as Instrument Number 201111100093208.

R-3. Subsection 55-79.71A of the Virginia Condominium Act (Va. Code Section 55-79.39 *et seq.*) ("Condominium Act") provides that a declarant may unilaterally amend the condominium instruments if there is no unit owner other than a declarant.

R-4. The Successor Declarant is the owner in fee simple absolute of Unit 1 and Unit 2 within Phase 1 of the Condominium, condominium units to which 100% of the votes appertain.

R-5. The Successor Declarant has complied with the provisions of Article 5 of the Declaration and subsection 55-79.71A of the Condominium Act and wishes to amend the Declaration to subdivide Unit 1 and Unit 2 as hereinafter provided and to create the limited common elements shown on the Plats and Plans appurtenant to the units created hereby.

AMENDMENT:

Pursuant to and in compliance with Article 5 of the Declaration and subsection 55-79.71A of the Act, the unit owners hereby amend the Declaration as follows.

1. Section 2.3 of the Declaration is hereby deleted in its entirety and the following is substituted in lieu thereof:

Section 2.3. Unit Boundaries. The boundaries of each unit are as follows:

(a) Horizontal (Upper and Lower) Boundaries. The upper and lower boundaries of the unit are the following boundaries extended to an intersection with the vertical (perimetric) boundaries:

(1) Upper Boundary: The horizontal plane of the bottom surface of the wood joists of the ceiling.

Return to:
Title One Settlement Group, LLC
14901 Bogle Drive, Suite 301
Chantilly, VA 20151

(2) Lower Boundary: The horizontal plane of the top surface of the undecorated concrete floor slab or wood subflooring (as the case may be).

(b) Vertical (Perimetric) Boundaries. The vertical boundaries of the unit are the vertical planes which include the back surface of the wallboard of all walls bounding the unit extended to intersections with each other and with the upper and lower boundaries.

(c) Utility System. The unit includes the heating and air-conditioning apparatus serving only that unit (whether or not located within the unit boundaries). Any portion of a utility system or other apparatus serving more than one unit (e.g., pipes, conduits, ducts) which is located partially within and partially outside the unit (including without limitation the fire protection sprinkler system) is part of the common elements. Any portion of a utility system serving only one unit which is located outside the unit is a limited common element appurtenant to that unit.

2. The Common Element Interest Table recorded as Exhibit C to the Declaration is hereby deleted in its entirety and the Common Element Interest Table attached as Exhibit 1 to this Amendment is hereby substituted in lieu thereof.

3. Sheet 2 of the Plats, Exhibit D to the Declaration, is hereby deleted in its entirety and Sheet 2A attached hereto is hereby substituted in lieu thereof.

4. Plans, Sheets 1 through 4 of Exhibit E to the Declaration attached hereto, are hereby incorporated as part of the Plats and Plans of the Condominium.

5. Except as modified by this Amendment, all of the terms and provisions of the condominium instruments are hereby expressly ratified and confirmed, shall remain in full force and effect and shall apply to the condominium units created hereby.

Exhibit 1
to the Amendment

Exhibit C
to the Declaration

THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM
COMMON ELEMENT INTEREST TABLE

<u>Unit Type</u>	<u>Number Per Type</u>	<u>Par Value Per Unit</u>	<u>Common Element Interest Per Unit</u>	<u>Total Common Element Interest Per Type</u>
A	3	550	2.964960%	8.894880%
A1	3	550	2.964960%	8.894880%
B	8	650	3.504043%	28.032344%
C	7	750	4.043125%	28.301875%
D	6	800	4.312668%	25.876008%
TOTAL	27			100%

The street address of all units in each building is the same:

Phase 1: 9200 Charleston Drive

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be signed in its corporate name by an authorized officer.

BEAZER HOMES CORP.
a Tennessee corporation

By: [Signature]
Name: S. James Moore
Title: INT. DIV. PRESIDENT

COMMONWEALTH OF VIRGINIA)
County of Fairfax) SS:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that S. James Moore, Int. Div. President of Beazer Homes Corp., personally known to me or proven to be the person whose name is signed to the foregoing instrument, has acknowledged the same before me in the aforesaid jurisdiction as an officer of the corporation.

GIVEN under my hand and seal on June 21, 2012.

[Signature] [SEAL]
Notary Public

My commission expires: MAY 31, 2013

My notary registration number is: 122612




LIST OF UNITS

<u>Type A</u>	<u>Type A1</u>	<u>Type B</u>	<u>Type C</u>	<u>Type D</u>
1-208	1-201	1-104	1-106	1-202
1-308	1-301	1-105	1-203	1-207
1-408	1-401	1-204	1-206	1-302
		1-205	1-303	1-307
		1-304	1-306	1-402
		1-305	1-403	1-407
		1-404	1-406	
		1-405		

12-5

✓Prepared by:
Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042


201303120025441
Prince William County, VA Pgs: 6
03/12/2013 11:11:07AM
Nichole B. McGuigg, Clerk

✓Tax Map Nos: 090-67-00-2
090-67-00-2A
090-67-00-4B
Description: Ph 2, 2A, 4C
Title Underwriter: none

AMENDMENT TO CONDOMINIUM INSTRUMENTS FOR
THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM
ADDING ADDITIONAL LAND

THIS AMENDMENT is made as of March 11, 2013, by WELLINGTON RETAIL II, LLC, a Virginia limited liability company ("Original Declarant") and BEAZER HOMES CORP., a Tennessee corporation ("Successor Declarant").

RECITALS:

R-1. Original Declarant signed certain condominium instruments, including a Declaration, establishing The Gatherings at Wellington Village Condominium ("Condominium") located in the City of Manassas, Prince William County, Virginia and caused such documents to be recorded among the land records of Prince William County, Virginia ("Land Records") on November 10, 2011 as Instrument Number 201111100093205.

R-2. The Original Declarant and the Successor Declarant signed that certain The Gatherings at Wellington Village Transfer of Special Declarant Rights ("Transfer") whereby the Original Declarant assigned to the Successor Declarant all Special Declarant Rights with respect to Phase 2 and Phase 2A of the Condominium and caused the Transfer to be recorded among the Land Records on August 2, 2012 as Instrument Number 201208020073900.

R-3. Pursuant to section 55-79.63 of the Condominium Act, Article 6 of the Declaration permits a declarant unilaterally to expand the Condominium from time to time by adding all or any portion of the additional land until the seventh anniversary of the recordation of the Declaration.

R-3. The Original Declarant is the owner in fee simple absolute of certain real property described by metes and bounds as Phase 4B in Exhibit A to the Declaration, constituting a portion of the additional land of the Condominium.

R-4. The Successor Declarant is the owner in fee simple absolute of certain real property described by metes and bounds as Phase 2 and Phase 2A in Exhibit A to the Declaration, constituting a portion of the additional land of the Condominium.

R-5. The Original Declarant has complied with the provisions of Article 6 of the Declaration and section 55-79.63 of the Condominium Act and wishes to amend the Declaration to expand the Condominium by adding Phase 4B as hereinafter provided.

R-6. The Successor Declarant has complied with the provisions of Article 6 of the Declaration and section 55-79.63 of the Condominium Act and wishes to amend the Declaration to expand the Condominium by adding Phase 2 and Phase 2A and the improvements erected thereon as hereinafter provided.

PLAT IS RECORDED AS

INSTR. #2013 DB120025442

Return to: Title One

Box 214

Title One

AMENDMENT:

In consideration, pursuant to and in compliance with Section 6.3 of the Declaration and section 55-79.63 of the Condominium Act, the Original Declarant and the Successor Declarant hereby amend the Declaration as follows.

1. Phase 4B, being the land described on Exhibit 1 and a portion of the additional land described on Exhibit A to the Declaration, is hereby submitted by the Original Declarant to the provisions of the Condominium Act, together with all easements, rights and appurtenances thereunto belonging, to become part of the Condominium as a portion of the common elements of the Condominium.

2. Phase 2 and Phase 2A, being the land described on Exhibit 1 and a portion of the additional land described on Exhibit A to the Declaration, are hereby submitted by the Successor Declarant to the provisions of the Condominium Act, together with all improvements thereto and all easements, rights and appurtenances thereunto belonging, to become part of the Condominium as the Condominium Units listed on Exhibit 2 hereto.

3. Pursuant to section 55-79.56(b) of the Condominium Act, the Common Element Interests in the Condominium are hereby reallocated to each unit in accordance with Exhibit 2, and pursuant to section 55-79.73D of the Condominium Act, liability for common expenses and votes in the Unit Owners Association are similarly reallocated in proportion to the Common Element Interest allocated to each condominium unit hereby.

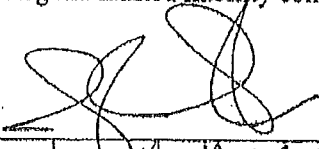
4. An additional plat, Sheet 3 of Exhibit D, and additional Plans, Sheets 5 through 8 of Exhibit E, and certification pursuant to sections 55-79.58 and 55-79.59 of the Condominium Act are attached hereto and are hereby incorporated as part of the Plats and Plans of the Condominium.

EXCEPT as modified by this Amendment, all of the terms and provisions of the condominium instruments are hereby expressly ratified and confirmed, shall remain in full force and effect and shall apply to the Condominium as expanded

IN WITNESS WHEREOF, the Original Declarant and the Successor Declarant have signed this Amendment as of the date first written above.

ORIGINAL DECLARANT:

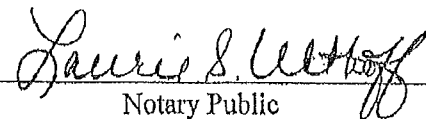
WELLINGTON RETAIL II, LLC
a Virginia limited liability company

By:  [SEAL]
Name: Joseph Jacobs
Title: MANAGER

COMMONWEALTH OF VIRGINIA)
COUNTY OF Fairfax) to wit:

I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Joseph Jacobs, the Manager of Wellington Retail II, LLC, known to me to be or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same on behalf of the company.

GIVEN under my hand and seal on March 10, 2013.

 [SEAL]
Notary Public

My commission expires: May 31, 2013

My notary registration number is: 122612



SUCCESSOR DECLARANT:

BEAZER HOMES CORP.
a Tennessee corporation

By: N. Reynolds [SEAL]
Name: Natalie Reynolds
Title: Senior Closing Specialist

COMMONWEALTH OF VIRGINIA)
COUNTY OF Fairfax) to wit:

I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Natalie E. Reynolds, the Sr. Closing Specialist of Beazer Homes Corp., known to me to be or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same on behalf of the corporation.

GIVEN under my hand and seal on March 11, 2013.

Laurie S. Uthoff [SEAL]
Notary Public

My commission expires: May 31, 2013

My notary registration number is: 122612

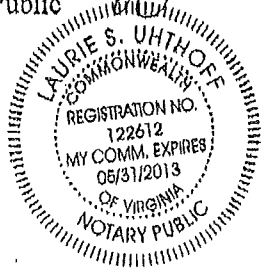


Exhibit 1
to the Amendment

DESCRIPTION OF
SUBMITTED LAND

PHASE 2
(WL-2)
THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM
CITY OF MANASSAS, VIRGINIA

Beginning at a point on the easterly right-of-way line of Hendley Road, (64' wide), said point being the northwest corner of Phase 4, The Gatherings At Wellington Village Condominium and also being the southwest corner of the now or formerly Grace United Methodist Church property; thence S 85°42'42" E, a distance of 203.35 feet to the beginning of the herein described Phase 2, The Gatherings At Wellington Village Condominium; thence running through the said Phase 4, The Gatherings At Wellington Village Condominium the following courses and distances:

N 71°59'57" E, a distance of 113.00 feet to a point;
S 18°00'03" E, a distance of 169.00 feet to a point;
S 71°59'57" W, a distance of 113.00 feet to a point;
N 18°00'03" W, a distance of 169.00 feet to the point of beginning
and containing 19,097 square feet or 0.4384 acres.

Together with:

PHASE 2A
(WL-2A)
THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM
CITY OF MANASSAS, VIRGINIA

Beginning at a point on the easterly right-of-way line of Hendley Road, (64' wide), said point being the northwest corner of Phase 4, The Gatherings At Wellington Village Condominium and also being the southwest corner of the now or formerly Grace United Methodist Church property; thence N 76°00'37" E, a distance of 235.29 feet to the beginning of the herein described Phase 2A, The Gatherings At Wellington Village Condominium; thence running through the said Phase 4, The Gatherings At Wellington Village Condominium the following courses and distances:

N 71°59'57" E, a distance of 56.00 feet to a point;
S 18°00'03" E, a distance of 21.67 feet to a point;
S 71°59'57" W, a distance of 56.00 feet to a point;
N 18°00'03" W, a distance of 21.67 feet to the point of beginning
and containing 1,214 square feet or 0.0279 acres.

Together with:

PHASE 4B
(WL-4B)
THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM
CITY OF MANASSAS, VIRGINIA

Beginning at a point on the easterly right-of-way line of Hendley Road, (64' wide), said point being the northwest corner of Phase 4, The Gatherings At Wellington Village Condominium and also being the southwest corner of the now or formerly Grace United Methodist Church property; thence running with the southerly line of the said now or formerly Grace United Methodist Church property N 72°15'00" E, a distance of 175.32 feet to the point of the herein described property; thence continuing southerly line of the said now or formerly Grace United Methodist Church property N 72°15'00" E, a distance of 139.13 feet to a point at the northwest corner of Phase 4C, The Gatherings At Wellington Village Condominium; thence S 18°00'03" E a distance of 294.34' to a point on the northerly line of Parcel B1A1, Village of Wellington; thence running with the said Parcel B1A1, Village of Wellington S 71°59'57" W, a distance of 139.13 feet to a point at the southeast corner of Phase 4A, The Gatherings At Wellington Village Condominium; thence running the easterly line of the said Phase 4A, The Gatherings At Wellington Village Condominium N 18°00'03" W , a distance of 294.95 feet to the point of beginning and containing 40,993 square feet or 0.9411 acre;

Less and Except Phases 2 & 2A, The Gatherings At Wellington Village Condominium, for a remainder of 20,682 square feet or 0.4748 acre.

Exhibit 2
to the Amendment

Exhibit C
to the Declaration

THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM
COMMON ELEMENT INTEREST TABLE

<u>Unit Type</u>	<u>Number Per Type</u>	<u>Par Value Per Unit</u>	<u>Common Element Interest Per Unit</u>	<u>Total Common Element Interest Per Type</u>
A	6	550	1.60490%	9.62941%
A1	6	550	1.69244%	10.15465%
B	16	650	1.75080%	28.01284%
C	14	750	1.85293%	25.94106%
D	12	800	2.18850%	26.26204%
TOTAL	54			100.00%

The street address of all units in each building is the same:

Phase 1: 9200 Charleston Drive

Phase 2: 9202 Charleston Drive

B-7

LIST OF UNITS

Type A
1-208 2-208*
1-308 2-308*
1-408 2-408*

Type A1
1-201 2-201*
1-301 2-301*
1-401 2-401*

Type B
1-104 2-104*
1-105 2-105*
1-204 2-204*
1-205 2-205*
1-304 2-304*
1-305 2-305*
1-404 2-404*
1-405 2-405*

Type C
1-106 2-106*
1-203 2-203*
1-206 2-206*
1-303 2-303*
1-306 2-306*
1-403 2-403*
1-406 2-406*

Type D
1-207 2-202*
1-302 2-207*
1-307 2-302*
1-402 2-307*
1-407 2-402*
2-407*

* Unit being added by this Amendment

PREPARED BY:
Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042-4536

TAX MAP NO: Parcel 090-69-00-3
Parcel 909-69-00-3A
DESCRIPTION: Phases 3 and 3A
TITLE UNDERWRITER: none

THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM
TRANSFER OF SPECIAL DECLARANT RIGHTS—PHASE 3

THIS TRANSFER OF SPECIAL DECLARANT RIGHTS FOR THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM is made as of November 6th, 2013, by and between WELLINGTON RETAIL II, LLC, (“Transferor Declarant”), a Virginia limited liability company, grantor; and BEAZER HOMES CORP (“Successor Declarant”), a Tennessee corporation, grantee.

R E C I T A L S:

R-1. Transferor Declarant signed certain condominium instruments (“Condominium Instruments”), including a Declaration (“Declaration”), and caused such documents to be recorded on November 10, 2011 as Instrument Number 201111100093205 among the land records of Prince William County, Virginia (“Land Records”) establishing The Gatherings at Wellington Village Condominium (“Condominium”) in Prince William County, Virginia and reserving the right pursuant to Section 6.2 of the Declaration to submit certain other real estate shown on Exhibit A to the Declaration (“Additional Land”) in order to develop the Condominium.

R-2. Pursuant to section 55-79.74:3 of the Virginia Condominium Act (“Act”), a declarant is permitted to transfer Special Declarant Rights, as defined in section 55-79.41 of the Act and as described in the Condominium Instruments, by an instrument recorded among the Land Records.

R-3. The Transferor Declarant conveyed Phase 3 and Phase 3A of the Condominium, as such phases are designated in the Condominium Instruments (“Beazer Property”), to the Successor Declarant and wishes to transfer all Special Declarant Rights with respect to the Beazer Property to the Successor Declarant.


R-4. The Successor Declarant wishes to accept the Transfer of Special Declarant Rights with respect to the Beazer Property.

R-5. The Transferor Declarant wishes to retain the Special Declarant Rights with respect to the remainder of the Property (as that term is defined in the Condominium Instruments) and the Transferor Declarant reserves the right to develop the remainder of the Property pursuant to its Special Declarant Rights.

A G R E E M E N T:

In consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, and pursuant to and in compliance with section 55-79.74:3 of the Act, the Transferor Declarant hereby transfers all Special Declarant Rights for the Beazer Property to the Successor Declarant as follows:

Return to:
Title One Settlement Group, LLC
14901 Bogle Drive, Suite 301
Chantilly, VA 20151


201311070109679
Prince William County, VA Pgs: 5
11/07/2013 8:30:59AM
Michèle B. McQuigg, Clerk

Box 216

1. Transfer.

A. All Special Declarant Rights for the Beazer Property are hereby transferred to the Successor Declarant and hereafter the Transferor Declarant shall not be entitled to exercise any Special Declarant Rights with respect to the Beazer Property.

B. The Successor Declarant hereby accepts the transfer of Special Declarant Rights for the Beazer Property pursuant to and in compliance with section 55-79.74:3 of the Act.

C. All references to Declarant in the Condominium Instruments shall be deemed to refer to the Successor Declarant with respect to the Beazer Property.

D. The Transferor Declarant remains the Declarant with respect to the remainder of the Property.

E. The Transferor Declarant and the Successor Declarant further agree as follows:

(1) Modification of Condominium Instruments. Neither the Transferor Declarant nor the Successor Declarant shall make any amendment to the Condominium Instruments which will materially limit or impair the rights of the other party hereto without the consent of the other party. All amendments that: (i) amend the provisions of the Declaration; (ii) submit land other than the Additional Land described in Exhibit A to the Declaration; or (iii) withdraw land from the Declaration, shall be executed by both Declarants; provided, however, that each Declarant, with respect to real estate for which it is the Declarant, may record amendments adding additional land without the consent of the other party hereto or its successors or assigns. Each party, with respect to the real estate for which it is the Declarant, may also unilaterally sign and record corrective amendments with respect to such real estate.

(2) Board of Directors. During the Declarant Control Period (as defined in the Condominium Instruments), the Transferor Declarant, as Declarant for remainder of the Property, retains the right to appoint two of the three directors that the Declarant is entitled to elect or appoint pursuant to Section 3.3 of the Bylaws for so long as the Transferor Declarant owns any condominium units or holds the right to create additional condominium units within the Condominium. The Successor Declarant, as Declarant for the Beazer Property, shall have the right to appoint one of the three directors that the Declarant is entitled to elect or appoint pursuant to Section 3.3 of the Bylaws for so long as the Successor Declarant owns any condominium units or holds the right to create additional condominium units within the Condominium. At such time as either the Transferor Declarant or the Successor Declarant no longer has any right to appoint directors, the remaining Declarant shall have the right to appoint all the directors a Declarant is entitled to appoint pursuant to Section 3.3 of the Bylaws.

(3) Future Assignment. Each party reserves the right to transfer any or all of the Special Declarant Rights such party is entitled to exercise pursuant to the Condominium Instruments, the Act and this Transfer of Special Declarant Rights to any other person or entity which acquires all or any portion of such party's real estate (other than a single unit).

(4) Covenants Committee. The Transferor Declarant and the Successor Declarant shall each select one member of the Covenants Committee established pursuant to Section 3.13 of the Declaration. The third member of the Covenants Committee or any additional members shall be elected by agreement of all Persons serving as the Declarant.

2. Severability; Governing Law. All of the covenants, conditions, restrictions, rights and reservations contained in this Transfer are hereby declared to severable. If any provisions of this Transfer or the application thereof to any persons, entities or circumstances shall to any extent be invalid or unenforceable, then such provision shall be deemed to be replaced by the valid and enforceable provision which is substantively most similar to such invalid or unenforceable provision, and the remainder of the Transfer, or the application of such provisions to persons, entities or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby. This Transfer shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia.

3. Successors and Assigns. This Transfer shall be binding upon and shall inure to the benefit of the parties hereto and their respective legal representatives, successors and assigns.

4. Relationship of Parties. Nothing in this Transfer shall be deemed or construed to create the relationship of principal and agent or of partnership, joint venture or any other association between all or any of the parties hereto.


5. Counterparts. This instrument may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

6. Confirmation and Ratification. Except as modified by this Transfer of Special Declarant Rights, all of the terms and conditions of the Condominium Instruments are hereby expressly ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have caused this Transfer to be signed pursuant to due and proper authority as of the date first set forth above.

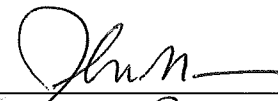
TRANSFEROR DECLARANT:

WELLINGTON RETAIL II, LLC
a Virginia limited liability company

By:  [SEAL]
Name: Joseph JACOBS
Title: MANAGER

SUCCESSOR DECLARANT:

BEAZER HOMES CORP.
a Tennessee corporation

By:  [SEAL]
Name: John Beavers
Title: Division Resident VA

COMMONWEALTH OF VIRGINIA)
) to wit:
COUNTY OF FAIRFAX)

I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Joseph Jacobs, Manager of Wellington Retail II, LLC, known to me to be or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same on behalf of the company.

GIVEN under my hand and seal on Nov 7, 2013.

Josephine Busch [SEAL]
Notary Public

My Notary Registration number is: 120229

My commission expires: Jan 31 2016



COMMONWEALTH OF VIRGINIA)
) to wit:
COUNTY OF FAIRFAX)

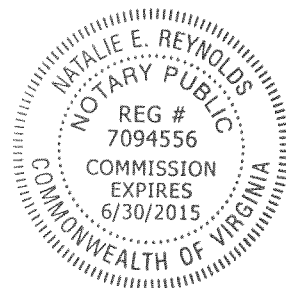
I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that John Reeves, the Divisional President of Beazer Homes Corp., known to me to be or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same on behalf of the corporation.

GIVEN under my hand and seal on November 6, 2013.

Natalie E Reynolds [SEAL]
Notary Public

My Notary Registration number is: 7094556

My commission expires: 6/30/2015



PREPARED BY: *copy*
Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042-4536

TAX MAP NO: 090-69-00-3
090-69-00-3A
090-69-00-4A
DESCRIPTION: Phases 3, 3A and 4A
TITLE UNDERWRITER: none

SECOND AMENDMENT TO CONDOMINIUM INSTRUMENTS FOR
THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM
ADDING ADDITIONAL LAND
PHASES 3, 3A AND 4A

THIS AMENDMENT is made as of November *10th*, 2013, by WELLINGTON RETAIL II, LLC, ("Original Declarant"), a Virginia limited liability company, and BEAZER HOMES CORP ("Successor Declarant"), a Tennessee corporation.

R E C I T A L S:

R-1. The Original Declarant signed certain condominium instruments, including a Declaration, establishing The Gatherings at Wellington Village Condominium ("Condominium") located in the City of Manassas, Prince William County, Virginia and caused such documents to be recorded among the land records of Prince William County, Virginia ("Land Records") on November 10, 2011 as Instrument Number 201111100093205.

R-2. The Original Declarant and the Successor Declarant signed that certain The Gatherings at Wellington Village Transfer of Special Declarant Rights ("Transfer") whereby the Original Declarant assigned to the Successor Declarant all Special Declarant Rights with respect to Phase 3 and Phase 3A of the Condominium and caused the Transfer to be recorded among the Land Records on November 7, 2013 as Instrument Number 201311070109679.

R-3. Pursuant to section 55-79.63 of the Condominium Act, Article 6 of the Declaration permits a declarant unilaterally to expand the Condominium from time to time by adding all or any portion of the additional land until the seventh anniversary of the recordation of the Declaration.

R-4. The Original Declarant is the owner in fee simple absolute of certain real property described by metes and bounds in Exhibit A to the Declaration as Phase 4A, constituting a portion of the additional land of the Condominium.

R-5. The Successor Declarant is the owner in fee simple absolute of certain real property described by metes and bounds in Exhibit A to the Declaration as Phase 3 and Phase 3A, constituting a portion of the additional land of the Condominium.


R-5. The Original Declarant and the Successor Declarant have complied with the provisions of Article 6 of the Declaration and section 55-79.63 of the Condominium Act and wish to amend the Declaration to submit the additional land described on Exhibit A hereto, together with the improvements erected thereon as hereinafter provided.

R-6. The Original Declarant and the Successor Declarant wish to adopt this Amendment as evidenced by their signatures hereto.

A M E N D M E N T:

In consideration of, pursuant to and in compliance with Section 6.3 of the Declaration and section 55-79.63 of the Condominium Act, the Original Declarant and the Successor Declarant hereby amend the Declaration as follows.

Return to:
Title One Settlement Group, LLC
14901 Bogle Drive, Suite 301
Chantilly, VA 20151


201311070109680
Prince William County, VA Pgs: 8
11/07/2013 8:32:24AM
Michèle B. McQuigg, Clerk

PLAT IS RECORDED AS

INSTR. #2013 11070109681

1. The Original Declarant hereby submits Phase 4A, being a portion of the land described on Exhibit 1 and a portion of the additional land described on Exhibit A to the Declaration, to the provisions of the Condominium Act, together with all improvements thereto and all easements, rights and appurtenances thereunto belonging, to become part of the Condominium as the common elements shown on Sheet 4 of Exhibit D attached hereto.

2. The Successor Declarant hereby submits Phase 3 and Phase 3A, being a portion of the land described on Exhibit 1 and a portion of the additional land described on Exhibit A to the Declaration, to the provisions of the Condominium Act, together with all improvements thereto and all easements, rights and appurtenances thereunto belonging, to become part of the Condominium as the Condominium Units listed on Exhibit 2 hereto and the appurtenant common elements.

3. Pursuant to section 55-79.56(b) of the Condominium Act, the Successor Declarant hereby reallocates the Common Element Interests in the Condominium to each unit in accordance with Exhibit 2, and pursuant to section 55-79.73D of the Condominium Act, liability for common expenses and votes in the Unit Owners Association are similarly reallocated in proportion to the Common Element Interest allocated to each condominium unit hereby.


4. An additional plat, Sheet 4 of Exhibit D, additional plans, Sheets 9 through 12 of Exhibit E, and certification pursuant to sections 55-79.58 and 55-79.59 of the Condominium Act are attached hereto and are hereby incorporated as part of the Plats and Plans of the Condominium.

EXCEPT as modified by this Amendment, all of the terms and provisions of the condominium instruments are hereby expressly ratified and confirmed, shall remain in full force and effect and shall apply to the Condominium as expanded.

IN WITNESS WHEREOF, the undersigned have caused this Amendment to be signed pursuant to due and proper authority as of the date first set forth above.

TRANSFEROR DECLARANT:

WELLINGTON RETAIL II, LLC
a Virginia limited liability company

By:  [SEAL]
Name: JOSEPH JACOBS
Title: MANAGER

SUCCESSOR DECLARANT:

BEAZER HOMES CORP.
a Tennessee corporation

By: [Signature] [SEAL]
Name: John Reeves
Title: Divisional President VA

COMMONWEALTH OF VIRGINIA)
COUNTY OF FAIRFAX) to wit:

I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Joseph Jacobs, the Manager of Wellington Retail II, LLC, known to me to be or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same on behalf of the company.

GIVEN under my hand and seal on Nov. 7, 2013.

[Signature] [SEAL]
Notary Public

My Notary Registration number is: 120229

My commission expires: Jan. 31. 2016

COMMONWEALTH OF VIRGINIA)
COUNTY OF FAIRFAX) to wit:



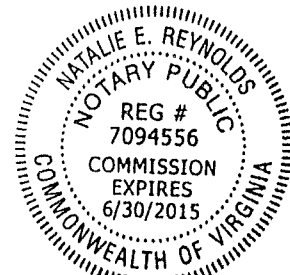
I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that John Reeves, the Divisional President - Virginia of Beazer Homes Corp., known to me to be or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same on behalf of the corporation.

GIVEN under my hand and seal on November 6, 202013.

[Signature] [SEAL]
Notary Public

My Notary Registration number is: 7094556

My commission expires: 6/30/2015



DESCRIPTION OF SUBMITTED LAND
THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM
City of Manassas, Prince William County, Virginia

Phase 3

Beginning at a point on the easterly right-of-way line of Hendley Road, (64' wide), said point being the northwest corner of Phase 4, The Gatherings At Wellington Village Condominium and also being the southwest corner of the now or formerly Grace United Methodist Church property; thence S 50°41'07" E, a distance of 91.64 feet to the beginning of the herein described Phase 3, The Gatherings At Wellington Village Condominium; thence running through the said Phase 4, The Gatherings At Wellington Village Condominium the following courses and distances:

N 71°59'57" E, a distance of 113.00 feet to a point; S 18°00'03" E, a distance of 169.00 feet to a point;

S 71°59'57" W, a distance of 113.00 feet to a point;

N 18°00'03" W, a distance of 169.00 feet to the point of beginning and containing 19,097 square feet or 0.4384 acres.

TOGETHER WITH:

Phase 3A

Beginning at a point on the easterly right-of-way line of Hendley Road, (64' wide), said point being the northwest corner of Phase 4, The Gatherings At Wellington Village Condominium and also being the southwest corner of the now or formerly Grace United Methodist Church property; thence N 82°30'42" E, a distance of 90.21 feet to the beginning of the herein described Phase 3A, The Gatherings At Wellington Village Condominium; thence running through the said Phase 4, The Gatherings At Wellington Village Condominium the following courses and distances:

N 71°59'57" E, a distance of 60.00 feet to a point; S 18°00'03" E, a distance of 21.67 feet to a point; S 71°59'57" W, a distance of 60.00 feet to a point;

N 18°00'03" W, a distance of 21.67 feet to the point of beginning and containing 1,300 square feet or 0.0298 acres.

TOGETHER WITH:

Phase 4A

Beginning at a point on the easterly right-of-way line of Hendley Road, (64' wide), said point being the northwest corner of Phase 4, The Gatherings At Wellington Village Condominium and also being the southwest corner of the now or formerly Grace United Methodist Church property; thence running with the southerly line of the said now or formerly Grace United Methodist Church property N 72°15'00" E, a distance of 175.32 feet to a point at the northwest corner of Phase 4B, The Gatherings At Wellington Village Condominium; thence N 18°00'03" W 294.95' to a point on the northerly line of Parcel B1A1, Village of Wellington; thence running with the said Parcel B1A1, Village of Wellington property the following courses and distances:

S 71°59'57" W, a distance of 220.43 feet to a point;

N 76°26'34" W, a distance of 20.16 feet to a point on the aforementioned easterly right-of-way line of Hendley Road, (64' wide); thence running with the said easterly right-of-way line of Hendley Road, (64' wide), the following courses and distances:

with a curve turning to the left having a radius of 442.00 feet, with an arc length of 283.94 feet, with a chord bearing of N 04°50'46" W, and a chord length of 279.08' to a point;
N 23°14'57" W, a distance of 13.46 feet to the point of beginning and containing 56,404 square feet or 1.2949 acres.

Exhibit 2
to the Amendment

Exhibit C
to the Declaration

THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM
COMMON ELEMENT INTEREST TABLE

Phases 1, 2 and 3

<u>Unit Type</u>	<u>Number Per Type</u>	<u>Par Value Per Unit</u>	<u>Common Element Interest Per Unit</u>	<u>Total Common Element Interest Per Type</u>
A	9	550	0.98832%	8.89488%
A1	9	550	0.98832%	8.89488%
B	24	650	1.16801%	28.03235%
C	21	750	1.34771%	28.30189%
D	<u>18</u>	800	1.43756%	<u>25.87601%</u>
TOTAL	81			100%

The street address of all units in each building is the same:

Phase 1: 9200 Charleston Drive

Phase 2: 9202 Charleston Drive

Phase 3: 9204 Charleston Drive

LIST OF UNITS

<u>TYPE A</u>	<u>TYPE A1</u>	<u>TYPE B</u>	<u>TYPE C</u>	<u>TYPE D</u>
1-208	1-201	1-104	1-106	1-207
1-308	1-301	1-105	1-203	1-302
1-408	1-401	1-204	1-206	1-307
		1-205	1-303	1-402
		1-304	1-306	1-407
		1-305	1-403	
		1-404	1-406	
		1-405		
2-208	2-201	2-104	2-106	2-202
2-308	2-301	2-105	2-203	2-207
2-408	2-401	2-204	2-206	2-302
		2-205	2-303	2-307
		2-304	2-306	2-402
		2-305	2-403	2-407
		2-404	2-406	
		2-405		
3-208*	3-201*	3-104*	3-106*	3-202*
3-308*	3-301*	3-105*	3-203*	3-207*
3-408*	3-401*	3-204*	3-206*	3-302*
		3-205*	3-303*	3-307*
		3-304*	3-306*	3-402*
		3-305*	3-403*	3-407*
		3-404*	3-406*	
		3-405*		

NOTES TO COMMON ELEMENT INTEREST TABLE

1. The identifying number for each condominium unit consists of the building number followed by the floor number followed by the unit location as set forth above on this Exhibit C. The identifying number is a sufficient legal description of the condominium unit for all purposes when set forth together with the name of the Condominium, the name of the jurisdiction in which the Condominium is situated and the deed book and page number where the first page of the Declaration is recorded.
2. Par value is the number of points assigned by the Declarant. Units with similar or the same layout and size (in square feet) are grouped together and assigned a par value in points based on the median size of similar units. All points are then totaled and each unit's Common Element Interest is calculated by dividing such unit's par value by the total number of points and multiplying by 100 to convert to a percentage. Atypical units are assigned a par value equal to their size (in square feet).
3. Common Element Interest per unit has been determined by taking the ratio of the par value of each unit to the total par value of all units in the Condominium. The listed par value for each unit is based upon dimensions which are approximate and the calculation of Common Element Interest has been rounded. The Common Element Interest shown for each unit is subject to change in the following circumstances:
 - A. If the Declarant or the Board of Directors at the request of any unit owner changes the Common Element Interest allocated to a unit pursuant to the procedures set forth in sections 55-79.69 or 55-79.70 of the Condominium Act as permitted by the Bylaws of the Condominium.
 - B. If the Declarant adds more units to the Condominium either by adding all or any portion of the additional land, each Common Element Interest set forth above will decrease. The Common Element Interest of each unit will then be determined on the basis of the proportion which the par value of each unit bears to the total par value of all units.
 - C. If the Declarant withdraws all or any portion of the withdrawable land on which there are one or more condominium units, the Common Element Interest of each unit will increase. The Common Element Interest of each unit will then be determined on the basis of the proportion which the par value of all units bears to the total par value of all units but in no event will the Common Element Interest of any unit be greater than the Common Element Interest shown on this Exhibit C.
4. The Common Element Interest also is the percentage appurtenant to each unit for votes and common expense liability.



201311180112240

Prince William County, VA Pgs: 11
11/18/2013 1:51:18PM
Michèle B. McQuigg, Clerk

PLAT IS RECORDED AS

INSTR. #2013 11180112241

AMENDMENT TO DECLARATION FOR
THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM
CHANGING BOUNDARIES OF ADDITIONAL LAND

THIS AMENDMENT TO DECLARATION is made as of November 11th, 2013, by THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM UNIT OWNERS ASSOCIATION, an unincorporated Virginia condominium unit owners association ("Association").

RECITALS:

R-1. Wellington Retail II, LLC, a Virginia limited liability company ("Original Declarant"), signed certain condominium instruments, including a Declaration, establishing The Gatherings at Wellington Village Condominium ("Condominium") located in the City of Manassas, Prince William County, Virginia and caused such documents to be recorded among the land records of Prince William County, Virginia ("Land Records") on November 10, 2011 as Instrument Number 20111100093205.

R-2. The Original Declarant and Beazer Homes Corp., a Tennessee corporation ("Successor Declarant"), signed several documents entitled "The Gatherings at Wellington Village Transfer of Special Declarant Rights" (each a "Transfer") whereby the Original Declarant assigned to the Successor Declarant all Special Declarant Rights with respect to certain phases of the Condominium and caused the Transfers to be recorded among the Land Records.

R-3. The description of Additional Land in Exhibit A to the Declaration provided for the creation of 81 units in 3 buildings but did not include certain land which the Original Declarant and the Successor Declarant now wish to add to the Condominium providing for the creation of up to an additional 54 units in 2 additional buildings.

R-4. Subsection 55-79.71B of the Virginia Condominium Act ("Condominium Act") provides that the condominium instruments "shall be amended only by agreement of unit owners of units to which two-thirds of the votes in the unit owners' association appertain," and Article 5 of the Declaration and Article 10 of the Bylaws do not require a larger majority.

R-5. Section 8.5 of the Bylaws does not require the prior approval of the Mortgagees.

R-6. The Original Declarant, the Successor Declarant and unit owners of units to which two-thirds or more of the votes in the unit owners association appertain have all approved this Amendment as evidenced by their execution of the Amendment or ratifications thereof.

AMENDMENT:

Pursuant to and in compliance with Article 5 of the Declaration and subsection 55-79.71B of the Condominium Act, the unit owners hereby amend the Declaration as follows.

BOX 214

TLTIE ONE

Return to: Prepared by:
Title One Settlement Group, LLC
14901 Bogle Drive, Suite 301
Chantilly, VA 20151

1. The land described on Exhibit 1 to this Amendment is hereby added to the description of Additional Land constituting a portion of Exhibit A to the Declaration.

2. The Plat attached as Exhibit 2 to this Amendment, designated as Sheet 5 of Exhibit D to the Declaration, depicting the Additional Land described on Exhibit 1 to this Amendment, is hereby added as part of Exhibit D to the Declaration.

3. Except as modified by this Amendment, all of the terms and provisions of the condominium instruments are hereby expressly ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has caused this Amendment to be signed by its President pursuant to due and proper authority and attested to by its Secretary as of the date first set forth above.

THE GATHERINGS AT WELLINGTON VILLAGE
CONDOMINIUM UNIT OWNERS ASSOCIATION

By: Joanne Frallicciardi [SEAL]
Name: Joanne Frallicciardi
Title: President

By: Andrea Hidalgo [SEAL]
Name: Andrea Hidalgo
Title: Secretary

COMMONWEALTH OF VIRGINIA)
COUNTY OF Fairfax) to wit:

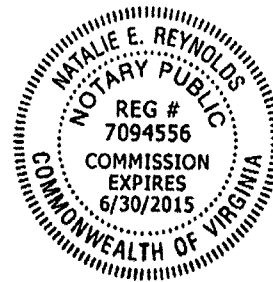
I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Joanne Frallicciardi, the President of The Gatherings at Wellington Village Condominium Unit Owners Association, known to me or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same on behalf of the Association.

GIVEN under my hand and seal on November 11th, 2013. ✓

Natalie E Reynolds [SEAL]
Notary Public

My commission expires: 6/30/2015

My notary registration number is: 7094556



COMMONWEALTH OF VIRGINIA)
COUNTY OF Fairfax) to wit:

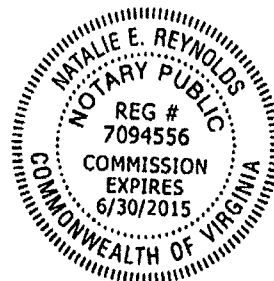
I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Andrea Hidalgo, the Secretary of The Gatherings at Wellington Village Condominium Unit Owners Association, known to me or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same on behalf of the Association.

GIVEN under my hand and seal on November 11th, 2013. ✓

Natalie E Reynolds [SEAL]
Notary Public

My commission expires: 6/30/2015

My notary registration number is: 7094556



CERTIFICATION OF ASSOCIATION PRESIDENT
TO AMENDMENT TO DECLARATION FOR
THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM

I, Joanne Frallicciardi, President of The Gatherings at Wellington Village Condominium Unit Owners Association, hereby certify that the Association has complied with the procedures set forth in Article 5 of the Declaration and Article 10 of the Bylaws for the Condominium and that a vote of unit owners of units to which at least two-thirds of the votes in the Association was obtained as evidenced by the Consents and Ratifications of Unit Owners attached hereto.

November 11, 2013

Joanne Frallicciardi
President

COMMONWEALTH OF VIRGINIA)
COUNTY OF Fairfax) to wit:

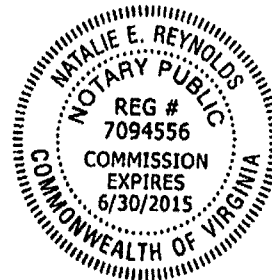
I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Joanne Frallicciardi, the President of The Gatherings at Wellington Village Condominium Unit Owners Association, known to me or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same.

GIVEN under my hand and seal on November 11th, 2013.

Natalie E Reynolds [SEAL]
Notary Public

My commission expires: 6/30/2015

My notary registration number is: 7094556



ORIGINAL DECLARANT:

WELLINGTON RETAIL II, LLC
a Virginia limited liability company

By: [Signature] [SEAL]
Name: JOSEPH K. JACOBS
Title: MANAGER

COMMONWEALTH OF VIRGINIA)
) to wit:
COUNTY OF Jamfax)

I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Joseph Jacobs, manager of Wellington Retail II, LLC, known to me or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same on behalf of the company.

GIVEN under my hand and seal on Nov. 13, 2013.

[Signature] [SEAL]
Notary Public

My commission expires: Jan. 30, 2016

My notary registration number is: 120229



SUCCESSOR DECLARANT:

BEAZER HOMES CORP.
a Tennessee corporation

No. Votes 38.2689%

By: [Signature] [SEAL]
Name: John Reeves
Title: Virginia Division President

COMMONWEALTH OF VIRGINIA)
COUNTY OF Fairfax) to wit:

I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that John Reeves, Virginia Division President of Beazer Homes Corp., known to me or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same on behalf of the corporation.

GIVEN under my hand and seal on November 11th, 2013.

[Signature: Natalie E Reynolds] [SEAL]
Notary Public

My commission expires: 6/30/2015

My notary registration number is: 7094556

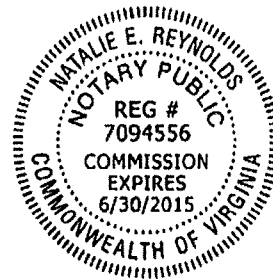


Exhibit I
to the Amendment

Exhibit A
to the Declaration

**DESCRIPTION OF ADDITIONAL LAND
AND
WITHDRAWABLE LAND**

**The Gatherings at Wellington Village Condominium
City of Manassas, Virginia**

**Phase 4D
(WL-4D)**

Beginning at a point in the northerly right-of-way line of Hastings Drive, (variable width), point being the westerly corner of Phase 4E, The Gatherings at Wellington Village Condominium; thence with the said Phase 4E, The Gatherings at Wellington Village Condominium, N 22°01'55" W, a distance of 333.97 feet to a point in the northerly line of Parcel AA, Village of Wellington; thence with the said Parcel AA, Village of Wellington the following courses and distances:

S 67°58'05" E, a distance of 253.48 feet to a point;
S 22°01'55" W, a distance of 327.04 feet to a point in the aforesaid northerly right-of-way line of Hastings Drive, (variable width); thence with the said northerly right-of-way line of Hastings Drive, (variable width) the following courses and distances:
with a curve turning to the right having a radius of 696.60 feet,
with an arc length of 48.29 feet, with a chord bearing of
N 74°48'02" W, and a chord length of 48.28' to a point;
N 62°23'15" W, a distance of 98.29 feet to a point;
with a curve turning to the left having a radius of 695.41 feet,
with an arc length of 108.36 feet, with a chord bearing of
N 73°39'51" W, and a chord length of 108.25' to the point of beginning and containing 83,159 square feet or 1.9091 acres.

Less and Except Phases 6 and 6A, The Gatherings at Wellington Village Condominium for a remainder of 62,226 square feet or 1.4285 acres.

TOGETHER WITH:

**Phase 4E
(WL-4E)**

Beginning at a point in the northerly right-of-way line of Hastings Drive, (variable width), point being the easterly corner of Parcel BB, Village of Wellington; thence with the said Parcel BB, Village of Wellington and with the easterly edge of Fountain Circle, (private street) the following courses and distances:

with a curve turning to the right having a radius of 20.00 feet,
with an arc length of 27.44 feet, with a chord bearing of
N 45°34'57" W, and a chord length of 25.34' to a point;
N 06°12'19" W, a distance of 126.82 feet to the point;
with a curve turning to the right having a radius of 135.00 feet,
with an arc length of 66.48 feet, with a chord bearing of
N 07°54'08" E, and a chord length of 65.81' to a point;
N 22°00'35" E, a distance of 167.98 feet to the point; thence departing the said Fountain Circle, (private street) and continuing with the said Parcel BB and Parcel AA, Village of Wellington, S 67°58'05" E, a distance of 179.32 feet to a point being the northerly corner of Phase 4D, The Gatherings at Wellington Village Condominium; thence with the said Phase 4D, The Gatherings at Wellington Village Condominium, S 22°01'55" W, a distance of 333.97 feet to a point in the aforesaid northerly right-of-way line of Hastings Drive, (variable width); thence with the said northerly right-of-way line of Hastings Drive, (variable width), with a curve turning to the left having a radius of 695.41 feet, with an arc length of 82.09 feet, with a chord bearing of N 81°30'35" W, and a chord length of 82.04' to the point of beginning and containing 56,233 square feet or 1.2909 acres.

Less and Except Phase 7, The Gatherings at Wellington Village Condominium for a remainder of 37,788 square feet or 0.8675 acres.

TOGETHER WITH:

**Phase 6
(WL-6)**

Commencing at the northerly corner of Phase 4D, The Gatherings at Wellington Village Condominium and the easterly corner of Phase 4E, The Gatherings at Wellington Village Condominium; thence through the said Phase 4D, The Gatherings at Wellington Village Condominium, S 07°30'04" W, a distance of 72.57 feet to the point of beginning, being the northerly corner of the herein described property; thence with the said Phase 4D, The Gatherings at Wellington Village Condominium the following courses and distances:

S 67°58'05" E, a distance of 109.25 feet to a point;
S 22°01'55" W, a distance of 168.83 feet to a point;
N 67°58'05" W, a distance of 109.25 feet to a point;
N 22°01'55" E, a distance of 168.83 feet to the point of beginning and containing 18,445 square feet or 0.4234 acres.

TOGETHER WITH:

**Phase 6A
(WL-6A)**

Commencing at the northerly corner of Phase 4D, The Gatherings at Wellington Village Condominium and the easterly corner of Phase 4E, The Gatherings at Wellington Village Condominium; thence through the said Phase 4D, The Gatherings at Wellington Village Condominium, S 24°50'47" E, a distance of 13.90 feet to the point of beginning, being the northerly corner of the herein described property; thence with the said Phase 4D, The Gatherings at Wellington Village Condominium the following courses and distances:

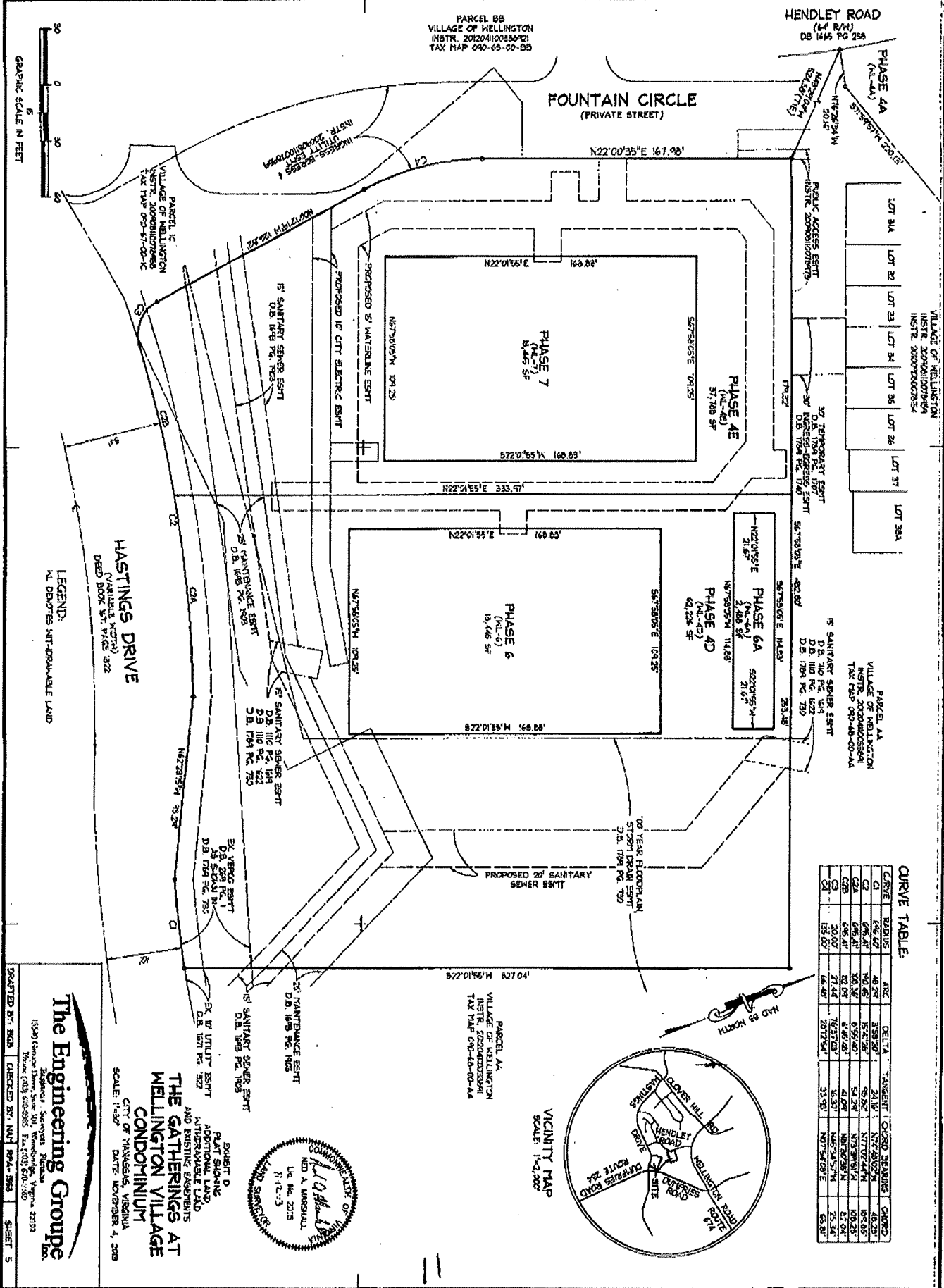
S 67°58'05" E, a distance of 114.83 feet to a point;
S 22°01'55" W, a distance of 114.83 feet to a point;
N 67°58'05" W, a distance of 114.83 feet to a point;
N 22°01'55" E, a distance of 114.83 feet to the point of beginning and containing 2,488 square feet or 0.0571 acres.

TOGETHER WITH:

**Phase 7
(WL-7)**

Commencing at the northerly corner of Phase 4E, The Gatherings at Wellington Village Condominium, point being on the easterly edge of Fountain Circle, (private street), thence through the said Phase 4E, The Gatherings at Wellington Village Condominium, S 23°14'18" E, a distance of 73.30 feet to the point of beginning, being the northerly corner of the herein described property; thence with the said Phase 4E, The Gatherings at Wellington Village Condominium the following courses and distances:

S 67°58'05" E, a distance of 109.25 feet to a point;
S 22°01'55" W, a distance of 168.83 feet to a point;
N 67°58'05" W, a distance of 109.25 feet to a point;
N 22°01'55" E, a distance of 168.83 feet to the point of beginning and containing 18,445 square feet or 0.4234 acres.

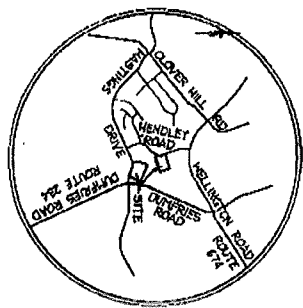


GRAPHIC SCALE IN FEET

LEGEND:
H.D. DEOTES UNDRYABLE LAND

CURVE TABLE:

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
C1	40.00'	40.00'	90.00°	0.00'	0.00'	0.00°
C2	40.00'	40.00'	90.00°	0.00'	0.00'	0.00°
C3	40.00'	40.00'	90.00°	0.00'	0.00'	0.00°
C4	40.00'	40.00'	90.00°	0.00'	0.00'	0.00°
C5	40.00'	40.00'	90.00°	0.00'	0.00'	0.00°
C6	40.00'	40.00'	90.00°	0.00'	0.00'	0.00°
C7	40.00'	40.00'	90.00°	0.00'	0.00'	0.00°



The Engineering Group
 15591 Geneva Drive, Suite 201
 Fairfax, VA 22033
 Phone: (703) 520-9985 Fax: (703) 520-1100
 www.theengineeringgroup.com

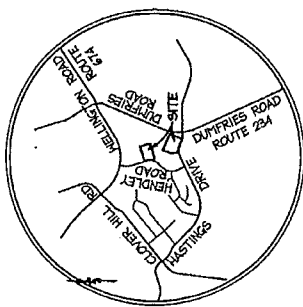
THE GATHERING VILLAGE AT WELLINGTON VILLAGE CONDOMINIUM
 CITY OF VALENSIA, VIRGINIA
 SCALE: 1"=30'
 DATE: NOVEMBER 4, 2009

EXHIBIT D
 PLAT SHOWING
 ADDITIONAL LAND
 AND EXISTING EASEMENTS

PRINTED BY: 8/2013 CHECKED BY: 1/1/14 RPA-1853 SHEET 5

CURVE TABLE:

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	646.67	45.24	58.20	24.16	N74°40'02"W	45.28
C2	646.67	19.35	34.10	17.02	N70°24'17"W	19.38
C3A	646.67	33.28	51.44	25.52	N73°25'51"W	33.34
C3B	646.67	33.28	51.44	25.52	N65°54'57"W	33.34
C4	155.00	27.41	75.97	16.37	N65°54'57"W	26.34
C4	155.00	64.48	201.25	35.93	N07°54'08"E	65.81



VICINITY MAP
SCALE 1"=2,000'



EXHIBIT D
PLAT SHOWING
ADDITIONAL LAND
WITHDRAWABLE LAND
AND EXISTING EASEMENTS
FOR
**THE GATHERINGS AT
WELLINGTON VILLAGE
CONDOMINIUM**
CITY OF MANASSAS, VIRGINIA
SCALE: 1"=50' DATE: NOVEMBER 4, 2013

The Engineering Group
INC.
Engineers | Surveyors | Planners
13580 Group Drive, Suite 301, Woodbridge, Virginia 22192
Phone (703) 670-0985 Fax (703) 670-7789

DRAFTED BY: BCB CHECKED BY: NAM RPA-1553 SHEET 5

PARCEL AA
VILLAGE OF WELLINGTON
INSTR. 2020A100389A1
TAX MAP 090-68-00-AA

15' SANITARY SEWER ESENT
D.B. 1110 PG. 1614
D.B. 1110 PG. 1622
D.B. 1784 PG. 750

PHASE 6A
(ML-6A)
18,446 SF
21,677

PHASE 4D
(ML-4D)
62,226 SF

PHASE 6
(ML-6)
18,446 SF

PHASE 7
(ML-7)
18,446 SF

PHASE 4E
(ML-4E)
57,780 SF

PHASE 7
(ML-7)
18,446 SF

PHASE 6
(ML-6)
18,446 SF

15' SANITARY SEWER ESENT
D.B. 1110 PG. 1614
D.B. 1110 PG. 1622
D.B. 1784 PG. 750

15' SANITARY SEWER ESENT
D.B. 1626 PG. 1626

25' MAINTENANCE ESENT
D.B. 1648 PG. 1626

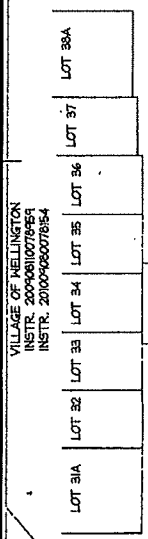
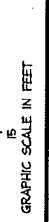
EX. VERCO ESENT
D.B. 264 PG. 1
AS SHOWN IN
D.B. 1784 PG. 750

15' SANITARY SEWER ESENT
D.B. 1648 PG. 1626

15' SANITARY SEWER ESENT
D.B. 1648 PG. 1626

HASTINGS DRIVE
(VARIABLE WIDTH)
DEED BOOK 1671 PAGE 1822

LEGEND:
ML DENOTES WITHDRAWABLE LAND



34' TEMPORARY ESENT
D.B. 1110 PG. 1622
30' INGRESS-EGRESS ESENT
D.B. 1784 PG. 1740

15' SANITARY SEWER ESENT
D.B. 1110 PG. 1622
D.B. 1784 PG. 750

15' SANITARY SEWER ESENT
D.B. 1110 PG. 1622
D.B. 1784 PG. 750

15' SANITARY SEWER ESENT
D.B. 1110 PG. 1622
D.B. 1784 PG. 750

15' SANITARY SEWER ESENT
D.B. 1110 PG. 1622
D.B. 1784 PG. 750

15' SANITARY SEWER ESENT
D.B. 1110 PG. 1622
D.B. 1784 PG. 750

15' SANITARY SEWER ESENT
D.B. 1110 PG. 1622
D.B. 1784 PG. 750

15' SANITARY SEWER ESENT
D.B. 1110 PG. 1622
D.B. 1784 PG. 750

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D.B. 1110 PG. 1622
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D.B. 1784 PG. 750

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D.B. 1110 PG. 1622
D.B. 1784 PG. 750

15' SANITARY SEWER ESENT
D.B. 1110 PG. 1622
D.B. 1784 PG. 750

15' SANITARY SEWER ESENT
D.B. 1110 PG. 1622
D.B. 1784 PG. 750

15' SANITARY SEWER ESENT
D.B. 1110 PG. 1622
D.B. 1784 PG. 750

PARCEL AA
VILLAGE OF WELLINGTON
INSTR. 2020A100389A1
TAX MAP 090-68-00-AA

15' SANITARY SEWER ESENT
D.B. 1110 PG. 1614
D.B. 1110 PG. 1622
D.B. 1784 PG. 750

PHASE 6A
(ML-6A)
18,446 SF
21,677

PHASE 4D
(ML-4D)
62,226 SF

PHASE 6
(ML-6)
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PHASE 7
(ML-7)
18,446 SF

PHASE 4E
(ML-4E)
57,780 SF

PHASE 7
(ML-7)
18,446 SF

PHASE 6
(ML-6)
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D.B. 1110 PG. 1622
D.B. 1784 PG. 750

15' SANITARY SEWER ESENT
D.B. 1626 PG. 1626

25' MAINTENANCE ESENT
D.B. 1648 PG. 1626

EX. VERCO ESENT
D.B. 264 PG. 1
AS SHOWN IN
D.B. 1784 PG. 750

15' SANITARY SEWER ESENT
D.B. 1648 PG. 1626

15' SANITARY SEWER ESENT
D.B. 1648 PG. 1626

PARCEL AA
VILLAGE OF WELLINGTON
INSTR. 2020A100389A1
TAX MAP 090-68-00-AA

15' SANITARY SEWER ESENT
D.B. 1110 PG. 1614
D.B. 1110 PG. 1622
D.B. 1784 PG. 750

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(ML-6A)
18,446 SF
21,677

PHASE 4D
(ML-4D)
62,226 SF

PHASE 6
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(ML-7)
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PHASE 4E
(ML-4E)
57,780 SF

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D.B. 1626 PG. 1626

25' MAINTENANCE ESENT
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EX. VERCO ESENT
D.B. 264 PG. 1
AS SHOWN IN
D.B. 1784 PG. 750

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D.B. 1648 PG. 1626

15' SANITARY SEWER ESENT
D.B. 1648 PG. 1626

PARCEL AA
VILLAGE OF WELLINGTON
INSTR. 2020A100389A1
TAX MAP 090-68-00-AA

15' SANITARY SEWER ESENT
D.B. 1110 PG. 1614
D.B. 1110 PG. 1622
D.B. 1784 PG. 750

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(ML-6A)
18,446 SF
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PHASE 4D
(ML-4D)
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(ML-6)
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(ML-4E)
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15' SANITARY SEWER ESENT
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25' MAINTENANCE ESENT
D.B. 1648 PG. 1626

EX. VERCO ESENT
D.B. 264 PG. 1
AS SHOWN IN
D.B. 1784 PG. 750

15' SANITARY SEWER ESENT
D.B. 1648 PG. 1626

15' SANITARY SEWER ESENT
D.B. 1648 PG. 1626

AMENDMENT TO DECLARATION FOR
THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM
CHANGING BOUNDARIES OF ADDITIONAL LAND

THIS AMENDMENT TO DECLARATION is made as of September 3, 2014, by THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM UNIT OWNERS ASSOCIATION, an unincorporated Virginia condominium unit owners association ("Association").

R E C I T A L S:

R-1. Wellington Retail II, LLC, a Virginia limited liability company ("Original Declarant"), signed certain condominium instruments, including a Declaration, establishing The Gatherings at Wellington Village Condominium ("Condominium") located in the City of Manassas, Prince William County, Virginia and caused such documents to be recorded among the land records of Prince William County, Virginia ("Land Records") on November 10, 2011 as Instrument Number 201111100093205.

R-2. The Original Declarant and Beazer Homes Corp., a Tennessee corporation ("Successor Declarant"), signed several documents entitled "The Gatherings at Wellington Village Transfer of Special Declarant Rights" (each a "Transfer") whereby the Original Declarant assigned to the Successor Declarant all Special Declarant Rights with respect to certain phases of the Condominium and caused the Transfers to be recorded among the Land Records.

R-3. The description of Additional Land in Exhibit A to the Declaration provided for the creation of 81 units in 3 buildings but did not include certain land which the Original Declarant and the Successor Declarant now wish to add to the Condominium providing for the creation of up to an additional 54 units in 2 additional buildings.

R-4. Subsection 55-79.71B of the Virginia Condominium Act ("Condominium Act") provides that the condominium instruments "shall be amended only by agreement of unit owners of units to which two-thirds of the votes in the unit owners' association appertain," and Article 5 of the Declaration and Article 10 of the Bylaws do not require a larger majority.

R-5. Section 8.5 of the Bylaws does not require the prior approval of the Mortgagees.


R-6. The Original Declarant, the Successor Declarant and unit owners of units to which two-thirds or more of the votes in the unit owners association appertain have all approved this Amendment as evidenced by their execution of the Amendment or ratifications thereof.

A M E N D M E N T:

Pursuant to and in compliance with Article 5 of the Declaration and subsection 55-79.71B of the Condominium Act, the unit owners hereby amend the Declaration as follows.

PLAT IS RECORDED AS

INSTR. #2014 09030063631


201409030063630
Prince William County, VA Pgs: 12
9/3/2014 12:07:01 PM
Michele B. McQuigg, Clerk

Return to:
Title One Settlement Group, LLC
14901 Bogle Drive, Suite 301
Chantilly, VA 20151


1. The land described on Exhibit 1 to this Amendment is hereby added to the description of Additional Land constituting a portion of Exhibit A to the Declaration.

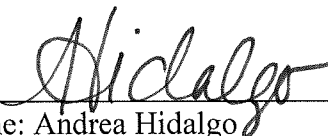
2. The Plat attached as Exhibit 2 to this Amendment, designated as Sheet 5 of Exhibit D to the Declaration, depicting the Additional Land described on Exhibit 1 to this Amendment, is hereby added as part of Exhibit D to the Declaration.

3. Except as modified by this Amendment, all of the terms and provisions of the condominium instruments are hereby expressly ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has caused this Amendment to be signed by its President pursuant to due and proper authority and attested to by its Secretary as of the date first set forth above.

THE GATHERINGS AT WELLINGTON VILLAGE
CONDOMINIUM UNIT OWNERS ASSOCIATION

By:  _____ [SEAL]
Name: Natalie E. Reynolds
Title: President

By:  _____ [SEAL]
Name: Andrea Hidalgo
Title: Secretary

COMMONWEALTH OF VIRGINIA)
) to wit:
COUNTY OF FAIRFAX)

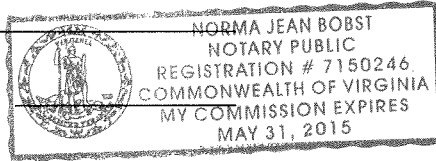
I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Natalie E. Reynolds, the President of The Gatherings at Wellington Village Condominium Unit Owners Association, known to me or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same on behalf of the Association.

GIVEN under my hand and seal on August 28, 2014.

Norma J Bobst [SEAL]
Notary Public

My commission expires: _____

My notary registration number is: _____



COMMONWEALTH OF VIRGINIA)
) to wit:
COUNTY OF FAIRFAX)

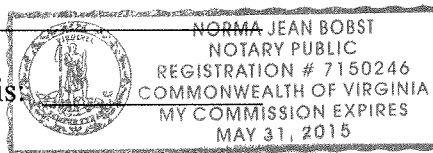
I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Andrea Hidalgo, the Secretary of The Gatherings at Wellington Village Condominium Unit Owners Association, known to me or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same on behalf of the Association.

GIVEN under my hand and seal on August 28, 2014.

Norma J Bobst [SEAL]
Notary Public

My commission expires: _____

My notary registration number is: _____



CERTIFICATION OF ASSOCIATION PRESIDENT
 TO AMENDMENT TO DECLARATION FOR
 THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM

I, Natalie E. Reynolds, President of The Gatherings at Wellington Village Condominium Unit Owners Association, hereby certify that the Association has complied with the procedures set forth in Article 5 of the Declaration and Article 10 of the Bylaws for the Condominium and that a vote of unit owners of units to which at least two-thirds of the votes in the Association was obtained at a special meeting of the unit owners held on November 7, 2013 at which a quorum was present.

August 28th, 2014

N. E. Reynolds
 President

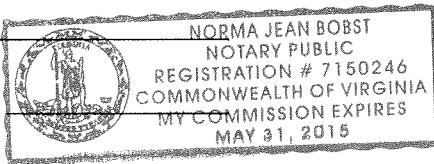
COMMONWEALTH OF VIRGINIA)
) to wit:
 COUNTY OF FAIRFAX)

I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Natalie E. Reynolds, the President of The Gatherings at Wellington Village Condominium Unit Owners Association, known to me or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same.

GIVEN under my hand and seal on August 28, 2014.

Norma J. Bobst [SEAL]
 Notary Public

My commission expires: _____
 My notary registration number is: _____



ORIGINAL DECLARANT:

WELLINGTON RETAIL II, LLC
a Virginia limited liability company

By: [Signature] [SEAL]
Name: Joseph Jacobs
Title: MANAGER

COMMONWEALTH OF VIRGINIA)
Arlington) to wit:
COUNTY OF ~~FAIRFAX~~)

I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Joseph Jacobs, Manager of Wellington Retail II, LLC, known to me or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same on behalf of the company.

GIVEN under my hand and seal on September 2, 20 14.

[Signature] [SEAL]
Notary Public

My commission expires: June 30, 2018

My notary registration number is: 7586289



Exhibit 1
to the Amendment

Exhibit A
to the Declaration

**DESCRIPTION OF ADDITIONAL LAND
AND
WITHDRAWABLE LAND**

The Gatherings at Wellington Village Condominium
City of Manassas, Virginia

**Phase 4D
(WL-4D)**

Beginning at a point in the northerly right-of-way line of Hastings Drive, (variable width), point being the westerly corner of Phase 4E, The Gatherings at Wellington Village Condominium; thence with the said Phase 4E, The Gatherings at Wellington Village Condominium, N 22°01'55" W, a distance of 333.97 feet to a point in the northerly line of Parcel AA, Village of Wellington; thence with the said Parcel AA, Village of Wellington the following courses and distances:

S 67°58'05" E, a distance of 253.48 feet to a point;

S 22°01'55" W, a distance of 327.04 feet to a point in the aforesaid northerly right-of-way line of Hastings Drive, (variable width); thence with the said northerly right-of-way line of Hastings Drive, (variable width) the following courses and distances:

with a curve turning to the right having a radius of 696.60 feet,

with an arc length of 48.29 feet, with a chord bearing of

N 74°48'02" W, and a chord length of 48.28' to a point;

N 62°23'15" W, a distance of 98.29 feet to a point;

with a curve turning to the left having a radius of 695.41 feet,

with an arc length of 108.36 feet, with a chord bearing of

N 73°39'51" W, and a chord length of 108.25' to the point of beginning and containing 83,159 square feet or 1.9091 acres.

Less and Except Phases 6 and 6A, The Gatherings at Wellington Village Condominium for a remainder of 62,226 square feet or 1.4285 acres.

TOGETHER WITH:

**Phase 4E
(WL-4E)**

Beginning at a point in the northerly right-of-way line of Hastings Drive, (variable width), point being the easterly corner of Parcel BB, Village of Wellington; thence with the said Parcel BB, Village of Wellington and with the easterly edge of Fountain Circle, (private street) the following courses and distances:

with a curve turning to the right having a radius of 20.00 feet,
with an arc length of 27.44 feet, with a chord bearing of
N 45°34'57" W, and a chord length of 25.34' to a point;
N 06°12'19" W, a distance of 126.82 feet to the point;
with a curve turning to the right having a radius of 135.00 feet,
with an arc length of 66.48 feet, with a chord bearing of
N 07°54'08" E, and a chord length of 65.81' to a point;
N 22°00'35" E, a distance of 167.98 feet to the point; thence departing the said Fountain Circle, (private street) and continuing with the said Parcel BB and Parcel AA, Village of Wellington, S 67°58'05" E, a distance of 179.32 feet to a point being the northerly corner of Phase 4D, The Gatherings at Wellington Village Condominium; thence with the said Phase 4D, The Gatherings at Wellington Village Condominium, S 22°01'55" W, a distance of 333.97 feet to a point in the aforesaid northerly right-of-way line of Hastings Drive, (variable width); thence with the said northerly right-of-way line of Hastings Drive, (variable width), with a curve turning to the left having a radius of 695.41 feet, with an arc length of 82.09 feet, with a chord bearing of N 81°30'35" W, and a chord length of 82.04' to the point of beginning and containing 56,233 square feet or 1.2909 acres.

Less and Except Phase 7, The Gatherings at Wellington Village Condominium for a remainder of 37,788 square feet or 0.8675 acres.

TOGETHER WITH:

**Phase 6
(WL-6)**

Commencing at the northerly corner of Phase 4D, The Gatherings at Wellington Village Condominium and the easterly corner of Phase 4E, The Gatherings at Wellington Village Condominium; thence through the said Phase 4D, The Gatherings at Wellington Village Condominium, S 07°30'04" W, a distance of 72.57 feet to the point of beginning, being the northerly corner of the herein described property; thence with the said Phase 4D, The Gatherings at Wellington Village Condominium the following courses and distances:

S 67°58'05" E, a distance of 109.25 feet to a point;
S 22°01'55" W, a distance of 168.83 feet to a point;
N 67°58'05" W, a distance of 109.25 feet to a point;
N 22°01'55" E, a distance of 168.83 feet to the point of beginning and containing 18,445 square feet or 0.4234 acres.

TOGETHER WITH:

**Phase 6A
(WL-6A)**

Commencing at the northerly corner of Phase 4D, The Gatherings at Wellington Village Condominium and the easterly corner of Phase 4E, The Gatherings at Wellington Village Condominium; thence through the said Phase 4D, The Gatherings at Wellington Village Condominium, S 24°50'47" E, a distance of 13.90 feet to the point of beginning, being the northerly corner of the herein described property; thence with the said Phase 4D, The Gatherings at Wellington Village Condominium the following courses and distances:

S 67°58'05" E, a distance of 114.83 feet to a point;
S 22°01'55" W, a distance of 21.67 feet to a point;
N 67°58'05" W, a distance of 114.83 feet to a point;
N 22°01'55" E, a distance of 21.67 feet to the point of beginning and containing 2,488 square feet or 0.0571 acres.

TOGETHER WITH:

**Phase 7
(WL-7)**

Commencing at the northerly corner of Phase 4E, The Gatherings at Wellington Village Condominium, point being on the easterly edge of Fountain Circle, (private street), thence through the said Phase 4E, The Gatherings at Wellington Village Condominium, S 23°14'18" E, a distance of 73.30 feet to the point of beginning, being the northerly corner of the herein described property; thence with the said Phase 4E, The Gatherings at Wellington Village Condominium the following courses and distances:

S 67°58'05" E, a distance of 109.25 feet to a point;

S 22°01'55" W, a distance of 168.83 feet to a point;

N 67°58'05" W, a distance of 109.25 feet to a point;

N 22°01'55" E, a distance of 168.83 feet to the point of beginning and containing 18,445 square feet or 0.4234 acres.

Exhibit 2
to the Amendment

Exhibit D
to the Declaration

HAND LABEL PLAT AS: Exhibit 2 to the Amendment, THEN DELETE THIS PAGE AND
INSERT THE PLAT (Sheet 5) FOR RECORDATION

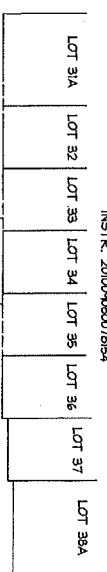
US_ACTIVE-114722057.5

11

PARCEL BB
VILLAGE OF WELLINGTON
INSTR. 201204100335921
TAX MAP 090-66-00-BB

HENDLEY ROAD
(64' R/W)
DB 1665 PG 258

FOUNTAIN CIRCLE
(PRIVATE STREET)



CURVE TABLE:

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	696.67'	48.28'	379.92'	24.16'	N72°48'07"W	48.28'
C2	695.41'	190.45'	154°12'28"	95.82'	N77°02'44"W	190.45'
C2A	695.41'	108.36'	8°55'40"	54.29'	N73°36'51"W	108.25'
C3	695.41'	82.09'	6°45'48"	41.04'	N81°30'38"W	82.04'
C4	195.00'	27.44'	78°37'03"	16.37'	N45°34'57"W	25.34'
		66.48'	28°12'54"	35.93'	N07°54'08"E	65.81'

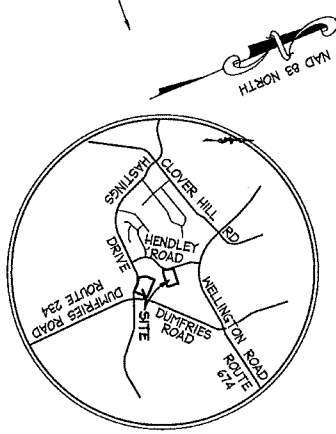


EXHIBIT D
PLAT SHOWING
ADDITIONAL LAND
WITHDRAWABLE LAND
AND EXISTING EASEMENTS
FOR
**THE GATHERINGS AT
WELLINGTON VILLAGE
CONDOMINIUM**
CITY OF MANASSAS, VIRGINIA
SCALE: 1"=30'
DATE: NOVEMBER 4, 2013

HASTINGS DRIVE
(VARIABLE WIDTH)
DEED BOOK 1611 PAGE 1922

LEGEND:
ML DENOTES WITHDRAWABLE LAND

The Engineering Group
Inc.
Engineers | Surveyors | Planners
13380 George Drive, Suite 201, Woodbridge, Virginia 22192
Phone: (703) 670-0985 Fax: (703) 670-0989

DRAFTED BY: BGB CHECKED BY: NAF RPA SHEET 5

PREPARED BY:
Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042-4536

TAX MAP NO: 090/67 00/2C// (Parent)
090/60 001/2//
090/60 00/2A//
090-69-00-3
909-69-00-3A
DESCRIPTION: Parcel CC (portion)
Parcel Phase 2, 2A AC
Phases 3 and 3A
TITLE UNDERWRITER: none



201406050038418
Prince William County, VA Pgs: 8
6/5/2014 1:38:49 PM
Michele B. McQuigg, Clerk

PLAT IS RECORDED AS
INSTR. #2014 06050038418

AMENDMENT TO CONDOMINIUM INSTRUMENTS FOR
THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM
ASSIGNING LIMITED COMMON ELEMENT PARKING SPACES
AND
CORRECTIVE AMENDMENT TO CONDOMINIUM INSTRUMENTS FOR
THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM

THIS AMENDMENT is made as of June ^{3rd}, 2014, by BEAZER HOMES CORP
("Successor Declarant"), a Tennessee corporation.

RECITALS:

R-1. Wellington Retail II, LLC, a Virginia limited liability company ("Original Declarant"), signed certain condominium instruments, including a Declaration, establishing The Gatherings at Wellington Village Condominium ("Condominium") located in the City of Manassas, Prince William County, Virginia and caused such documents to be recorded among the land records of Prince William County, Virginia ("Land Records") on November 10, 2011 as Instrument Number 201111100093205 (as amended, "Condominium Instruments").

R-2. The Original Declarant and the Successor Declarant signed three transfers of special declarant rights, each entitled: "The Gatherings at Wellington Village Transfer of Special Declarant Rights," whereby the Original Declarant assigned to the Successor Declarant all Special Declarant Rights with respect to: Phase 1 and Phase 1A of the Condominium and caused such Transfer to be recorded among the Land Records on November 10, 2011 as Instrument Number 201111100093208; with respect to Phase 2 and Phase 2A of the Condominium and caused such Transfer to be recorded among the Land Records on August 2, 2012 as Instrument Number 201208020073900; and with respect to Phase 3 and Phase 3A of the Condominium and caused such Transfer to be recorded among the Land Records on November 7, 2013 as Instrument Number 201311070109679.

R-3. Pursuant to paragraph (6) of subsection 55-79.54(a) of the Condominium Act, Section 3.1(b) of the Declaration reserves to a Declarant the right to assign certain common elements as limited common elements and specifies the method whereby such assignments shall be made in accordance with section 55-79.57 of the Condominium Act.

R-4. Portions of the common elements are labeled on the Plans (Exhibit D to the Declaration) as common elements which may be assigned as limited common elements, including without limitation all of the surface parking spaces in the Condominium.

Return to:
Title One Settlement Group, LLC
14901 Bogle Drive, Suite 301
Chantilly, VA 20151

R-5. Section 3.1 of the Declaration authorizes a Declarant to use a preliminary assignment in the individual deed to a condominium unit in addition to the method provided for in section 55-79.57 of the Condominium Act.

R-6. The Successor Declarant has evidenced its intent to assign certain common element parking spaces as limited common elements in the individual deeds to certain condominium units, and has entered into contracts to assign other common element parking spaces as limited common elements, but such assignments and contracts are not effective until confirmed by an amendment to the Declaration.

R-8. The Successor Declarant has complied with the provisions of Section 3.1 of the Declaration and section 55-79.57 of the Condominium Act.

R-9. Section 3.1 of the Declaration reserves to a Declarant the right unilaterally to prepare, sign and record the amendment necessary to effect such an assignment.

R-10. Pursuant to subsection 55-79.71F of the Condominium Act, a declarant has the unilateral right to amend the condominium instruments to correct a mathematical mistake, an inconsistency or a scrivener's error or clarify an ambiguity in the condominium instruments with respect to an objectively verifiable fact, within five years after the recordation of the condominium instrument creating the mistake, inconsistency or ambiguity.

R-11. Sheets 2A, 3 and 4 of Plat (Exhibit D to the Declaration) contained scrivener's errors in that certain parking spaces were incorrectly shown and misnumbered.

R-12. The Declarant wishes to correct all such sheets of the Plat to remove such scrivener's errors.

AMENDMENT:

Pursuant to and in compliance with Section 3.1 of the Declaration and section 55-79.57 and subsection 55-79.71F of the Condominium Act, the Successor Declarant hereby amends the Declaration as follows.

1. Each parking space shown on the Plans, Exhibit D to the Declaration, is hereby assigned to the condominium unit next to which such parking space is shown on the attached Exhibit 1, as a limited common element for the exclusive use of the unit owner of such condominium unit.
2. Sheets 2A, 3 and 4 of the Plats are hereby deleted in their entirety and Sheets 2B, 3A and 4A, attached hereto as Exhibit 2, are substituted in lieu thereof and are hereby incorporated as part of the Plats and Plans of the Condominium.

EXCEPT as modified by this Amendment, all of the terms and provisions of the condominium instruments are hereby expressly ratified and confirmed, shall remain in full force and effect.

IN WITNESS WHEREOF, the Successor Declarant has caused this Amendment to be signed pursuant to due and proper authority as of the date first set forth above.

SUCCESSOR DECLARANT: BEAZER HOMES CORP.
a Tennessee corporation

By: N. Reynolds [SEAL]
Name: Natalie Reynolds
Title: Senior Closing Specialist

COMMONWEALTH OF VIRGINIA)
COUNTY OF FAIRFAX } to wit:
Fauquier

I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Natalie Reynolds, the Senior Closing Specialist of Beazer Homes Corp., known to me to be or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same on behalf of the corporation.

GIVEN under my hand and seal on June 3rd, 2014.

Norma Bobst [SEAL]
Notary Public

My Notary Registration number is: NORMA JEAN BOBST
NOTARY PUBLIC
My commission expires: REGISTRATION # 7150246
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
MAY 31, 2015

Exhibit 1
to the Amendment

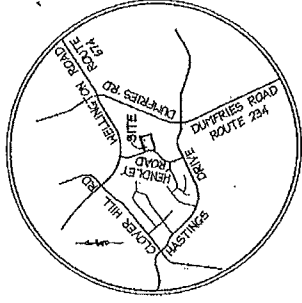
<u>Limited Common Element Parking Space No.</u>	<u>Assigned To Condominium Unit No.</u>
P1	3-201
P2	3-301
P3	3-104
P4	3-401
P7	2-104
P8	2-401
P9	2-201
P10	2-301
P11	1-201
P12	1-301
P13	1-401
P14	1-104
P15	1-106
P16	1-305
P17	1-208
P18	1-308
P19	1-408
P31	2-408
P32	2-308
P33	2-208
P34	2-305
P35	2-106
P36	3-106
P37	3-305
P44	3-208
P45	3-308
P46	3-408

Exhibit 2
to the Amendment

Sheets 2B, 3A and 4A of the Plat.

N/F
 GRACE UNITED METHODIST
 CHURCH
 D.B. 1549 PG. 1248
 USE: CHURCH
 T.M. 090-01-00-59A

N/F
 WELLINGTON (ERA), LLC
 INSTR. #200907220191926
 USE: COMMERCIAL
 T.M. 090-67-00-A3
 ZONE B4
 #10024 DUMFRIES ROAD



VICINITY MAP
 SCALE: 1"=2,000'

AREA TABULATION:

PHASE	AREA
1	19,077.0 OR 0.6844 ACRES
2	19,077.0 OR 0.6844 ACRES
3	19,077.0 OR 0.6844 ACRES
4A	36,006.0 OR 0.6286 ACRES
4B	20,662.0 OR 0.4748 ACRES
4C	23,877.0 OR 0.5481 ACRES
1A	1,214.0 OR 0.0274 ACRES
2A	1,214.0 OR 0.0274 ACRES
3A	1,300.0 OR 0.0298 ACRES

TOTAL AREA: 141,584.0 OR 3.2503 ACRES

LEGEND:

- L-204# DENOTES LCE DMY
- L-104# DENOTES LCE DMY
- L-304# DENOTES LCE DMY
- L-404# DENOTES LCE DMY
- L-504# DENOTES LCE DMY
- L-604# DENOTES LCE DMY
- L-704# DENOTES LCE DMY
- L-804# DENOTES LCE DMY
- L-904# DENOTES LCE DMY
- L-1004# DENOTES LCE DMY
- L-1104# DENOTES LCE DMY
- L-1204# DENOTES LCE DMY
- L-1304# DENOTES LCE DMY
- L-1404# DENOTES LCE DMY
- L-1504# DENOTES LCE DMY
- L-1604# DENOTES LCE DMY
- L-1704# DENOTES LCE DMY
- L-1804# DENOTES LCE DMY
- L-1904# DENOTES LCE DMY
- L-2004# DENOTES LCE DMY
- L-2104# DENOTES LCE DMY
- L-2204# DENOTES LCE DMY
- L-2304# DENOTES LCE DMY
- L-2404# DENOTES LCE DMY
- L-2504# DENOTES LCE DMY
- L-2604# DENOTES LCE DMY
- L-2704# DENOTES LCE DMY
- L-2804# DENOTES LCE DMY
- L-2904# DENOTES LCE DMY
- L-3004# DENOTES LCE DMY
- L-3104# DENOTES LCE DMY
- L-3204# DENOTES LCE DMY
- L-3304# DENOTES LCE DMY
- L-3404# DENOTES LCE DMY
- L-3504# DENOTES LCE DMY
- L-3604# DENOTES LCE DMY
- L-3704# DENOTES LCE DMY
- L-3804# DENOTES LCE DMY
- L-3904# DENOTES LCE DMY
- L-4004# DENOTES LCE DMY
- O/H DENOTES OVERHANG
- RET. WALL DENOTES RETAINING WALL
- B/C DENOTES BACK OF CURB

- NOTES:
- TITLE REPORT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER, AD-0544
 - THE PROPERTY, SLOAN HERSON, IS LOCATED AT TAX MAP 090-67-00-2C
 - OWNER: BEAZER HOTELS CORP.
 - LCE = LIMITED COMMON ELEMENT
 - ALL DIMENSIONS ARE EXTERIOR DIMENSIONS.
 - ADDRESSES:
 BUILDING 1: 4200 CHARLESTON DRIVE
 BUILDING 2: 4202 CHARLESTON DRIVE
 BUILDING 3: 4204 CHARLESTON DRIVE
 - DENOTES WITHDRAWABLE LAND
 - BOUNDARY INFORMATION TAKEN FROM PLAT RECORDED IN INSTRUMENT #2010280001PES

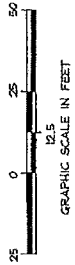
SURVEYOR'S CERTIFICATE:
 I, NED A. MARSHALL, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAT, LABELED SHEET 2A OF EXHIBIT D TO THE DECLARATION, IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-715B(4) OF THE CONDOMINIUM ACT AND THAT ALL IMPROVEMENTS SHOWN ARE SUBSTANTIALLY COMPLETE.



PHASE 1, PHASE 1A & PHASE 4C
 SUBMITTED LAND
 THE GATHERINGS AT
 WELLINGTON VILLAGE
 CONDOMINIUM
 CITY OF MANASSAS, VIRGINIA
 DATE: NOVEMBER 30, 2011
 REVISED: JANUARY 19, 2011
 REVISED: JUNE 19, 2011
 REVISED: JUNE 3, 2014
 SCALE: 1"=25'

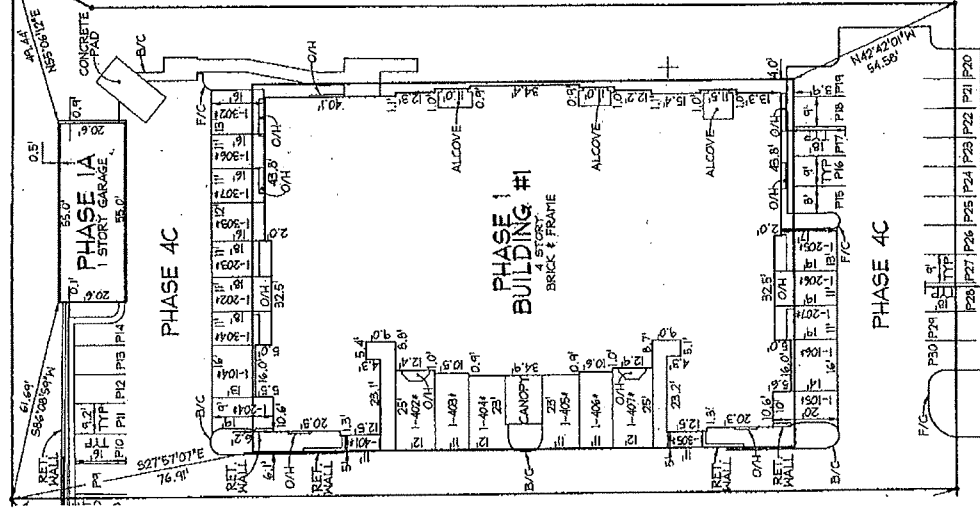
The Engineering Group
 Inc.
 Engineers | Surveyors | Planners
 11550 George Dr., Suite 200, Woodbridge, Virginia 22192
 Phone: (703) 670-9793 Fax: (703) 670-1789

DRAFTED BY: RTM | CHECKED BY: RTA - 1553 | SHEET 2B



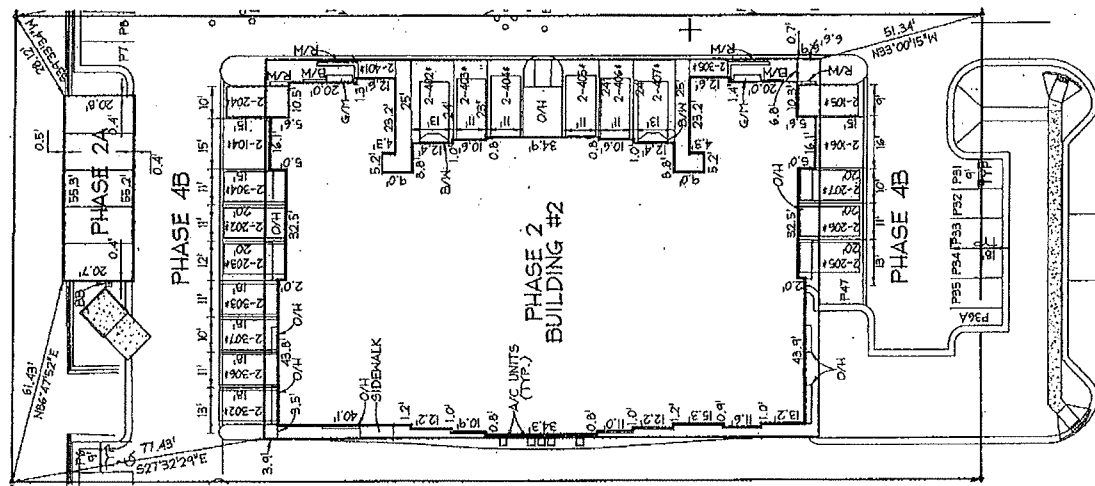
RECORDED DEED INSTRUMENT #
 PLAT INSTRUMENT #

DELTEXT #201028000-00000 ENDED



PHASE 2 & 2A

N/F
GRACE UNITED METHODIST
CHURCH
D.B. 1549 PG. 1248
USE: CHURCH
T.M. 090-01-00-594



PHASE 3 & 3A

PHASE 1 & 1A

AREA TABULATION:

PHASE	AREA
1	19,077.6 OR 0.4884 ACRES
2	19,077.6 OR 0.4884 ACRES
3	19,077.6 OR 0.4884 ACRES
4A	36,036.9 OR 0.8244 ACRES
4B	29,682.9 OR 0.4748 ACRES
4C	29,677.9 OR 0.5481 ACRES
1A	1,214.9 OR 0.0279 ACRES
2A	1,214.9 OR 0.0279 ACRES
3A	1,300.9 OR 0.0298 ACRES

TOTAL AREA: 141,564.9 OR 3.2505 ACRES

VICINITY MAP
SCALE: 1"=2,000'

NOTES:

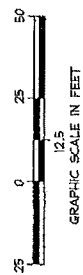
- TITLE REPORT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: A10-0544
- THE PROPERTY SHOWN HEREON IS LOCATED AT TAX MAP 090-67-00-2, TAX MAP 090-67-00-2A & TAX MAP 090-67-00-4B
- OWNER: MELLINGTON RETAIL II, L.L.C. TAX MAP 090-67-00-4B INSTR: #20110100050205 BULLER HOTELS CORP. INSTR: #20106620075899
- LCE = LIMITED COMMON ELEMENT
- ALL DIMENSIONS ARE EXTERIOR DIMENSIONS.
- ADDRESSES: BUILDING 1: 6900 CHARLESTON DRIVE BUILDING 2: 6900 CHARLESTON DRIVE BUILDING 3: 6904 CHARLESTON DRIVE
- ALL GARAGE SPACES ARE ASSIGNED AS LIMITED COMMON ELEMENTS. ALL SURFACE PARKING SPACES NOT ASSIGNED TO UNITS AS LIMITED COMMON ELEMENTS ARE COMMON ELEMENTS WHICH MAY BE ASSIGNED AS LIMITED COMMON ELEMENTS LATER.
- BOUNDARY INFORMATION TAKEN FROM PLAT RECORDED IN INSTRUMENT #20106620075899

LEGEND:

- 2-204# DENOTES LCE DMT
- 2-104# DENOTES LCE DMT
- 2-202# DENOTES LCE DMT
- 2-203# DENOTES LCE DMT
- 2-205# DENOTES LCE DMT
- 2-307# DENOTES LCE DMT
- 2-306# DENOTES LCE DMT
- 2-302# DENOTES LCE DMT
- 2-206# DENOTES LCE DMT
- 2-207# DENOTES LCE DMT
- 2-106# DENOTES LCE DMT
- 2-305# DENOTES LCE DMT
- 2-407# DENOTES LCE DMT
- 2-408# DENOTES LCE DMT
- 2-404# DENOTES LCE DMT
- 2-402# DENOTES LCE DMT
- 2-401# DENOTES LCE DMT
- B/L DENOTES BREAKER BOX
- 2/M DENOTES OVERHANG MULL
- D/M DENOTES DOWNHILL WINDOW
- G/M DENOTES GAS METERS

SURVEYOR'S CERTIFICATE:

NEED A. MARSHALL, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS DECLARATION IS ACCURATE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF AND THAT ALL IMPROVEMENTS SHOWN ARE SUBSTANTIALLY COMPLETE.



CHARLESTON DRIVE

PHASE 2, PHASE 2A & PHASE 4B
SUBMITTED LAND
THE GATHERINGS AT
WELLINGTON VILLAGE
CONDOMINIUM

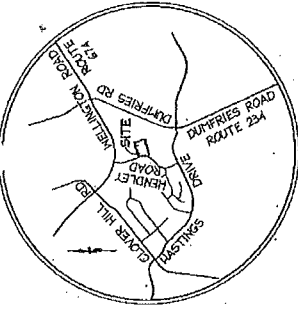
SCALE: 1"=25'
CITY OF MANASSAS, VIRGINIA
DATE: SEPTEMBER 6, 2012
REVISED: MARCH 5, 2015
REVISED: JUNE 3, 2014

The Engineering Group, Inc.
Engineers & Surveyors
15500 Greenway Drive, Suite 201
Manassas, VA 20108
Phone (703) 670-0985 Fax (703) 670-1768

AREA TABULATION:

PHASE	AREA
1	19,071.0 OR 0.4584 ACRES
2	19,071.0 OR 0.4584 ACRES
3	19,071.0 OR 0.4584 ACRES
4A	36,006.9 OR 0.8266 ACRES
4B	20,683.9 OR 0.4748 ACRES
4C	23,877.9 OR 0.5481 ACRES
1A	1,214.9 OR 0.0279 ACRES
2A	1,214.9 OR 0.0279 ACRES
3A	1,300.9 OR 0.0298 ACRES
TOTAL AREA: 141,584.9 OR 3.2503 ACRES	

VICINITY MAP
SCALE: 1"=2,000'



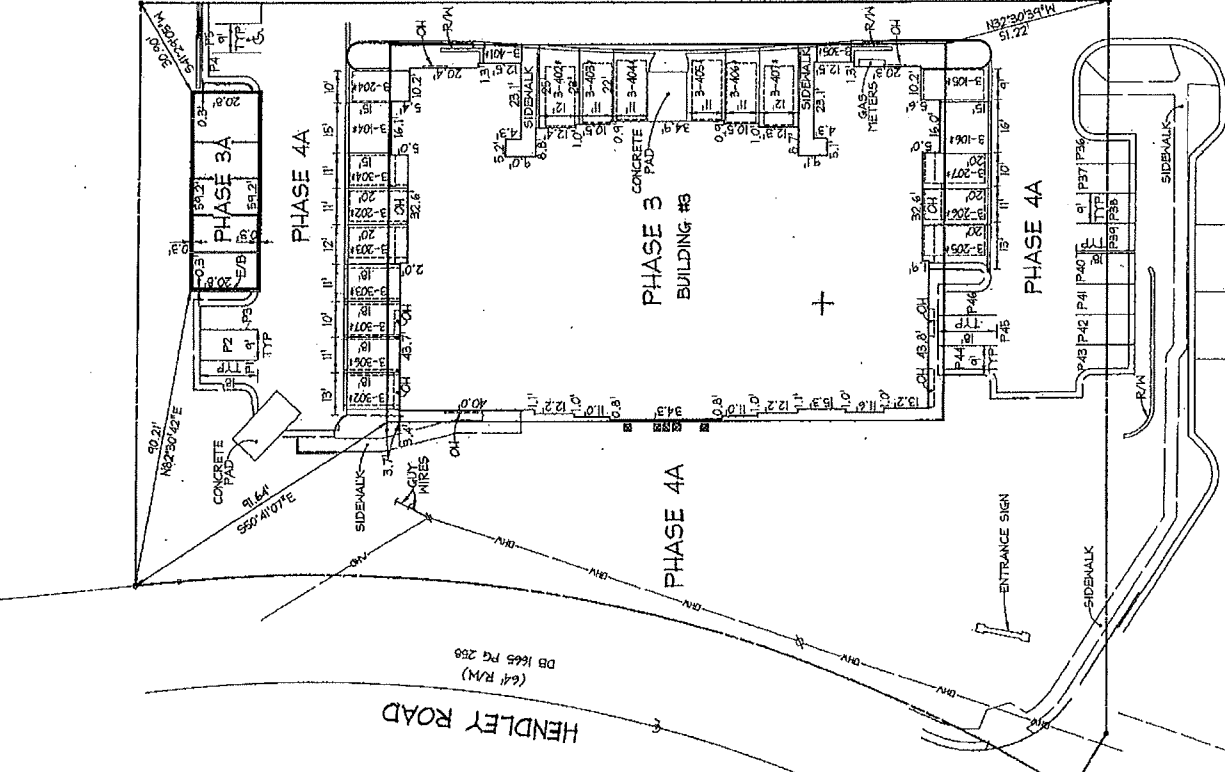
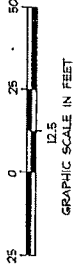
NOTES:

- TITLE REPORT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: AU-6544
- THE PROPERTY SHOWN HEREON IS LOCATED AT TAX MAP 090-69-00-3, 090-69-00-3A & 090-69-00-4A
- OWNER, WELLINGTON RETAIL II, L.L.C. TAX MAP 090-69-00-4A INST. #201100009205
BEAZER HOMES CORP. TAX MAPS 090-69-00-3 & 090-69-00-3A
- LCE = LIMITED COMMON ELEMENT
- ALL DIMENSIONS ARE EXTERIOR DIMENSIONS.
- ADDRESSES: 8009 CHARLESTON DRIVE BUILDING 3, 8202 CHARLESTON DRIVE BUILDING 3, 8224 CHARLESTON DRIVE
- ALL GARAGE SPACES ARE ASSIGNED AS LIMITED COMMON ELEMENTS. ALL SURFACE PARKING SPACES NOT ASSIGNED TO UNITS AS LIMITED COMMON ELEMENTS ARE COMMON ELEMENTS WHICH MAY BE ASSIGNED AS LIMITED COMMON ELEMENTS LATER.
- BOUNDARY INFORMATION TAKEN FROM PLAT RECORDED IN INSTRUMENT #20102001965
- MALL CHECK DONE 6/2/13.

LEGEND:

- 3-204# DENOTES LCE DRYT
- 3-304# DENOTES LCE DRYT
- 3-404# DENOTES LCE DRYT
- 3-205# DENOTES LCE DRYT
- 3-305# DENOTES LCE DRYT
- 3-405# DENOTES LCE DRYT
- 3-206# DENOTES LCE DRYT
- 3-306# DENOTES LCE DRYT
- 3-406# DENOTES LCE DRYT
- 3-207# DENOTES LCE DRYT
- 3-307# DENOTES LCE DRYT
- 3-407# DENOTES LCE DRYT
- 3-208# DENOTES LCE DRYT
- 3-308# DENOTES LCE DRYT
- 3-408# DENOTES LCE DRYT
- 3-209# DENOTES LCE DRYT
- 3-309# DENOTES LCE DRYT
- 3-409# DENOTES LCE DRYT
- 3-210# DENOTES LCE DRYT
- 3-310# DENOTES LCE DRYT
- 3-410# DENOTES LCE DRYT
- CH OVERHANG
- R/W RETAINING WALL
- A/C UNIT
- OVERHEAD WIRE
- PONER POLE

SURVEYOR'S CERTIFICATE:
I, NED A. MARSHALL, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAT, LABELED SHEET 4 OF EXHIBIT D TO THE DECLARATION IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-715.8A OF THE CONDOMINIUM ACT OF 1998. ALL IMPROVEMENTS SHOWN ARE SUBSTANTIALLY COMPLETE.



CHARLESTON DRIVE


DEL-TEK #2013.000-00000 EXED
RECORDED DEED INSTRUMENT #
PLAT INSTRUMENT #

THE ENGINEERING GROUPE
13580 George Drive, Suite 301, Woodbridge, Virginia 22192
Phone (703) 670-0988 Fax (703) 670-7769

DRAFTED BY: RTM CHECKED BY: NRT SPA-1553 SHEET 4A

EXHIBIT D
PLAT SHOWING
PHASE 3, PHASE 3A & PHASE 4A
SUBMITTED LAND
THE GATHERINGS AT
WELLINGTON VILLAGE
CONDOMINIUM
CITY OF MANASSAS, VIRGINIA
SCALE: 1"=25'
DATE: NOVEMBER 30, 2010
REVISED: JANUARY 09, 2011
REVISED: NOVEMBER 5, 2013
REVISED: JUNE 5, 2014

PREPARED BY: ✓
Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042-4536
Robert M. Diamond, Esq.

plat 
201504220030692
Prince William County, VA Pgs: 9
4/22/2015 2:00:16 PM
Michele B. McQuigg, Clerk

Box # 2110 ✓
TAX MAP NO: 090-67-00-2B11
090-67-00-1B11 (portion)
090-69-00-4E
DESCRIPTION: Phases 7, 6A-1 and 4E
TITLE UNDERWRITER: none

plat recorded at Inst. #
201504220030691

58.1-810(2)
This document
is being re-recorded
to correct the order
in which it was
originally
re-recorded

**THIRD AMENDMENT TO CONDOMINIUM INSTRUMENTS FOR
THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM
ADDING ADDITIONAL LAND
PHASES 7, 6A-1 and 4E**

THIS AMENDMENT is made as of April ^{15th}, 2015, by WELLINGTON RETAIL II, LLC, ("Original Declarant"), a Virginia limited liability company, and BEAZER HOMES CORP ("Successor Declarant"), a Tennessee corporation.

RECITALS:

R-1. The Original Declarant signed certain condominium instruments, including a Declaration, establishing The Gatherings at Wellington Village Condominium ("Condominium") located in the City of Manassas, Prince William County, Virginia and caused such documents to be recorded among the land records of Prince William County, Virginia ("Land Records") on November 10, 2011 as Instrument Number 201111100093205.

R-2. The Gatherings at Wellington Village Condominium Unit Owners Association, the Transferor Declarant and the Successor Declarant signed an Amendment to Declaration for The Gatherings at Wellington Village Condominium Changing Boundaries of Additional Land and caused such amendment to be recorded on September 3, 2014 as Instrument Number 201409030063630 among the Land Records adding Phases 4D, 4E, 6, 6A and 7 to the Additional Land.


R-3. The Original Declarant and the Successor Declarant signed that certain The Gatherings at Wellington Village Transfer of Special Declarant Rights ("Transfer") whereby the Original Declarant assigned to the Successor Declarant all Special Declarant Rights with respect to Phase 7 and Phase 6A (which includes Phase 6A-1) of the Condominium and caused the Transfer to be recorded among the Land Records on September 16, 2014 as Instrument Number 201409160066644.

R-4. Pursuant to section 55-79.63 of the Condominium Act, Article 6 of the Declaration permits a declarant unilaterally to expand the Condominium from time to time by adding all or any portion of the additional land until the seventh anniversary of the recordation of the Declaration.

R-5. The Original Declarant is the owner in fee simple absolute of certain real property described by metes and bounds in Exhibit A to the Declaration as Phase 4E, constituting a portion of the additional land of the Condominium.

R-6. The Successor Declarant is the owner in fee simple absolute of certain real property described by metes and bounds in Exhibit A to the Declaration as Phase 7 and Phase 6A, constituting a portion of the additional land of the Condominium.

Return to ✓
Title One Settlement Group, LLC
14901 Bogle Drive, Suite 301
Chantilly, VA 20151


201504230030999
Prince William County, VA Pgs: 9
4/23/2015 1:19:51 PM
Michele B. McQuigg, Clerk

PLAT IS RECORDED AS
INSTR. #2015 04230031000

R-5. The Original Declarant and the Successor Declarant have complied with the provisions of Article 6 of the Declaration and section 55-79.63 of the Condominium Act and wish to amend the Declaration to submit the additional land described on Exhibit A hereto, together with the improvements erected thereon as hereinafter provided.

R-6. The Original Declarant and the Successor Declarant wish to adopt this Amendment as evidenced by their signatures hereto.

A M E N D M E N T:

In consideration of, pursuant to and in compliance with Section 6.3 of the Declaration and section 55-79.63 of the Condominium Act, the Original Declarant and the Successor Declarant hereby amend the Declaration as follows.

1. The Original Declarant hereby submits Phase 4E, being a portion of the land described on Exhibit 1 and a portion of the additional land described on Exhibit A to the Declaration, to the provisions of the Condominium Act, together with all improvements thereto and all easements, rights and appurtenances thereunto belonging, to become part of the Condominium as the common elements shown on Sheet 6 of Exhibit D attached hereto.

2. The Successor Declarant hereby submits Phase 7 and Phase 6A-1, being a portion of the land described on Exhibit 1 and a portion of the additional land described on Exhibit A to the Declaration, to the provisions of the Condominium Act, together with all improvements thereto and all easements, rights and appurtenances thereunto belonging, to become part of the Condominium as the Condominium Units listed on Exhibit 2 hereto and the appurtenant common elements.

3. Pursuant to section 55-79.56(b) of the Condominium Act, the Successor Declarant hereby reallocates the Common Element Interests in the Condominium to each unit in accordance with Exhibit 2, and pursuant to section 55-79.73D of the Condominium Act, liability for common expenses and votes in the Unit Owners Association are similarly reallocated in proportion to the Common Element Interest allocated to each condominium unit hereby.

4. An additional plat, Sheet 6 of Exhibit D, additional plans, Sheets 13 through 16 of Exhibit E, and certification pursuant to sections 55-79.58 and 55-79.59 of the Condominium Act are attached hereto and are hereby incorporated as part of the Plats and Plans of the Condominium.

EXCEPT as modified by this Amendment, all of the terms and provisions of the condominium instruments are hereby expressly ratified and confirmed, shall remain in full force and effect and shall apply to the Condominium as expanded.

IN WITNESS WHEREOF, the undersigned have caused this Amendment to be signed pursuant to due and proper authority as of the date first set forth above.

TRANSFEROR DECLARANT:

WELLINGTON RETAIL II, LLC
a Virginia limited liability company

By: [Signature] [SEAL]
Name: JOSEPH JACOBS
Title: MANAGER

COMMONWEALTH OF VIRGINIA)

) to wit:

COUNTY OF Fairfax)

I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Joseph Jacobs, the Manager of Wellington Retail II, LLC, known to me to be or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same on behalf of the company.

GIVEN under my hand and seal on April 17, 2015.

[Signature] [SEAL]
Notary Public

My Notary Registration number is: 120229

My commission expires: Jan. 31. 2016



SUCCESSOR DECLARANT:

BEAZER HOMES CORP.
a Tennessee corporation

By: Brent Campbell [SEAL]
Name: BRENT CAMPBELL
Title: Vice President

COMMONWEALTH OF VIRGINIA)

) to wit:

COUNTY OF FAIRFAX)

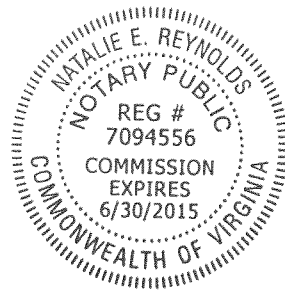
I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Brent Campbell, the Vice President of Beazer Homes Corp., known to me to be or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same on behalf of the corporation.

GIVEN under my hand and seal on April 13th, 2015.

N. Reynolds [SEAL]
Notary Public

My Notary Registration number is: _____

My commission expires: _____



DESCRIPTION OF SUBMITTED LAND
THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM
City of Manassas, Prince William County, Virginia

Phase 7

Commencing at the northerly corner of Phase 4E, The Gatherings at Wellington Village Condominium, point being on the easterly edge of Fountain Circle, (private street), thence through the said Phase 4E, The Gatherings at Wellington Village Condominium, S 23°14'18" E, a distance of 73.30 feet to the point of beginning, being the northerly corner of the herein described property; thence with the said Phase 4E, The Gatherings at Wellington Village Condominium the following courses and distances:

S 67°58'05" E, a distance of 109.25 feet to a point;
S 22°01'55" W, a distance of 168.83 feet to a point;
N 67°58'05" W, a distance of 109.25 feet to a point;
N 22°01'55" E, a distance of 168.83 feet to the point of beginning and containing 18,445 square feet or 0.4234 acres.

TOGETHER WITH:

Phase 6A-1
(western portion of Phase 6A)

Commencing at the northerly corner of Phase 4D, The Gatherings at Wellington Village Condominium and the easterly corner of Phase 4E, The Gatherings at Wellington Village Condominium; thence through the said Phase 4D, The Gatherings at Wellington Village Condominium, S 24°50'47" E, a distance of 13.90 feet to the point of beginning, being the northerly corner of the herein described property; thence with the said Phase 4D, The Gatherings at Wellington Village Condominium the following courses and distances:

S 67°58'05" E, a distance of 60.12 feet to a point;
S 22°01'55" W, a distance of 21.67 feet to a point;
N 67°58'05" W, a distance of 60.12 feet to a point;
N 22°01'55" E, a distance of 21.67 feet to the point of beginning and containing 1,303 square feet or 0.0299 acres.

TOGETHER WITH:

Phase 4E

Beginning at a point in the northerly right-of-way line of Hastings Drive, (variable width), point being the easterly corner of Parcel BB, Village of Wellington; thence with the said Parcel BB, Village of Wellington and with the easterly edge of Fountain Circle, (private street) the following courses and distances:

with a curve turning to the right having a radius of 20.00 feet,

with an arc length of 27.44 feet, with a chord bearing of

N 45°34'57" W, and a chord length of 25.34' to a point;

N 06°12'19" W, a distance of 126.82 feet to the point;

with a curve turning to the right having a radius of 135.00 feet,

with an arc length of 66.48 feet, with a chord bearing of

N 07°54'08" E, and a chord length of 65.81' to a point;

N 22°00'35" E, a distance of 167.98 feet to the point; thence departing the said Fountain Circle, (private street) and continuing with the said Parcel BB and Parcel AA, Village of Wellington, S 67°58'05" E, a distance of 179.32 feet to a point being the northerly corner of Phase 4D, The Gatherings at Wellington Village Condominium; thence with the said Phase 4D, The Gatherings at Wellington Village Condominium, S 22°01'55" W, a distance of 333.97 feet to a point in the aforesaid northerly right-of-way line of Hastings Drive, (variable width); thence with the said northerly right-of-way line of Hastings Drive, (variable width), with a curve turning to the left having a radius of 695.41 feet, with an arc length of 82.09 feet, with a chord bearing of N 81°30'35" W, and a chord length of 82.04' to the point of beginning and containing 56,233 square feet or 1.2909 acres.

Less and Except Phase 7, The Gatherings at Wellington Village Condominium for a remainder of 37,788 square feet or 0.8675 acres.

Exhibit 2
to the Amendment

Exhibit C
to the Declaration

THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM
COMMON ELEMENT INTEREST TABLE

Phases 1, 2, 3 and 7

<u>Unit Type</u>	<u>Number Per Type</u>	<u>Par Value Per Unit</u>	<u>Common Element Interest Per Unit</u>	<u>Total Common Element Interest Per Type</u>
A	12	550	0.74124%	8.89488%
A1	12	550	0.74124%	8.89488%
B	32	650	0.87601%	28.03235%
C	28	750	1.01078%	28.30189%
D	<u>24</u>	800	1.07817%	<u>25.87601%</u>
TOTAL	108			100%

The street address of all units in each building is the same:

Phase 1: 9200 Charleston Drive
Phase 2: 9202 Charleston Drive
Phase 3: 9204 Charleston Drive
Phase 7: 10275 Fountain Circle

LIST OF UNITS


<u>TYPE A</u>	<u>TYPE A1</u>	<u>TYPE B</u>	<u>TYPE C</u>	<u>TYPE D</u>
1-208	1-201	1-104	1-106	1-207
1-308	1-301	1-105	1-203	1-302
1-408	1-401	1-204	1-206	1-307
		1-205	1-303	1-402
		1-304	1-306	1-407
		1-305	1-403	
		1-404	1-406	
		1-405		
2-208	2-201	2-104	2-106	2-202
2-308	2-301	2-105	2-203	2-207
2-408	2-401	2-204	2-206	2-302
		2-205	2-303	2-307
		2-304	2-306	2-402
		2-305	2-403	2-407
		2-404	2-406	
		2-405		
3-208	3-201	3-104	3-106	3-202
3-308	3-301	3-105	3-203	3-207
3-408	3-401	3-204	3-206	3-302
		3-205	3-303	3-307
		3-304	3-306	3-402
		3-305	3-403	3-407
		3-404	3-406	
		3-405		
7-208*	7-201*	7-104*	7-106*	7-202*
7-308*	7-301*	7-105*	7-203*	7-207*
7-408*	7-401*	7-204*	7-206*	7-302*
		7-205*	7-303*	7-307*
		7-304*	7-306*	7-402*
		7-305*	7-403*	7-407*
		7-404*	7-406*	
		7-405*		

* indicates units added by this Amendment

NOTES TO COMMON ELEMENT INTEREST TABLE

1. The identifying number for each condominium unit consists of the building number followed by the floor number followed by the unit location as set forth above on this Exhibit C. The identifying number is a sufficient legal description of the condominium unit for all purposes when set forth together with the name of the Condominium, the name of the jurisdiction in which the Condominium is situated and the deed book and page number where the first page of the Declaration is recorded.
2. Par value is the number of points assigned by the Declarant. Units with similar or the same layout and size (in square feet) are grouped together and assigned a par value in points based on the median size of similar units. All points are then totaled and each unit's Common Element Interest is calculated by dividing such unit's par value by the total number of points and multiplying by 100 to convert to a percentage. Atypical units are assigned a par value equal to their size (in square feet).
3. Common Element Interest per unit has been determined by taking the ratio of the par value of each unit to the total par value of all units in the Condominium. The listed par value for each unit is based upon dimensions which are approximate and the calculation of Common Element Interest has been rounded. The Common Element Interest shown for each unit is subject to change in the following circumstances:
 - A. If the Declarant or the Board of Directors at the request of any unit owner changes the Common Element Interest allocated to a unit pursuant to the procedures set forth in sections 55-79.69 or 55-79.70 of the Condominium Act as permitted by the Bylaws of the Condominium.
 - B. If the Declarant adds more units to the Condominium either by adding all or any portion of the additional land, each Common Element Interest set forth above will decrease. The Common Element Interest of each unit will then be determined on the basis of the proportion which the par value of each unit bears to the total par value of all units.
 - C. If the Declarant withdraws all or any portion of the withdrawable land on which there are one or more condominium units, the Common Element Interest of each unit will increase. The Common Element Interest of each unit will then be determined on the basis of the proportion which the par value of all units bears to the total par value of all units but in no event will the Common Element Interest of any unit be greater than the Common Element Interest shown on this Exhibit C.
4. The Common Element Interest also is the percentage appurtenant to each unit for votes and common expense liability.

✓ PREPARED BY:
Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042-4536
Attn: Robert M. Diamond, Esq.


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Prince William County, VA Pgs: 4
6/1/2015 2:31:22 PM
Michele B. McQuigg, Clerk

✓ TAX MAP NO: 090/69 00/511
DESCRIPTION: Phases _____
TITLE UNDERWRITER: none

AMENDMENT TO CONDOMINIUM INSTRUMENTS FOR
THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM
ASSIGNING LIMITED COMMON ELEMENT STORAGE AREAS

THIS AMENDMENT is made as of May 28th, 2015, by BEAZER HOMES CORP
("Successor Declarant"), a Tennessee corporation.

RECITALS:

R-1. Wellington Retail II, LLC, a Virginia limited liability company ("Original Declarant"), signed certain condominium instruments, including a Declaration, establishing The Gatherings at Wellington Village Condominium ("Condominium") located in the City of Manassas, Prince William County, Virginia and caused such documents to be recorded among the land records of Prince William County, Virginia ("Land Records") on November 10, 2011 as Instrument Number 201111100093205 (as amended, "Condominium Instruments").

R-2. The Gatherings at Wellington Village Condominium Unit Owners Association, the Original Declarant and the Successor Declarant signed an Amendment to Declaration for The Gatherings at Wellington Village Condominium Changing Boundaries of Additional Land and caused such amendment to be recorded on September 3, 2014 as Instrument Number 201409030063630 among the Land Records adding Phases 4D, 4E, 6, 6A and 7 to the Additional Land.

R-3. The Original Declarant and the Successor Declarant signed several The Gatherings at Wellington Village Transfer of Special Declarant Rights ("Transfers") whereby the Original Declarant assigned to the Successor Declarant all Special Declarant Rights with respect to the Condominium and caused the Transfers to be recorded among the Land Records.

R-4. Pursuant to paragraph (6) of subsection 55-79.54(a) of the Condominium Act, Section 3.1(b) of the Declaration reserves to a Declarant the right to assign certain common elements as limited common elements and specifies the method whereby such assignments shall be made in accordance with section 55-79.57C of the Condominium Act.

R-5. The Successor Declarant has complied with the provisions of Section 3.1 of the Declaration and section 55-79.57C of the Condominium Act.

AMENDMENT:

1. Pursuant to and in compliance with Section 3.1 of the Declaration and section 55-79.57C of the Condominium Act, the Successor Declarant hereby amends the Declaration to assign each storage area shown on the Plans, Exhibit E to the Declaration, to the condominium unit next to which such storage area is shown on the attached Exhibit 1, as a limited common element for the exclusive use of the unit owner of such condominium unit. If there is more than

Return to:
Title One Settlement Group, LLC
141 Bogle Drive, Suite 301
Chantilly, VA 20151

box 216

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one storage area being assigned in a single storage room, the remainder of that storage room is a limited common element appurtenant to the units to which the storage areas in that storage room are being assigned.

2. Storage area 3-4 in Phase 7 (Building 5) is hereby divided into three storage areas, 3-4, 3-5 and 3-6, all as shown on the attached Plan, Sheet 17 of Exhibit E to the Declaration.

EXCEPT as modified by this Amendment, all of the terms and provisions of the condominium instruments are hereby expressly ratified and confirmed, and shall remain in full force and effect.

IN WITNESS WHEREOF, the Successor Declarant has caused this Amendment to be signed pursuant to due and proper authority as of the date first set forth above.

SUCCESSOR DECLARANT:

BEAZER HOMES CORP.
a Tennessee corporation

By: Brent Campbell [SEAL]
Name: BRENT CAMPBELL
Title: Vice President ✓

COMMONWEALTH OF VIRGINIA)
COUNTY OF FAIRFAX) to wit:

I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Brent Campbell, the Vice President of Beazer Homes Corp., known to me or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same on behalf of the corporation.

GIVEN under my hand and seal on May 28th, 2015. ✓

Natalie E. Reynolds [SEAL]
Notary Public

My Notary Registration number is: _____

My commission expires: _____

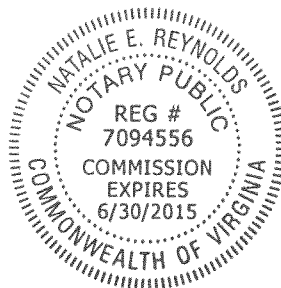
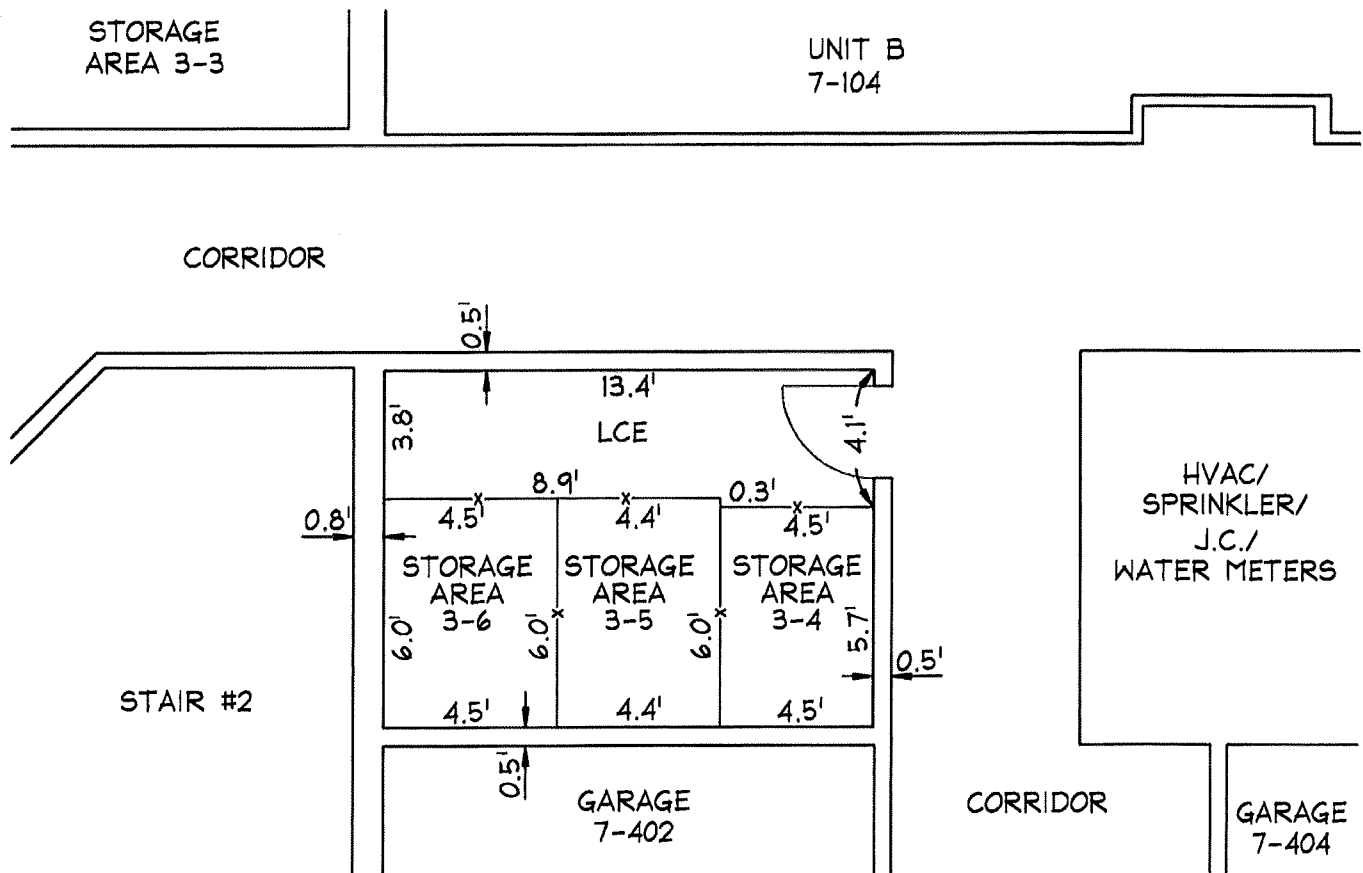


Exhibit 1
to the Amendment

<u>Limited Common Element Storage Area No.</u>	<u>Assigned To Condominium Unit No.</u>
<u>Building 1 (Phase 1)</u>	
3-1	1-404
3-2	1-106
3-3	1-402
3-4	1-304
<u>Building 2 (Phase 2)</u>	
3-1	2-406
3-2	2-201
3-3	2-203
3-4	2-407
<u>Building 3 (Phase 3)</u>	
3-1	Not yet assigned
3-2	3-202
3-3	3-407
3-4	3-302
<u>Building 5 (Phase 7)</u>	
3-1	7-206
3-2	7-207
3-3	7-302
3-4	7-208
3-5	Not yet assigned
3-6	7-406

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LEGEND

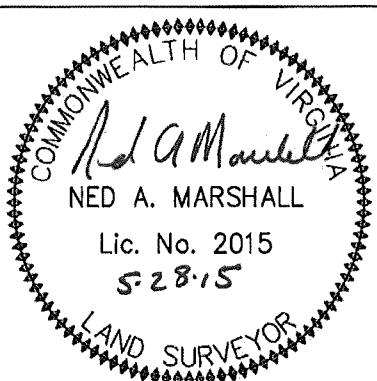
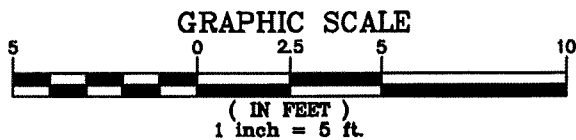
- x— -DENOTES CHAIN LINK FENCE
- LCE -DENOTES LIMITED COMMON ELEMENT

SURVEYOR'S CERTIFICATE:

I, NED A. MARSHALL, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAN, LABELED SHEET 17 OF EXHIBIT E TO THE DECLARATION, IS ACCURATE (WITHIN NORMAL CONSTRUCTION TOLERANCES) AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58B OF THE CONDOMINIUM ACT AND THAT ALL STORAGE AREAS SHOWN ARE SUBSTANTIALLY COMPLETE.

EXHIBIT E
 PLAN SHOWING
 LOCATION AND DIMENSION OF
 STORAGE AREAS 3-4, 3-5 & 3-6
 PHASE 7

**THE GATHERINGS
 AT
 WELLINGTON VILLAGE
 CONDOMINIUM
 CITY OF MANASSAS, VIRGINIA**



The Engineering Groupe Inc.
 Engineers | Surveyors | Planners
 Central Office: 13580 Groupe Drive, Suite 301, Woodbridge, VA 22192, PH 703.670.0985, FX 703.670.7769
 South Office: 4936 Southpoint Parkway, Fredericksburg, VA 22407, PH 540.710.5987, FX 540.710.5988
 www.enggroupe.com

	SCALE: 1" = 5'	
DRAFTED BY: RTW	SHEET 17	DATE: MAY 27, 2015

PREPARED BY:
Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042-4536

TAX MAP NOS: 090-69-01-105 090-69-01-106
090-69-02-105 090-69-02-106 090-69-03-105
090-69-03-106

DESCRIPTION: Units 1-105, 1-106, 2-105, 2-106,
3-105 and 3-106

TITLE UNDERWRITER: none

SECOND CORRECTIVE AMENDMENT TO CONDOMINIUM INSTRUMENTS FOR
THE GATHERINGS AT WELLINGTON VILLAGE CONDOMINIUM
ASSIGNING LIMITED COMMON ELEMENT PARKING SPACES

THIS AMENDMENT is made as of July 14th, 2015, by BEAZER HOMES
CORP. ("Successor Declarant"), a Tennessee corporation.

RECITALS:

R-1. Wellington Retail II, LLC, a Virginia limited liability company ("Original Declarant"), signed certain condominium instruments, including a Declaration, establishing The Gatherings at Wellington Village Condominium ("Condominium") located in the City of Manassas, Prince William County, Virginia and caused such documents to be recorded among the land records of Prince William County, Virginia ("Land Records") on November 10, 2011 as Instrument Number 201111100093205 (as amended, "Condominium Instruments").

R-2. The Original Declarant and the Successor Declarant signed three transfers of special declarant rights, each entitled: "The Gatherings at Wellington Village Transfer of Special Declarant Rights," whereby the Original Declarant assigned to the Successor Declarant all Special Declarant Rights with respect to: Phase 1 and Phase 1A of the Condominium and caused such Transfer to be recorded among the Land Records on November 10, 2011 as Instrument Number 201111100093208; with respect to Phase 2 and Phase 2A of the Condominium and caused such Transfer to be recorded among the Land Records on August 2, 2012 as Instrument Number 201208020073900; and with respect to Phase 3 and Phase 3A of the Condominium and caused such Transfer to be recorded among the Land Records on November 7, 2013 as Instrument Number 201311070109679.

R-3. Pursuant to paragraph (6) of subsection 55-79.54(a) of the Condominium Act, Section 3.1(b) of the Declaration reserves to a Declarant the right to assign certain common elements as limited common elements and specifies the method whereby such assignments shall be made in accordance with section 55-79.57 of the Condominium Act.

R-4. Portions of the common elements are labeled on the Plans (Exhibit D to the Declaration) as common elements which may be assigned as limited common elements, including without limitation all of the surface parking spaces in the Condominium.

R-5. Section 3.1 of the Declaration authorizes a Declarant to use a preliminary assignment in the individual deed to a condominium unit in addition to the method provided for in section 55-79.57 of the Condominium Act.

R-6. The Successor Declarant has evidenced its intent to assign certain common element parking spaces as limited common elements in the individual deeds to certain condominium units,



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Michele B. McGuigg, Clerk

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Box 216

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and has entered into contracts to assign other common element parking spaces as limited common elements, but such assignments and contracts are not effective until confirmed by an amendment to the Declaration.

R-8. Section 3.1 of the Declaration reserves to a Declarant the right unilaterally to prepare, sign and record the amendment necessary to effect such an assignment.

R-9. Pursuant to subsection 55-79.71F of the Condominium Act, a declarant has the unilateral right to amend the condominium instruments to correct a mathematical mistake, an inconsistency or a scrivener's error or clarify an ambiguity in the condominium instruments with respect to an objectively verifiable fact, within five years after the recordation of the condominium instrument creating the mistake, inconsistency or ambiguity.

R-10. In accordance with the provisions of Section 3.1 of the Declaration and section 55-79.57 and subsection 55-79.71F of the Condominium Act, the Successor Declarant unilaterally signed the "Amendment to Condominium Instruments for The Gatherings at Wellington Village Condominium Assigning Limited Common Element Parking Spaces and Corrective Amendment to Condominium Instruments for The Gatherings at Wellington Village Condominium" ("First Amendment Assigning Parking") dated June 3, 2014 and caused such amendment to be recorded among the land records of Prince William County, Virginia on June 5, 2014 as Instrument Number 201406050038418.

R-11. To correct an error in the First Amendment Assigning Parking, the Successor Declarant and the affected unit owners signed the "Corrective Amendment to Condominium Instruments for The Gatherings at Wellington Condominium Assigning Limited Common Element Parking Spaces" ("Second Amendment Assigning Parking") dated August 19, 2014 and caused such amendment to be recorded among the land records of Prince William County, Virginia on August 20, 2014 as Instrument Number 201408200060101.

R-12. The Second Amendment Assigning Parking assigned Parking Space P15 to Unit 1-106, Parking Space P35 to Unit 2-106 and Parking Space P36 to Unit 3-106.

R-13. Parking Spaces P15, P35 and P36 as shown on Sheet 3A of the Plat (Exhibit D to the Declaration) should have been assigned to Units 1-105, 2-105 and 3-105, respectively, but nevertheless have been assigned to the incorrect units listed above.

R-14. The Declarant wishes to correct the assignment of limited common element parking spaces by showing Parking Spaces P15, P35 and P36 as assigned to the three correct units to correct this error.

R-15. Driveway 1-106 and Garage 1-106, shown on Sheet 2B of Exhibit D and Sheet 1 of Exhibit E, respectively, Driveway 2-106 and Garage 2-206, shown on Sheet 3A of Exhibit D and Sheet 5 of Exhibit E, respectively, and Driveway 3-106 and Garage 3-106, shown on Sheet 4A of Exhibit D and Sheet 9 of Exhibit E, respectively, all were incorrectly labeled and should have been labeled 1-105, 2-105 and 3-105, while the driveways and garages labeled 1-105, 2-105 and 3-105 should have been labeled 1-106, 2-106 and 3-106.

R-16. To correct the erroneous labeling of the driveways and garages, Sheets 2B, 3A and 4A of Exhibit D and Sheets 1, 5 and 9 of Exhibit E are being deleted and replaced by revised sheets correctly labeling those units.

R-17. The unit owners of Units 1-106, 2-106 and 3-106 wish to confirm their agreement with the correction to the numbering of their driveways and garages and reassignment of the listed parking spaces from their units and the unit owners of Units 1-105, 2-105 and 3-105 also wish to confirm their agreement with the correction to the numbering of their driveways and garages and reassignment of the listed parking spaces to their units as set forth in this amendment.

A M E N D M E N T:

Pursuant to and in compliance with Section 3.1 of the Declaration and section 55-79.57 and subsection 55-79.71F of the Condominium Act, the Successor Declarant hereby amends the Declaration as follows, with the consent of the affected unit owners.

1. Exhibit 1 to the First Amendment Assigning Parking is hereby deleted in its entirety and Exhibit A to this Amendment is hereby substituted in lieu thereof, resulting in: (1) Parking Spaces P31, P32 and P33 being unassigned; (2) Parking Space P47 being assigned to Unit 2-208, Parking Space P36A being assigned to Unit 2-308 and Parking Space P30 being assigned to Unit 2-408; (3) Parking Space 15 being assigned to Unit 1-105, Parking Space 35 being assigned to Unit 2-105 and Parking Space 36 being assigned to Unit 3-105; each Parking Space listed being for the exclusive use of the unit owners of each such condominium unit.

2. Sheets 2B, 3A and 4A of Exhibit D are hereby deleted in their entirety and Sheets 2C, 3B and 4B attached to this Amendment are hereby substituted in lieu thereof, resulting in the reassignment of the Parking Spaces as set forth in Paragraph 1.

3. Sheets 1, 5 and 9 of Exhibit E are hereby deleted in their entirety and Sheets 1A, 5A and 9A are hereby substituted in lieu thereof, resulting in the relabeling and reassignment of the Garage Spaces as set forth in recital R-15.

EXCEPT as modified by this Amendment, all of the terms and provisions of the condominium instruments are hereby expressly ratified and confirmed, shall remain in full force and effect.

IN WITNESS WHEREOF, the Successor Declarant has caused this Amendment to be signed pursuant to due and proper authority as of the date first set forth above and the undersigned unit owners have signed this Amendment to confirm their agreement.

[Signatures begin on next page.]

SUCCESSOR DECLARANT:

BEAZER HOMES CORP.
a Tennessee corporation

By: Brent Campbell [SEAL]
Name: BRENT CAMPBELL
Title: Vice President

COMMONWEALTH OF VIRGINIA)
COUNTY OF FAIRFAX) to wit:

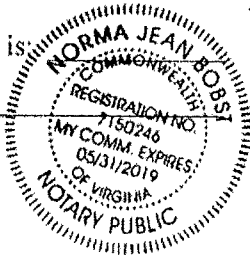
I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Brent Campbell, the Vice President of Beazer Homes Corp., known to me to be or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same on behalf of the corporation.

GIVEN under my hand and seal on July 14, 2015.

Norma Jean Bobst [SEAL]
Notary Public

My Notary Registration number is:

My commission expires: _____



UNIT OWNER OF UNIT 1-105:

Jacqueline R. Newman
August 7, 2015

COMMONWEALTH OF VIRGINIA)
COUNTY OF FAIRFAX) to wit:

I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Jacqueline R. Newman, known to me to be or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same.

GIVEN under my hand and seal on August 7th, 2015.

Norma Jean Bobst [SEAL]
Notary Public

My Notary Registration number: REGISTRATION NO. 7150246
My commission expires: 05/31/2019



UNIT OWNER OF UNIT 2-105:

Joyce Ellen / 7-17-15

COMMONWEALTH OF VIRGINIA)
COUNTY OF FAIRFAX } to wit:

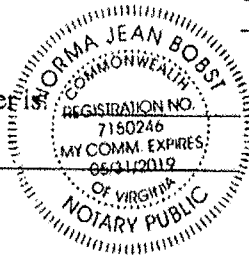
I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Joyce Ellen, known to me to be or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same.

GIVEN under my hand and seal on July 17th, 2015.

Norma Jean Bobst [SEAL]
Notary Public

My Notary Registration number is _____

My commission expires: _____



UNIT OWNER OF UNIT 3-105:

Marybeth Franklin

07-14-2015

COMMONWEALTH OF VIRGINIA)
COUNTY OF FAIRFAX) to wit:

I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Mary Beth Franklin, known to me to be or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same.

GIVEN under my hand and seal on July 14, 2015.

Norma Jean Bossy [SEAL]
Notary Public

My Notary Registration number is _____

My commission expires: _____



Unit Owner of Unit 1-106:

Sharon K. Howington

COMMONWEALTH OF VIRGINIA)) to wit
COUNTY OF FAIRFAX)

I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Sharon Howington, known to me to be or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same.

GIVEN under my hand and seal on July 28, 2015.

Norma Jean Bobst [SEAL]
Notary Public

My Notary Registration number:

My commission expires:



UNIT OWNER OF UNIT 2-106:

Doris M. Hallett 7-14-15

COMMONWEALTH OF VIRGINIA)
COUNTY OF FAIRFAX) to wit:
)

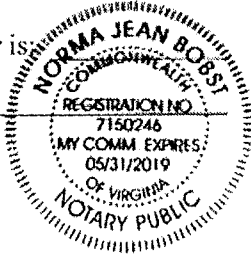
I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that *Doris M. Hallett* known to me to be or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same.

GIVEN under my hand and seal on *July 14*, 20*15*.

Norma Jean Bobst [SEAL]
Notary Public

My Notary Registration number is:

My commission expires: _____



UNIT OWNER OF UNIT 3-106:

M Pollard 7/14/15

COMMONWEALTH OF VIRGINIA)
COUNTY OF FAIRFAX) to wit:
)

I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Marlene Pollard, known to me to be or satisfactorily proven to be the person whose name is signed to the foregoing instrument, personally appeared before me in the jurisdiction set forth above and acknowledged the same.

GIVEN under my hand and seal on July 14, 20 15.

Norma Jean Boast [SEAL]
Notary Public

My Notary Registration number is:

My commission expires: _____

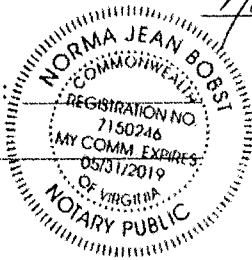


Exhibit A
to the Amendment

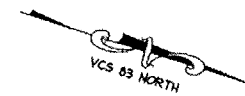
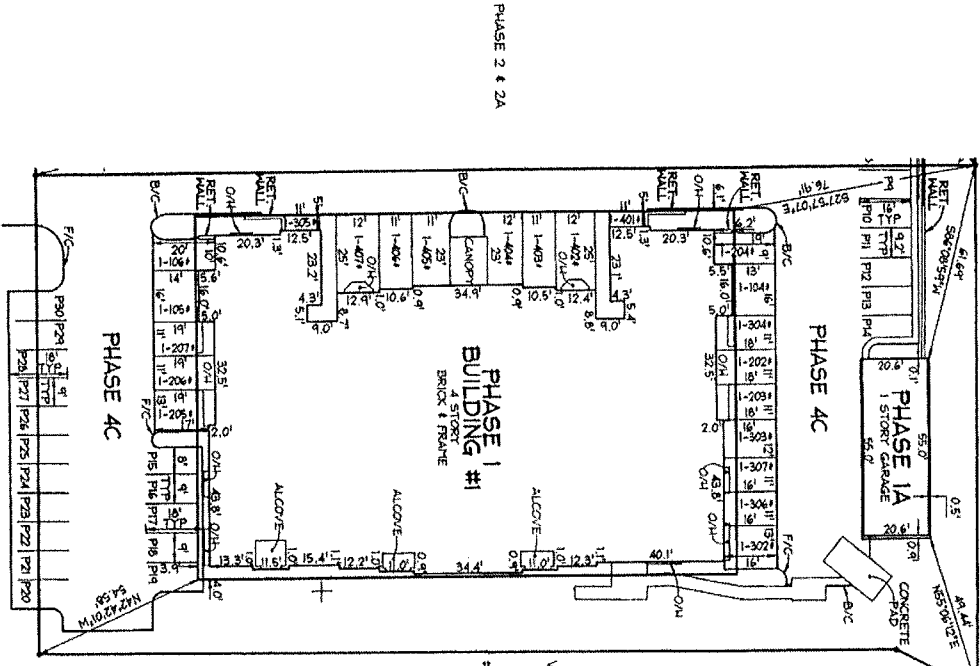
Limited Common Element Parking Space No.	Assigned To Condominium Unit No.	Limited Common Element Parking Space No.	Assigned To Condominium Unit No.
P1	3-201	P48	7-104
P2	3-301	P49	7-201
P3	3-104	P50	7-301
P4	3-401	P51	7-401
P7	2-104	P53	7-208
P8	2-401	P54	7-308
P9	2-201	P55	7-408
P10	2-301	P56	7-305
P11	1-201	P57	7-105
P12	1-301		
P13	1-401		
P14	1-104		
P15	1-105		
P16	1-305		
P17	1-208		
P18	1-308		
P19	1-408		
P30	2-408		
P36A	2-308		
P47	2-208		
P34	2-305		
P35	2-105		
P36	3-105		
P37	3-305		
P44	3-208		
P45	3-308		
P46	3-408		

N/F
 GRACE UNITED METHODIST
 CHURCH
 D.B. 1549 PG. 1249
 USE: CHURCH
 T.M. 090-01-00-59A

N/F
 WELINGTON (EAA), LLC
 INSTR #20090720191926
 USE: COMMERCIAL
 T.M. 090-67-00-AS
 ZONE B4
 #10224 DUFFRIES ROAD

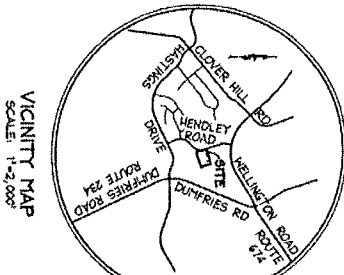
PARCEL AA
 VILLAGE OF WELINGTON
 INSTR 20090810079989
 INSTR 201009080079154
 INSTR 201009080099855
 #10271 FOUNTAIN CIRCLE

PARCEL BB
 VILLAGE OF WELINGTON
 INSTR 20090810079989
 INSTR 201009080079154
 INSTR 201009080099855
 #10270 HANFORTH LAKE



AREA TABULATION:

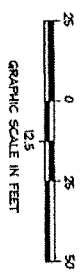
PHASE	AREA
1	19,097.9 OR 0.484 ACRES
2	19,097.9 OR 0.484 ACRES
3	19,097.9 OR 0.484 ACRES
4A	36,046.6 OR 0.834 ACRES
4B	36,046.6 OR 0.834 ACRES
4C	23,677.0 OR 0.546 ACRES
1A	1,214.6 OR 0.0279 ACRES
2A	1,214.6 OR 0.0279 ACRES
3A	1,300.6 OR 0.0298 ACRES
TOTAL AREA: 141,544.9 OR 3.2593 ACRES	



- LEGEND:**
- 2044 DENOTES ICE DWT
 - 1044 DENOTES ICE DWT
 - 3044 DENOTES ICE DWT
 - 2022 DENOTES ICE DWT
 - 3022 DENOTES ICE DWT
 - 3074 DENOTES ICE DWT
 - 3074 DENOTES ICE DWT
 - 3074 DENOTES ICE DWT
 - 3024 DENOTES ICE DWT
 - 2024 DENOTES ICE DWT
 - 1024 DENOTES ICE DWT
 - 1054 DENOTES ICE DWT
 - 3054 DENOTES ICE DWT
 - 1074 DENOTES ICE DWT
 - 1044 DENOTES ICE DWT
 - 4044 DENOTES ICE DWT
 - 4034 DENOTES ICE DWT
 - 1401 DENOTES ICE DWT
 - 0/4 DENOTES OVERLAPPING WALL
 - F/C DENOTES FACE OF CURB
 - B/C DENOTES BACK OF CURB

- NOTES:**
- 1) TITLE REPORT PURCHASED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER A10-9544
 - 2) THE PROPERTY SHOWN HEREON IS LOCATED AT TAX MAP 090-67-00-2C
 - 3) OWNER BEAKER HOMES CORP.
 - 4) ICE = LIMITED COTTON ELBERT
 - 5) ALL DIMENSIONS ARE EXTERIOR DIMENSIONS.
 - 6) ADDRESSES:
 BUILDING 1 9200 CHARLESTON DRIVE
 BUILDING 2 9202 CHARLESTON DRIVE
 BUILDING 3 9204 CHARLESTON DRIVE
 - 7A DENOTES UNDEVELOPABLE LAND
 - 8) BOUNDARY INFORMATION TAKEN FROM PLAT RECORDED IN INSTRUMENT #201009080099855

SURVEYOR'S CERTIFICATE:
 I, NED A. MARSHALL, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAT, LABELED SHEET 2A OF EXHIBIT D TO THE DECLARATION, IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-715.4 OF THE CONDOMINIUM ACT AND THAT ALL IMPROVEMENTS SHOWN ARE SUBSTANTIALLY COMPLETE.



The Engineering Groupe
 Engineers | Surveyors | Planners
 13380 Creepe Drive, Suite 201, Woodbridge, Virginia 22192
 Phone: (703) 690-9788 Fax: (703) 690-7789

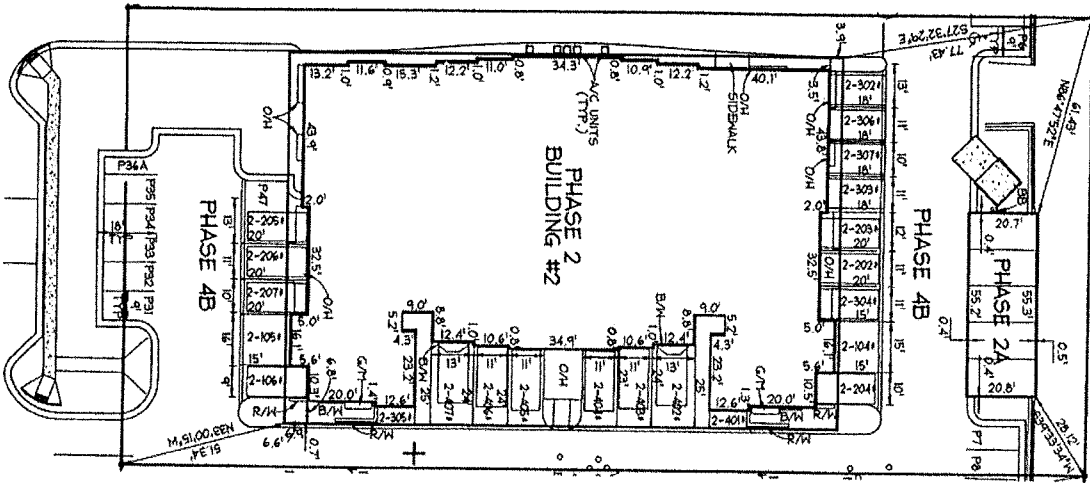
CREATED BY: RIM CHECKED BY: RPA-1553 SHEET 2C
 PLAT INSTRUMENT # 201508130067487
 EXHIBIT D
 FLAT SHOWING
 SUBMITTED LAND
PHASE 1, PHASE 1A & PHASE 4C
THE GATHERINGS AT
WELINGTON VILLAGE
CONDOMINIUM
 CITY OF VAUCLIFF, VIRGINIA
 SCALE 1"=25'
 DATE: NOVEMBER 30, 2010
 REVISED: JANUARY 19, 2011
 REVISED: JUNE 19, 2012
 REVISED: JULY 14, 2015

DELTAtek #2018 000-00000 EXBD

RECORDED DEED INSTRUMENT #

PLAT INSTRUMENT #

CHARLESTON DRIVE

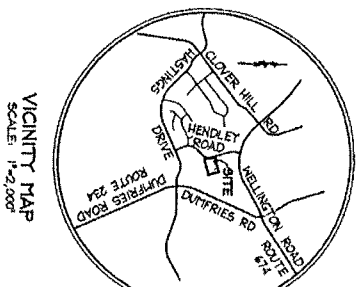


N/E
 GRACE UNITED METHODIST
 CHURCH
 D.B. 1549 Pg. 1248
 USE: CHURCH
 T.M. 090-01-00-51A



AREA TABULATION:

PHASE	AREA
1	19,097.0 OR 0.4364 ACRES
2	19,097.0 OR 0.4364 ACRES
3	19,097.0 OR 0.4364 ACRES
4A	36,026.0 OR 0.8246 ACRES
4B	20,682.0 OR 0.4748 ACRES
4C	23,677.0 OR 0.5451 ACRES
1A	1,214.0 OR 0.0279 ACRES
2A	1,214.0 OR 0.0279 ACRES
3A	1,300.0 OR 0.2978 ACRES
TOTAL AREA	141,594.0 OR 3.2593 ACRES



LEGEND:

2-204	DEVOTES LCE DMT
2-205	DEVOTES LCE DMT
2-206	DEVOTES LCE DMT
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2-499	DEVOTES LCE DMT
2-500	DEVOTES LCE DMT

SURVEYOR'S CERTIFICATE:
 I, NED A. MARSHALL, A DUTY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAN LABELED PHASE 2 BUILDING #2 OF EXHIBIT D TO THE DECLARATION IS ACCURATE AND COMPLETES WITH THE PROVISIONS OF SECTION 54.1-275 AND THE CONDOMINIUM ACT AND THAT ALL IMPROVEMENTS SHOWN ARE SUBSTANTIALLY COMPLETE.

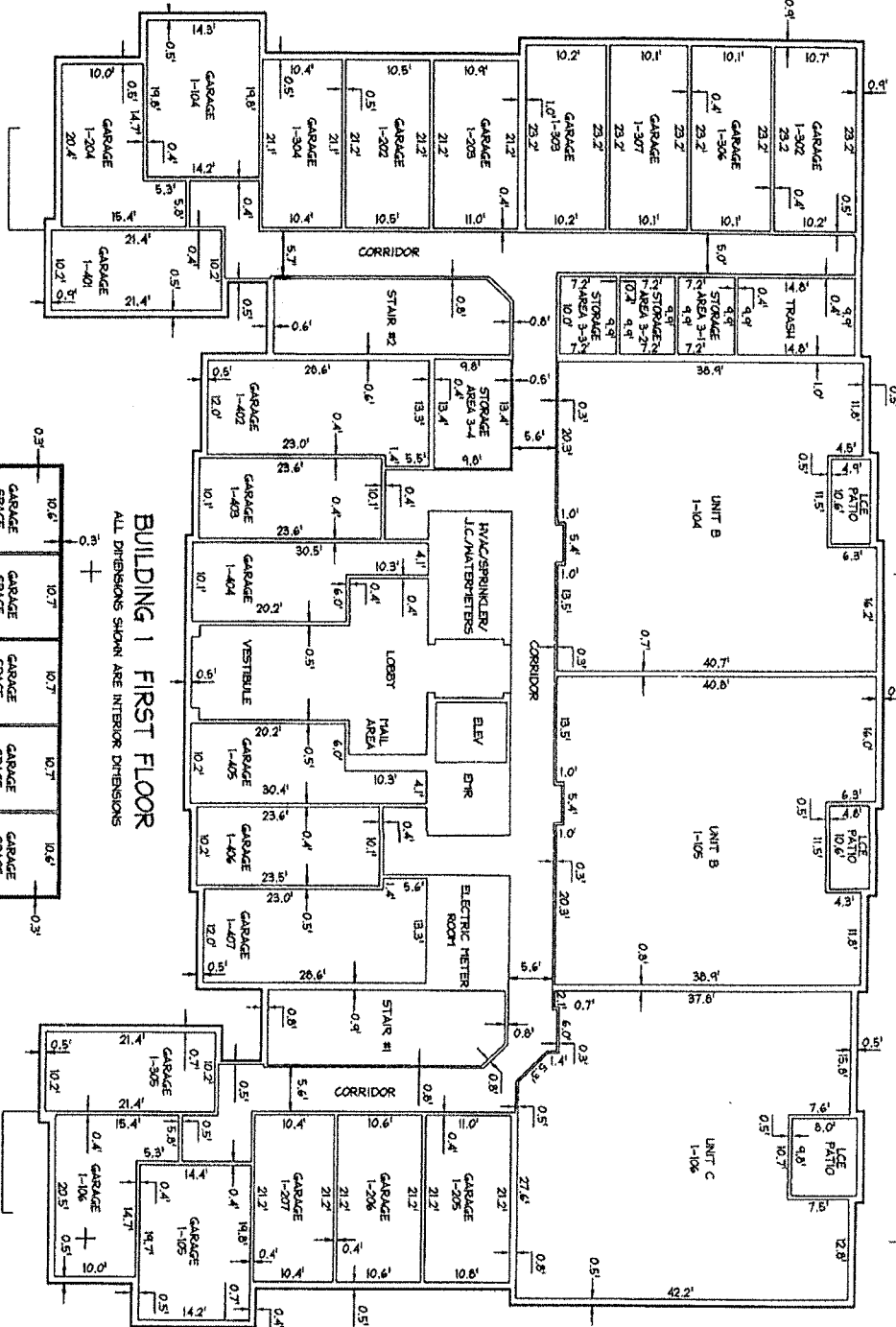


DESIGNED BY: SR
 CHECKED BY: VAW
 DRAWN BY: SR
 SHEET 3B

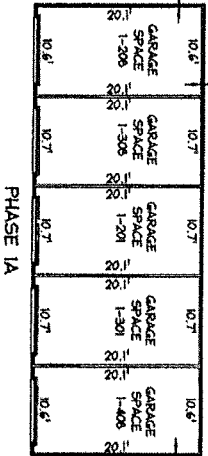
The Engineering Group
 13290 Grape Drive, Suite 200, Woodlands, Virginia 22192
 Phone: (703) 670-0898 Fax: (703) 670-7769

**EXHIBIT D
 PHASE 2, PHASE 2A & PHASE 4B
 THE GATHERINGS AT
 WELLINGTON VILLAGE
 CONDOMINIUM**
 CITY OF MANASSAS, VIRGINIA
 SCALE: 1"=25'
 DATE: SEPTEMBER 9, 2012
 REVISION: MARCH 5, 2013
 REVISION: JUNE 3, 2014
 REVISION: JULY 14, 2015

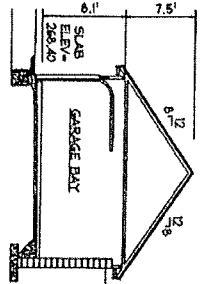
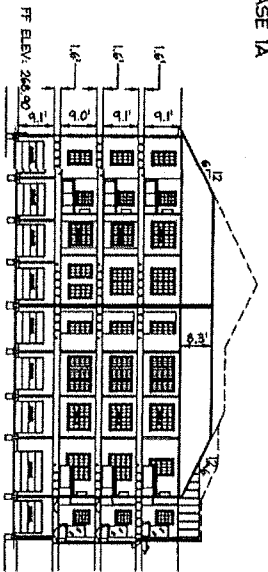
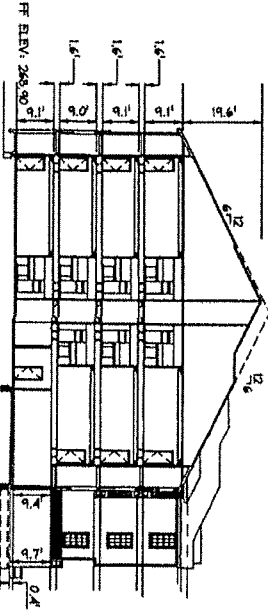
- NOTES:**
- TITLE REPORT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: A10-0544 LOCATED AT TAX MAP 090-67-00-2, TAX MAP 090-67-00-2A & TAX MAP 090-67-00-4B
 - OWNER: WELLINGTON RETAIL II, L.L.C. TAX MAP 090-67-00-4B INSTR: #201110100002005 BEAZER HOMES CORP. INSTR: #2012000000073999
 - LCE - LIMITED COMMON ELEMENT
 - ALL DIMENSIONS ARE EXTERIOR DIMENSIONS.
 - ADDRESSES: 4200 CHARLESTON DRIVE BUILDING 1 4202 CHARLESTON DRIVE BUILDING 2 4204 CHARLESTON DRIVE
 - ALL GARAGE SPACES ARE ASSIGNED AS LIMITED COMMON ELEMENTS. ALL SURFACE PARKING SPACES NOT ASSIGNED TO UNITS AS LIMITED COMMON ELEMENTS ARE COMMON ELEMENTS LATER.
 - BOUNDARY INFORMATION TAKEN FROM PLAT RECORDED IN INSTRUMENT #2010200000965



BUILDING 1 FIRST FLOOR
ALL DIMENSIONS SHOWN ARE INTERIOR DIMENSIONS



PHASE 1A



GARAGE SECTION
NOT TO SCALE

LEGEND
LCE = LIMITED COMMON ELEMENT

NOTES:

- 1) ALL DIMENSIONS SHOWN ARE INTERIOR DIMENSIONS.
- 2) VERTICAL DIMENSION IS NAVD 88.
- 3) STORAGE UNITS ARE COMMON ELEMENTS WHICH MAY BE ASSIGNED AS LIMITED COMMON ELEMENTS LATER.

SURVEYOR'S CERTIFICATE:

I, NED A. MARSHALL, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THESE PLANS, LABELED SHEETS 1 THROUGH 4 OF EXHIBIT E TO THE DECLARATION, ARE ACCURATE (WITHIN NORMAL CONSTRUCTION TOLERANCES) AND COMPLY WITH THE PROVISIONS OF SECTION 55-715(B) OF THE CONDOMINIUM ACT AND THAT ALL UNITS SHOWN ARE SUBSTANTIALLY COMPLETE.



EXHIBIT E
PLAN SHOWING
LOCATION AND
DIMENSIONS OF UNITS
PHASE 1 & PHASE 1A - FIRST FLOOR
THE GATHERINGS AT
WELLINGTON VILLAGE
CONDOMINIUM
CITY OF FAIRFAX, VIRGINIA
DATE: NOVEMBER 30, 2010
REVISED: JUNE 16, 2012
REVISED: JULY 14, 2015

SCALE: 1"=10'

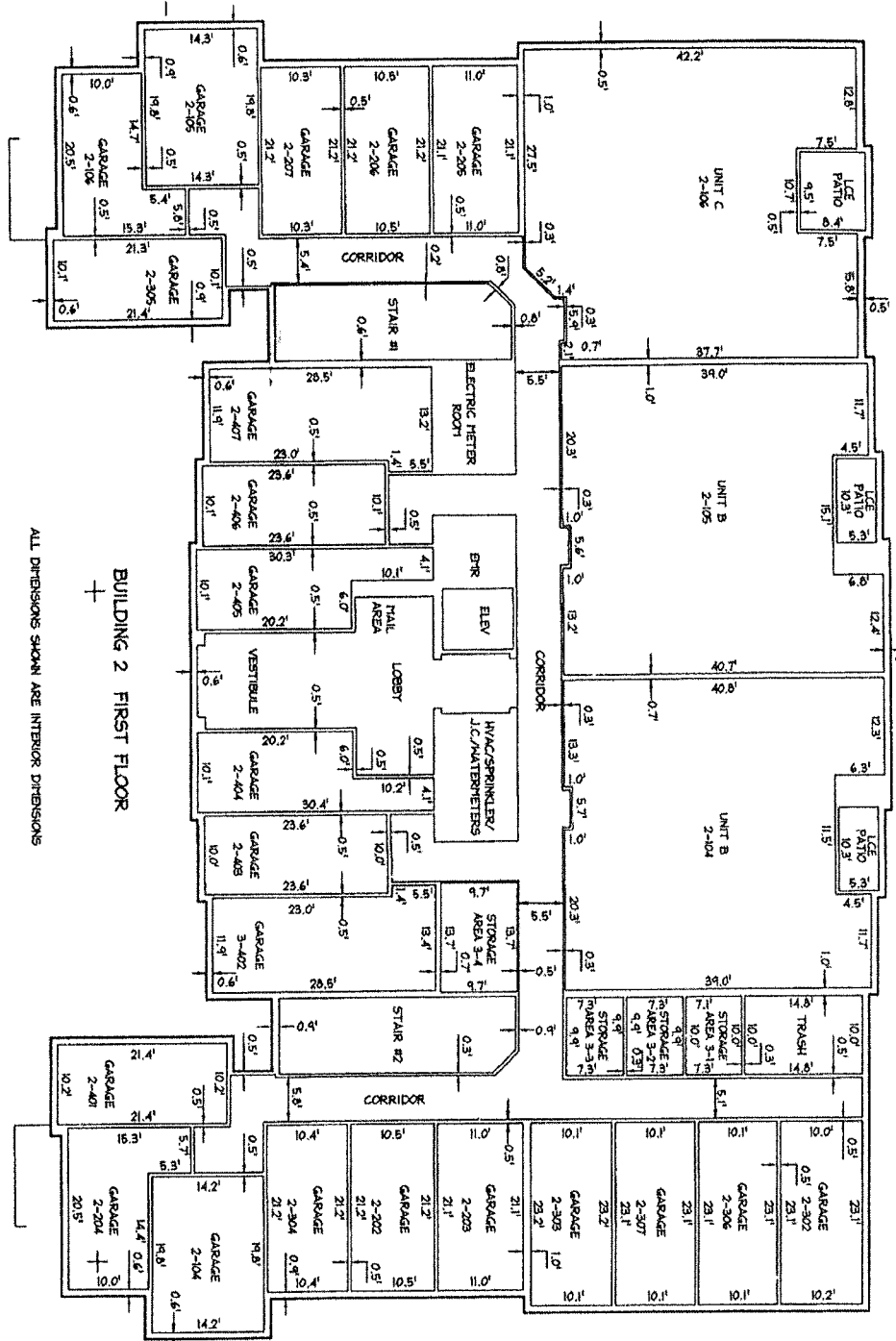
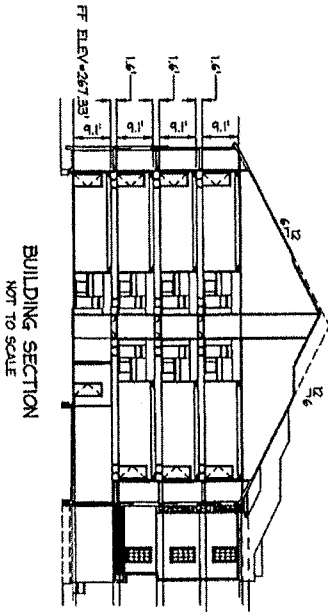
The Engineering Group
INC.
Engineers & Surveyors 1 Plus
13880 Group Drive, Suite 301, Woodbridge, Virginia 22192
Phone: (703) 670-0765 Fax: (703) 670-7169

DRAWN BY: SR
CHECKED BY: RPA-1553
SHEET 1A

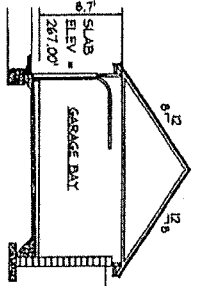
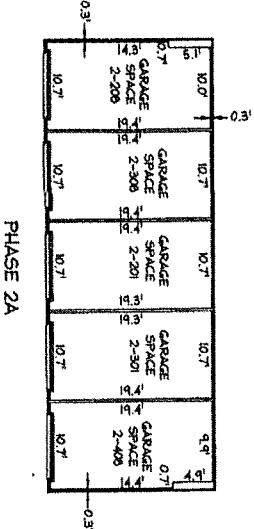
753 TR 40913.000-00000 ENCL

RECORDED DEED INSTRUMENT #

PLAT INSTRUMENT #



ALL DIMENSIONS SHOWN ARE INTERIOR DIMENSIONS



GARAGE SECTION NOT TO SCALE

LEGEND
LCE - LIMITED COMMON ELEMENT

NOTES:

- 1) ALL DIMENSIONS SHOWN ARE INTERIOR DIMENSIONS.
- 2) VERTICAL DATUM IS NAVD 83.
- 3) STORAGE UNITS ARE COMMON ELEMENTS WHICH MAY BE ASSIGNED AS LIMITED COMMON ELEMENTS LATER.
- 4) FIELD MEASUREMENTS WERE PERFORMED ON 10/19/15.

SURVEYOR'S CERTIFICATE:

I, NED A. MARSHALL, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THESE PLANS, LABELLED SHEETS 5 THROUGH 10 OF EXHIBIT E TO THE DECLARATION ARE ACCURATE (WITHIN NORMAL CONSTRUCTION TOLERANCES) AND COMPLY WITH THE PROVISIONS OF SECTION 55-178.5(B) OF THE CONDOMINIUM ACT AND THAT ALL UNITS OR PORTIONS THEREOF SHOWN ARE SUBSTANTIALLY COMPLETE.



EXHIBIT E
PLAN SHOWING
DIMENSIONS OF UNITS
LOCATION AND
PHASE 2 & PHASE 2A-FIRST FLOOR
THE GATHERINGS AT
WELLINGTON VILLAGE
CONDOMINIUM
CITY OF THAMMANS, VIRGINIA
SCALE: 1"=10'
DATE: NOVEMBER 20, 2015
REVISED: JANUARY 14, 2016

The Engineering Groupe
INC.
Engineers | Surveyors | Planners
11580 George Deane, Suite 301, Woodbridge, Virginia 22192
Phone: (703) 670-0985 Fax: (703) 670-7769

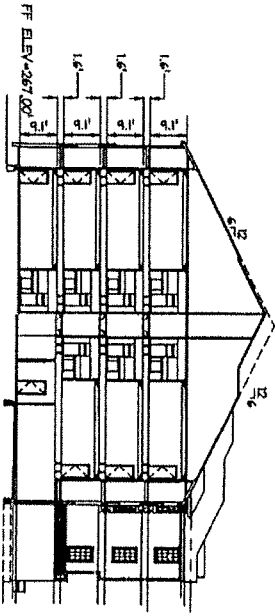
DEL. ITX #0978 000-00000 EASE

RECORDED DEED INSTRUMENT #

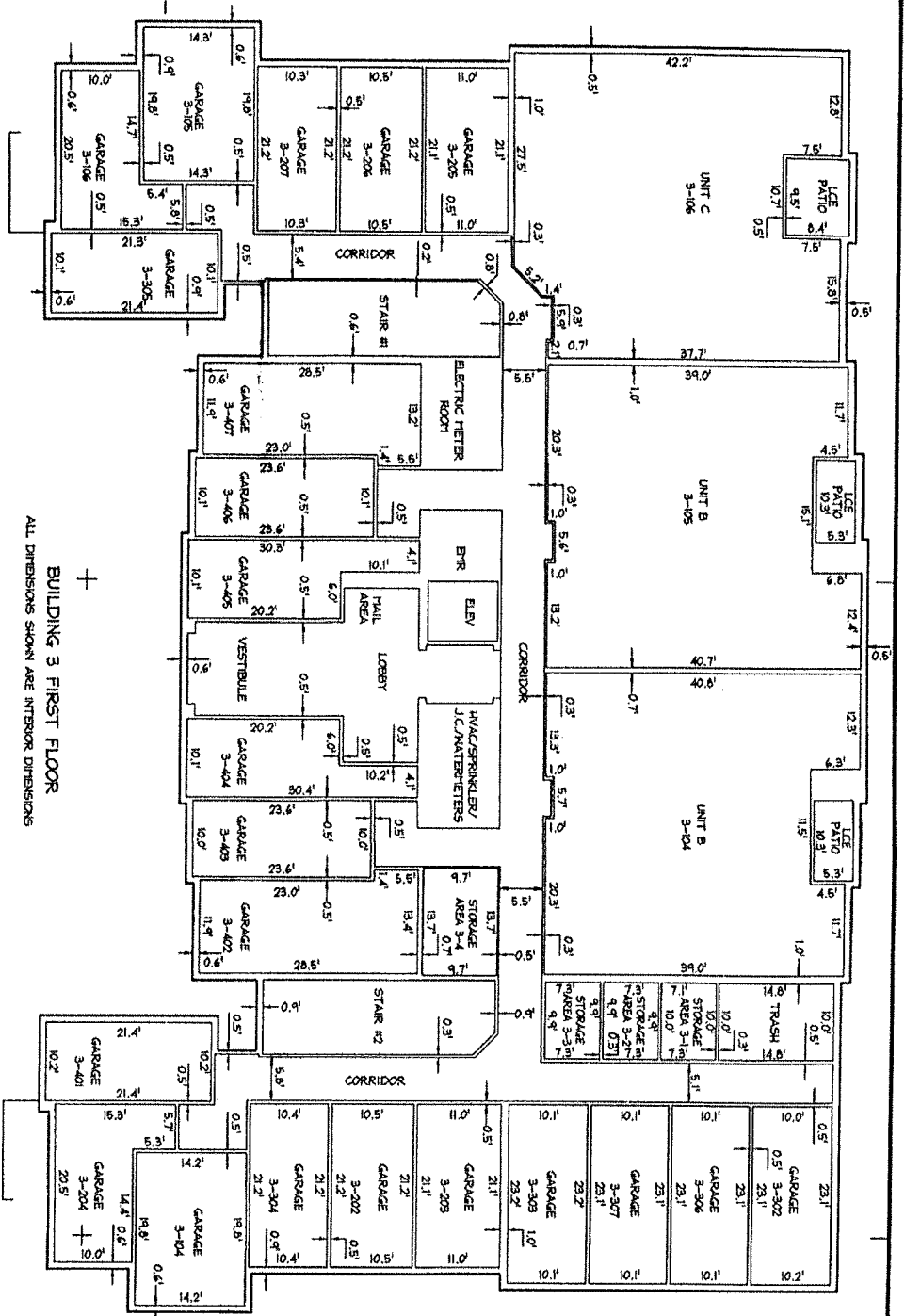
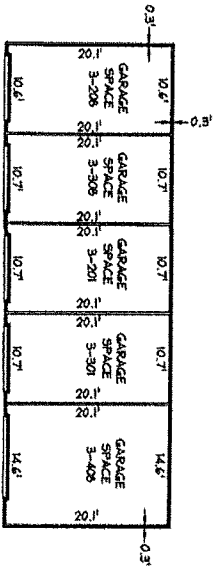
PLAT INSTRUMENT #

DRAWN BY: SR CHECKED BY: SR RPA-1553 SHEET 5A

BUILDING SECTION
NOT TO SCALE

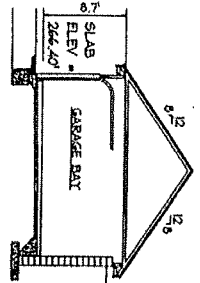


PHASE 3A



BUILDING 3 FIRST FLOOR
ALL DIMENSIONS SHOWN ARE INTERIOR DIMENSIONS

GARAGE SECTION
NOT TO SCALE



LEGEND
LCE = LIMITED COMMON ELEMENT

- NOTES:
- 1) ALL DIMENSIONS SHOWN ARE INTERIOR DIMENSIONS.
 - 2) VERTICAL DATUM IS NAVD 88.
 - 3) STORAGE UNITS ARE COMMON ELEMENTS WHICH MAY BE ASSIGNED AS LIMITED COMMON ELEMENTS LATER.
 - 4) INTERIOR DIMENSIONS TAKEN AUGUST 1, 2009

SURVEYOR'S CERTIFICATE:
I, NED A. MARSHALL, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THESE PLANS LABELED SHEETS 9 THROUGH 12 OF EXHIBIT E TO THE DECLARATION ARE ACCURATE (WITHIN NORMAL CONSTRUCTION TOLERANCES) AND COMPLY WITH THE PROVISIONS OF SECTION 55-79-15(B) OF THE CONDOMINIUM ACT AND THAT ALL UNITS OR PORTIONS THEREOF SHOWN ARE SUBSTANTIALLY COMPLETE.



PHASE 3 & PHASE 3A - FIRST FLOOR
DIMENSIONS OF UNITS
THE GATHERINGS AT
WELLINGTON VILLAGE
CONDOMINIUM

CITY OF MANASSAS, VIRGINIA
SCALE: 1"=10'
DATE: NOVEMBER 30, 2010
REVISED: AUGUST 1, 2015
REVISED: OCTOBER 31, 2015
REVISED: JULY 14, 2015

The Engineering Group
INC.

13590 George Dr., Suite 301, Woodbridge, Virginia 22192
Phone: (703) 671-0955 Fax: (703) 671-7769

DEL. REC. #20093-000-000000 BAHE

RECORDED DEED INSTRUMENT #

PLAT INSTRUMENT #

DRAWN BY: RTM | CHECKED BY: NY | RPA-1663 SHEET 9A