

AMENDMENT TO CONDOMINIUM DECLARATION
FOR VANTAGE POINT EAST AT LEISURE WORLD, A CONDOMINIUM
ADDING ADDITIONAL LAND
(PHASE II)

2002 DEC -6 P 12:42
MONTGOMERY COUNTY CLERK'S OFFICE

THIS AMENDMENT is made on December 3, 2002, by Rossmoor-ID Fairways East Limited Partnership, a Maryland limited partnership ("Declarant").

WITNESSETH THAT:

WHEREAS, the Declarant executed certain condominium instruments establishing Vantage Point East at Leisure World, A Condominium ("Condominium") in Montgomery County, Maryland and caused such documents to be recorded among the Land Records of Montgomery County, Maryland ("Land Records") on September 11, 2002 in Liber 21766 at Folio 708, and at Plat 8218 et seq., and further caused an amendment to the Condominium instruments to be recorded among the Land Records on October 9, 2002 in Liber 21951 at Folio 482, et seq., and at Plat 8256;

WHEREAS, pursuant to section 11-120 of the Condominium Act (Title 11, Md. Real Prop. Code Ann.), 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 described in Exhibit A-2 to the Declaration until the tenth anniversary of the recordation of the Declaration;

WHEREAS, the Declarant is the owner in fee simple absolute of certain real property described by metes and bounds as Phase II in Exhibit A-2 to the Declaration, which constitutes the additional land of the Condominium;

RECORDING FEE 75.00
L.P. F.T. SURV. 5.00
TOTAL 80.00
Rec'd MORS Rcpt # 23926
MOR MAD BIK # 2456
Dec 06, 2002 12:42 PM

WHEREAS, prior to the recordation hereof, the Declarant has recorded among the aforesaid Land Records a certain Condominium Plat for Phase II entitled "Vantage Point East at Leisure World, A Condominium", at Plat 8293-8298 et seq., a reduced copy of which is attached hereto as part of Exhibit 3; and

WHEREAS, the Declarant wishes to amend the Declaration to expand the Condominium by adding Phase II and the improvements erected thereon as hereinafter provided in Article 6 of the Declaration and section 11-120 of the Condominium Act;

PHOTOCOPY-PLA 5.00
TOTAL 5.00
Rec'd MORS Rcpt # 23926
MOR MAD BIK # 2457
Dec 06, 2002 12:43 PM

NOW, THEREFORE, pursuant to Article 6 of the Declaration and section 11-120 of the Condominium Act, the Declarant hereby amends the Declaration as follows:

1. Phase II, being the land described on Exhibit 1 hereto and the land described on Exhibit A-2 to the Declaration and the Condominium Plat, is hereby submitted to the provisions of the Condominium Act, together with all improvements thereto and appurtenances thereunto belonging, to become part of the Condominium units listed on Exhibit 2 hereto.

NO TRANSFER OF INTEREST IN CONDOMINIUM ASSESSMENTS & RECORDS DUE TO CODM PLAT
State Department of Assessments & Taxation for Montgomery County
By CHH No CAED
Date 12-6-02

AGRICULTURE TRANSFER TAX IN THE AMOUNT OF \$ N/A
SIGNATURE CHH

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 22472, p. 0158, MSA_CE63_22426. Date available 09/16/2005. Printed 06/12/2017.

2. Pursuant to section 11-120 of the Condominium Act, the Common Element Interests in the Condominium are hereby reallocated to each unit in accordance with Exhibit 2 hereto, and pursuant to section 11-120 of the Condominium Act, liability for common expenses and common profits and votes in the Unit Owners Association are similarly reallocated in proportion to the Common Element Interest allocated to each condominium unit hereby.

3. Limited common element parking spaces are initially assigned as appurtenances to the units set forth on Exhibit 3 hereto, which is hereby incorporated as part of Exhibit E to the Declaration.

4. The foregoing recitals are incorporated in and made a substantive part of this Amendment.

5. Capitalized terms used herein shall be defined as set forth in the Condominium instruments, unless otherwise provided herein.

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

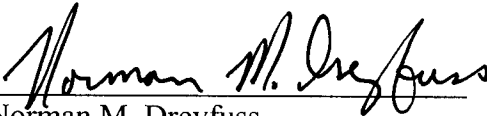
[SIGNATURE PAGE FOLLOWS]

22472 160

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed by the principal officer of a corporate general partner as of the date first written above.

ROSSMOOR-IDI FAIRWAYS EAST LIMITED
PARTNERSHIP, a Maryland limited partnership

By: IDI-MD Fairways East, Inc.,
a Virginia corporation, its general partner

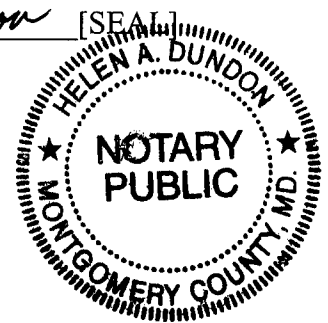
By: 
Norman M. Dreyfuss
Executive Vice President

STATE OF MARYLAND)
)
) SS:
COUNTY OF MONTGOMERY)

I hereby certify, that on December 3, 2002, before me, the subscriber, a Notary Public, personally appeared Norman M. Dreyfuss of IDI-MD Fairways East, Inc., a Virginia corporation, the general partner of Rossmoor-IDI Fairways East Limited Partnership, a Maryland limited partnership, and that he, in such capacity and being authorized to do so, executed the foregoing Amendment for the purposes therein contained. .

In testimony whereof I have affixed my official seal on the date first above written.

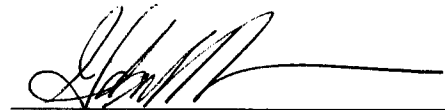

Notary Public [SEAL]



My commission expires: February 1, 2005

ATTORNEY'S CERTIFICATION

The undersigned, a member in good standing of the Bar of the Court of Appeals of Maryland, hereby certifies that the within instrument was prepared by an attorney admitted to practice before the Court of Appeals of Maryland.



Gabrielle Osman Sigel

22472 162

Exhibit 1
to the Amendment

DESCRIPTION
VANTAGE POINT EAST AT LEISURE WORLD,
A CONDOMINIUM
PHASE II
SUBMITTED LAND

DESCRIPTION

**VANTAGE POINT EAST AT LEISURE WORLD
SECTION II, PHASE II
WHEATON (13TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND**

August 20, 2002

BEING part of that parcel or tract of land shown as "Parcel 59" on a plat of subdivision entitled "Rossmoor-Leisure World" recorded among the land records of Montgomery County, Maryland in Plat Book 189 at Plat No. 20797 and being more particularly described as follows:

BEGINNING at a point on the South 36°49'09" East, 633.75 foot line of said "Parcel 59", 157.61 feet from the southeasterly end thereof; thence, leaving the outline of and crossing said "Parcel 59":

1. South 12° 27' 10" West, 374.72 feet to a point on the North 25° 02' 06" West, 569.51 foot line of said "Parcel 59", 91.99 feet from the northwesterly end thereof; thence, with the outline of said "Parcel 59",
2. North 25° 02' 06" West, 91.99 feet; thence,
3. North 78° 32' 03" West, 216.32 feet; thence,
4. North 34° 34' 41" West, 169.48 feet; thence, leaving the outline of and crossing said "Parcel 59", the following ten courses and distances,
5. North 56° 37' 49" East, 143.21 feet; thence,
6. South 33° 22' 10" East, 18.39 feet; thence,
7. North 56° 37' 49" East, 48.34 feet; thence,
8. North 33° 22' 12" West, 4.85 feet; thence,
9. North 56° 37' 49" East, 36.58 feet; thence,
10. North 39° 31' 49" East, 38.77 feet; thence,
11. 50.23 feet along the arc of a curve deflecting to the left and having a radius of 104.00 feet and a chord bearing and distance of South 64° 18' 22" East 49.74 feet; thence,
12. South 78° 05' 36" East, 23.20 feet; thence,
13. 33.30 feet along the arc of a curve deflecting to the right and having a radius of 92.00 feet and a chord bearing and distance of South 66° 34' 51" East 33.12 feet; thence,

- 14. North 29° 36' 37" East, 90.79 feet to a point on the South 36°49'09" East, 633.75 foot line of said "Parcel 59", 261.89 feet from the southeasterly end thereof; thence, with the outline of said "Parcel 59",
- 15. South 36° 49' 09" East, 104.28 feet to the point of beginning,

Containing 98,262 square feet or 2.2558 acres of land.

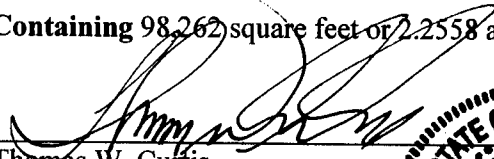

Thomas W. Curtis
Professional Land Surveyor
Maryland Registration No. 21102



Exhibit 2
to the Amendment

Exhibit C
to the Declaration

VANTAGE POINT EAST

UNIT LIST

<u>B Units</u>	<u>B Units</u>	<u>C Units</u>	<u>EEUnits</u>	<u>EE Units</u>
111	114	102	109	112
211	214	202	209	212
311	314	302	309	312
411	414	402	409	412
511	514	502	509	512
611	614	602	609	612
711	714	702	709	712
811	814	802	809	812
911	914	902	909	912
1011	1014	1002	1009	1012

<u>F Units</u>	<u>F Units</u>	<u>FF Units</u>	<u>FF Units</u>	<u>J Units</u>
107	118	104	120	105
207	218	204	220	205
307	318	304	320	305
407	418	404	420	405
507	518	504	520	505
607	618	604	620	605
707	718	704	720	705
807	818	804	820	805
907	918	904	920	905
1007	1018	1004	1020	1005

Exhibit 2
to the Amendment

Exhibit C
to the Declaration

VANTAGE POINT EAST

UNIT LIST

<u>J Units</u>	<u>J Units</u>	<u>JJ Units</u>	<u>K Units</u>	<u>KK Units</u>
110	115	117	103	119
210	215	217	203	219
310	315	317	303	319
410	415	417	403	419
510	515	517	503	519
610	615	617	603	619
710	715	717	703	719
810	815	817	803	819
910	915	917	903	919
1010	1015	1017	1003	1019
<u>L Units</u>	<u>M Units</u>	<u>P Unit</u>	<u>QQ Units</u>	<u>R Units</u>
106	201	101	108	116
206	301		208	216
306	401		308	316
406	501		408	416
506	601		508	516
606	701		608	616
706	801		708	716
806	901		808	816
906	1001		908	916
1006			1008	1016

Exhibit 2
to the Amendment

Exhibit C
to the Declaration

VANTAGE POINT EAST AT LEISURE WORLD,
A CONDOMINIUM
PHASES I & II - 190 UNITS
COMMON ELEMENT INTEREST TABLE

Unit Type	Par Value (based upon approximate gross sq. ft. per unit, excluding balconies)	Common Element Interest And Votes Per Unit	Total Number of Units Per Type	Total Common Element Unit Interest and Votes Per Type
B	1035	.3904	20	7.8089
C	1090	.4111	10	4.1119
EE	1260	.4753	20	9.5065
F	1315	.4960	20	9.9214
FF	1305	.4923	20	9.8460
J	1540	.5809	30	17.4285
JJ	1540	.5809	10	5.8095
K	1495	.5639	10	5.6397
KK	1490	.5620	10	5.6209
L	1720	.6488	10	6.4885
M	1544	.5825	9	5.2421
P	1287	.4855	1	.4855
QQ	1335	.5036	10	5.0362
R	1870	.7054	10	7.0544
TOTAL			190	100.00

Exhibit 3
to the Amendment

Exhibit E
to the Declaration

LIMITED COMMON ELEMENT
PARKING SPACE ASSIGNMENTS
PHASES I & II

Automobile Parking Space Number	Appurtenant to Unit Number	Automobile Parking Space Number	Appurtenant to Unit Number
3200 P-1	3200-205	3200 P-32	3200-502
3200 P-2	3200-109	3200 P-33	3200-208
3200 P-3	3200-207	3200 P-34	3200-305
3200 P-4	3200-505	3200 P-35	3200-710
3200 P-5	3200-801	3200 P-36	3200-1006
3200 P-6	3200-416	3200 P-37	3200-220
3200 P-7	3200-103	3200 P-38	3200-916
3200 P-8	3200-115	3200 P-39	3200-619
3200 P-9	3200-209	3200 P-40	3200-918
3200 P-10	3200-701	3200 P-41	3200-820
3200 P-11	3200-708	3200 P-42	3200-420
3200 P-12	3200-805	3200 P-43	3200-115
3200 P-13	3200-902	3200 P-44	3200-717
3200 P-14	3200-809	3200 P-45	3200-817
3200 P-15	3200-1001	3200 P-46	3200-1012
3200 P-16	3200-810	3200 P-47	3200-1017
3200 P-17	3200-201	3200 P-48	3200-719
3200 P-18	3200-519	3200 P-49	3200-819
3200 P-19	3200-904	3200 P-50	3200-1019
3200 P-20	3200-203	3200 P-51	3200-612
3200 P-21	3200-1009	3200 P-52	3200-418
3200 P-22	3200-606	3200 P-53	3200-217
3200 P-23	3200-608	3200 P-54	3200-616
3200 P-24	3200-804	3200 P-55	3200-107
3200 P-25	3200-908	3200 P-56	3200-510
3200 P-26	3200-605	3200 P-57	3200-1007
3200 P-27	3200-1008	3200 P-58	3200-705
3200 P-28	3200-308	3200 P-59	3200-704
3200 P-29	3200-104	3200 P-60	3200-703
3200 P-30	3200-408	3200 P-61	3200-501
3200 P-31	3200-907	3200 P-62	3200-301

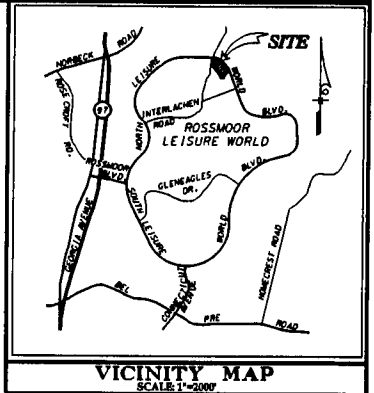
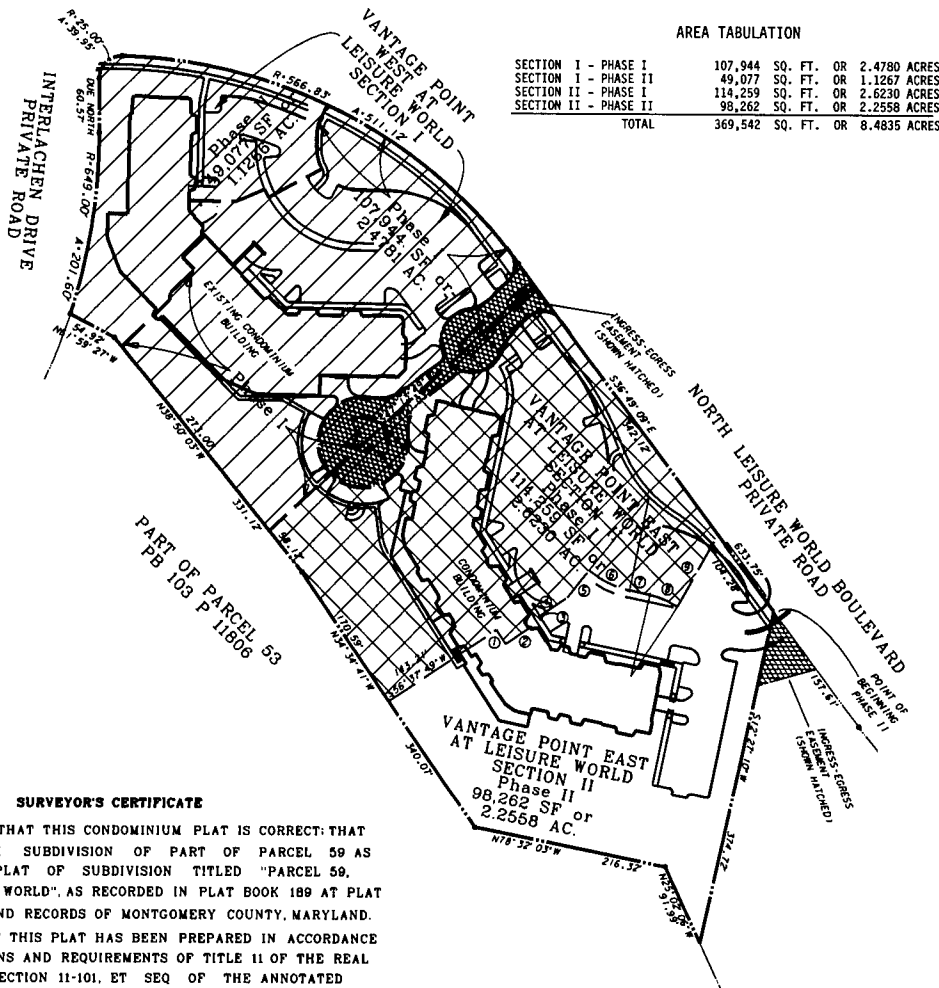
Exhibit 3
to the Amendment

Exhibit E
to the Declaration

LIMITED COMMON ELEMENT
PARKING SPACE ASSIGNMENTS
PHASES I & II

Automobile Parking Space Number	Appurtenant to Unit Number	Automobile Parking Space Number	Appurtenant to Unit Number
3200 P-63	3200-306	3200 P-85	3200-112
3200 P-64	3200-405	3200 P-86	3200-815
3200 P-65	3200-806	3200 P-87	3200-212
3200 P-66	3200-901	3200 P-88	3200-415
3200 P-67	3200-706	3200 P-89	3200-118
3200 P-68	3200-517	3200 P-90	3200-119
3200 P-69	3200-311	3200 P-91	3200-320
3200 P-70	3200-401	3200 P-92	3200-319
3200 P-71	3200-1003	3200 P-93	3200-720
3200 P-72	3200-506	3200 P-94	3200-219
3200 P-73	3200-309	3200 P-95	3200-816
3200 P-74	3200-610	3200 P-96	3200-1016
3200 P-75	3200-302	3200 P-97	3200-520
3200 P-76	3200-206	3200 P-98	3200-919
3200 P-77	3200-503	3200 P-99	3200-216
3200 P-78	3200-1004	3200 P-100	3200-115
3200 P-79	3200-108	3200 P-101	3200-116
3200 P-80	3200-509	3200 P-102	3200-417
3200 P-81	3200-414	3200 P-103	3200-316
3200 P-82	3200-312	3200 P-104	3200-518
3200 P-83	3200-714	3200 P-105	3200-718
3200 P-84	3200-516	3200 P-106	3200-905

Golf Cart Parking Space Number	Appurtenant to Unit Number		
3200 G-1	3200-703		
3200 G-2	3200-115		
3200 G-3	3200-906		



1	N 33° 22' 10" W	18.39'
2	S 56° 37' 49" W	48.34'
3	S 33° 22' 12" E	4.83'
4	S 56° 37' 49" W	36.58'
5	S 39° 31' 49" W	38.77'
6	RADIUS: 104.00'	
	DELTA ANGLE: 27° 40' 23"	
	TANGENT LENGTH: 25.61'	
	ARC LENGTH: 30.23'	
	CHORD DIRECTION: N 64° 18' 22" W	
	CHORD LENGTH: 49.74'	
7	N 78° 05' 36" W	23.20'
8	RADIUS: 92.00'	
	DELTA ANGLE: 20° 44' 13"	
	TANGENT LENGTH: 16.83'	
	ARC LENGTH: 33.30'	
	CHORD DIRECTION: N 66° 34' 51" W	
	CHORD BEARING: 33.12'	
9	S 29° 38' 37" W	90.78'

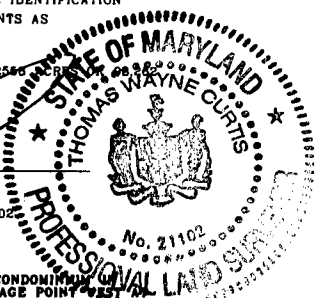
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT IS CORRECT; THAT IT IS A CONDOMINIUM SUBDIVISION OF PART OF PARCEL 59 AS DELINEATED ON A PLAT OF SUBDIVISION TITLED "PARCEL 59, ROSSMOOR - LEISURE WORLD", AS RECORDED IN PLAT BOOK 189 AT PLAT No. 20797 IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I ALSO CERTIFY THAT THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS AND REQUIREMENTS OF TITLE 11 OF THE REAL PROPERTY ARTICLE, SECTION 11-101, ET SEQ OF THE ANNOTATED CODE OF MARYLAND (1996 REPLACEMENT VOLUME) AS AMENDED, AND THAT THE LOCATION AND DIMENSIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY AN ACTUAL ON-THE-GROUND SURVEY.

I FURTHER CERTIFY THAT THE PLATS AND PLANS, TOGETHER WITH THE APPLICABLE WORDING OF VANTAGE POINT EAST AT LEISURE WORLD, A CONDOMINIUM DECLARATION, IS A CORRECT REPRESENTATION OF VANTAGE POINT EAST AT LEISURE WORLD, A CONDOMINIUM, AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS AS CONSTRUCTED CAN BE DETERMINED FROM THEM.

THE TOTAL AREA INCLUDED IN SECTION II PHASE II IS 98,282 SQUARE FEET OF LAND.

DATE: 12/4/02
 THOMAS W. CURTIS
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 21102



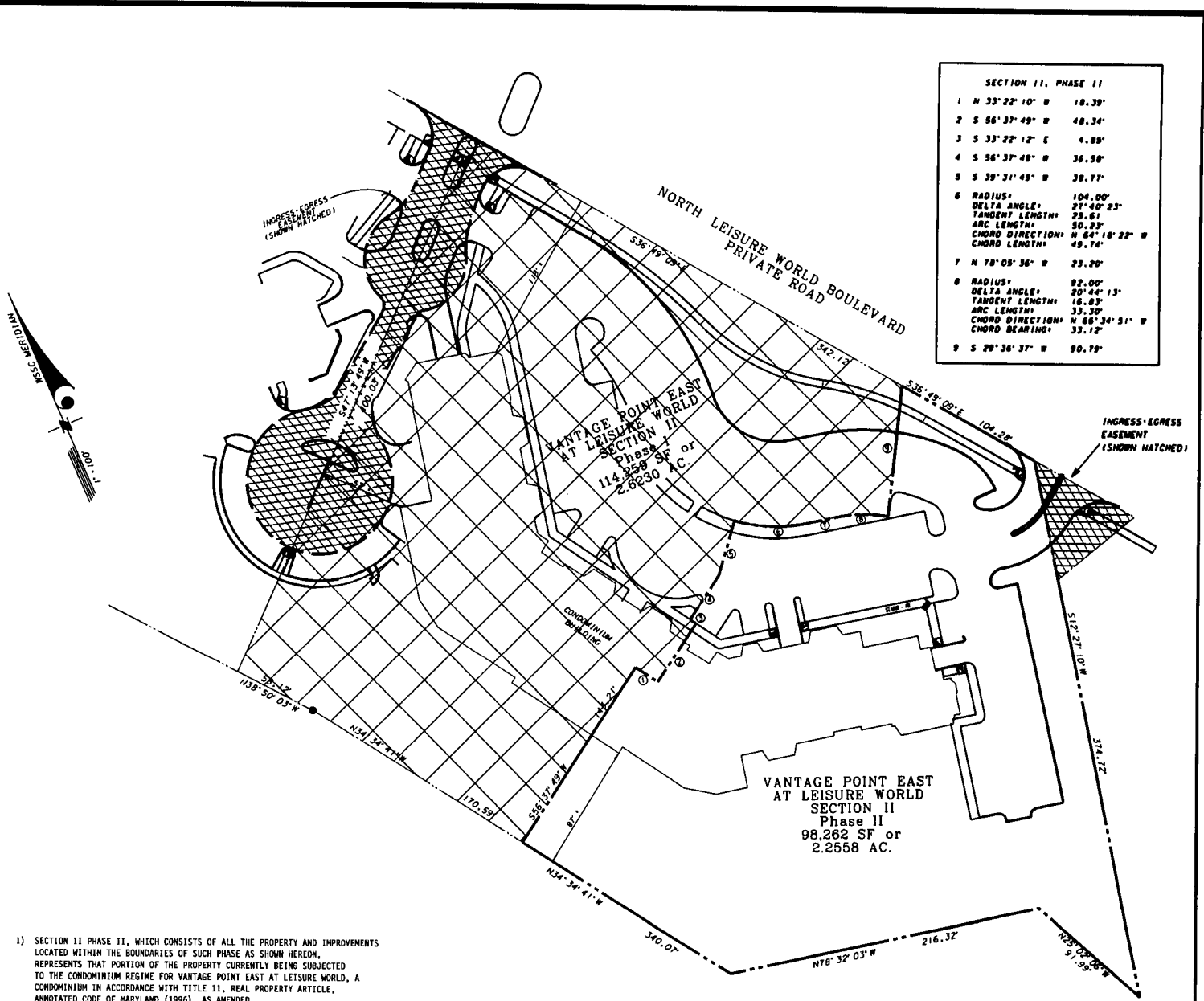
- NOTES:**
- 1) [Hatched Box] INDICATES AREA OF PREVIOUSLY ESTABLISHED CONDOMINIUM ACCORDANCE WITH THE DECLARATION FOR VANTAGE POINT EAST AT LEISURE WORLD, A CONDOMINIUM. (SECTION I, PHASES I AND II)
 - 2) [Cross-hatched Box] INDICATES AREA OF PREVIOUSLY ESTABLISHED CONDOMINIUM IN ACCORDANCE WITH THE DECLARATION FOR VANTAGE POINT EAST AT LEISURE WORLD, A CONDOMINIUM. (SECTION II, PHASE II)

**SECTION II PHASE II
 VANTAGE POINT EAST
 AT LEISURE WORLD
 A CONDOMINIUM**


WHEATON (13TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

Scale: 1"=100'	RECORDED	GREENHORNE & O'MARA INC. ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS 20410 CENTURY BLVD., SUITE 200 GERMANTOWN, MARYLAND 20874 (301) 444-8287	SHEET 1 OF 6 Comp. - Duffer MENB - MENB 8-2425-M
CONDOMINIUM PLAT BOOK	CONDOMINIUM PLAT NO.		DECEMBER, 2002 SHEET 1 OF 6

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MCR 22472, p. 0171, MSA_CE63_22426, Date available 09/16/2005, Printed 06/12/2017.



- 1) SECTION II PHASE II, WHICH CONSISTS OF ALL THE PROPERTY AND IMPROVEMENTS LOCATED WITHIN THE BOUNDARIES OF SUCH PHASE AS SHOWN HEREON, REPRESENTS THAT PORTION OF THE PROPERTY CURRENTLY BEING SUBJECTED TO THE CONDOMINIUM REGIME FOR VANTAGE POINT EAST AT LEISURE WORLD, A CONDOMINIUM IN ACCORDANCE WITH TITLE 11, REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND (1996), AS AMENDED.
- 2) THE DECLARANT RESERVES THE RIGHT TO ANNEX ANY PROPOSED PHASES OR ADDITIONAL PROPERTY IN A MANNER OTHER THAN AS SHOWN HEREON, INCLUDING BUT NOT LIMITED TO ALTERING THE NUMBER, BOUNDARIES, DESIGNATIONS AND SEQUENCE OF ADDITIONAL PHASES AND THE DECLARANT RESERVES THE RIGHT NOT TO ANNEX ANY ADDITIONAL PROPERTY WITHIN THE CONDOMINIUM REGIME.

NOTES:
 INDICATES AREA OF PREVIOUSLY ESTABLISHED CONDOMINIUM IN ACCORDANCE WITH THE DECLARATION FOR VANTAGE POINT EAST AT LEISURE WORLD, A CONDOMINIUM. (SECTION II, PHASE II)

**SECTION II PHASE II
 VANTAGE POINT EAST
 AT LEISURE WORLD
 A CONDOMINIUM**

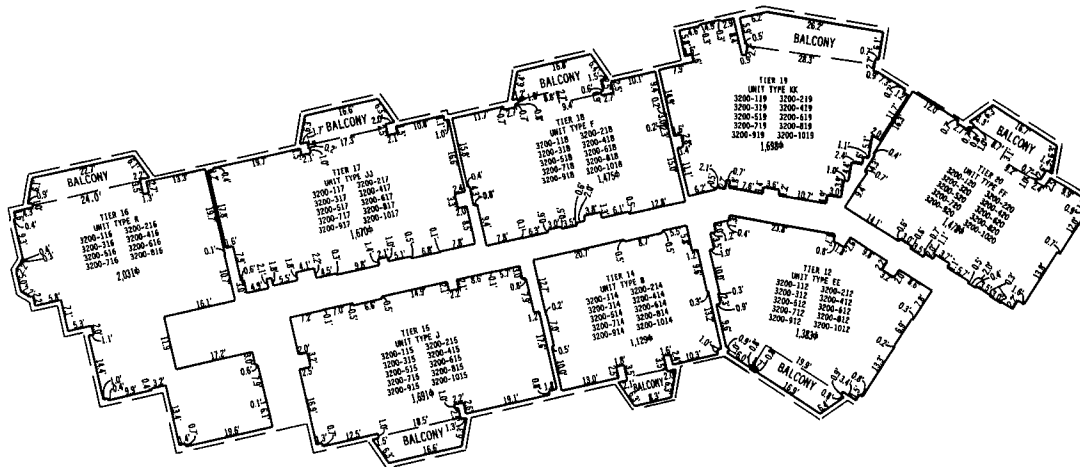
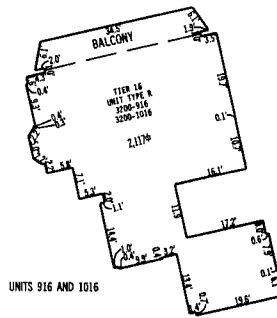
WHEATON (13TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

Scale: 1"=50'	GREENHORNE & O'MARA INC. ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS 20480 CENTURY BLVD., SUITE 200 GERMANTOWN, MARYLAND 20874 (301) 444-6282	DECEMBER, 2002 SHEET 2 OF 6
RECORDED CONDOMINIUM PLAT BOOK CONDOMINIUM PLAT NO.		

NOTES

LEGEND
 G.C.E. = GENERAL COMMON ELEMENT
 3200-112 = CONDOMINIUM UNIT NO.
 ☉ = AREA IN SQUARE FEET

- 1) ALL INTERIOR UNIT DIMENSIONS SHOWN ARE FROM THE BACK SURFACE OF THE PLASTERBOARD OF ALL WALLS BOUNDING THE UNIT AND THE AREA OF EACH UNIT IS COMPUTED FROM THEM. HORIZONTAL DIMENSIONS SHOWN HEREON ARE BASED ON MEASURED DIMENSIONS WITH A TOLERANCE OF ±0.2 FEET.
- 2) THE LOWER BOUNDARY OF EACH UNIT IS THE HORIZONTAL PLANE OF THE TOP SURFACE OF THE UNDECORATED CONCRETE FLOOR SLAB. THE UPPER BOUNDARY OF EACH UNIT IS THE HORIZONTAL PLANE OF THE BOTTOM SURFACE OF THE CONCRETE SLAB OF THE CEILING EXCEPT WHERE THERE IS A DROPPED CEILING IN WHICH LOCATIONS THE UPPER BOUNDARY SHALL BE THE HORIZONTAL PLANE WHICH INCLUDES THE TOP SIDE OF THE PLASTERBOARD OF THE DROPPED CEILING.
- 3) THE BALCONY CONFIGURATIONS SHOWN FOR EACH UNIT ARE TYPICAL FOR UNITS ON FLOORS ONE THROUGH TEN UNLESS OTHERWISE NOTED.
- 4) "UNIT" SHALL MEAN A THREE-DIMENSIONAL SPACE AS DEFINED IN THE DECLARATION FOR VANTAGE POINT EAST AT LEISURE WORLD, A CONDOMINIUM. EACH UNIT AS SHOWN HEREON IS DESIGNATED NUMERICALLY. A TYPICAL EXAMPLE IS: "CONDOMINIUM UNIT 3200-112".
- 5) UNIT BOUNDARIES ARE SHOWN THUS: ———. INTERIOR UNIT WALLS ARE NOT SHOWN.
- 6) THIS UNIT GROUP IS A 10 STORY STRUCTURE AND PHASE II CONTAINS 80 UNITS.
- 7) G.C.E. = GENERAL COMMON ELEMENTS WHICH SHALL INCLUDE THOSE AREAS DESIGNATED AS G.C.E. AS WELL AS ALL OF THE PROPERTY WITHIN THIS PHASE EXCEPT THE CONDOMINIUM UNITS THEMSELVES AND THE LIMITED COMMON ELEMENTS.
- 8) EACH BALCONY AS SHOWN ON THE PLAT IS PART OF THE ADJACENT UNIT. HOWEVER, PURSUANT TO SECTION 2.3(d) OF THE DECLARATION FOR VANTAGE POINT EAST AT LEISURE WORLD, A CONDOMINIUM, THE SQUARE FOOTAGE OF THE BALCONIES IS NOT INCLUDED IN THE CALCULATION OF THE COMMON ELEMENT INTEREST FOR EACH UNIT.



**SECTION II PHASE II
 VANTAGE POINT EAST
 AT LEISURE WORLD
 A CONDOMINIUM**

WHEATON (13TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

Scale: 1"=20'

DECEMBER, 2002
 SHEET 3 OF 6

RECORDED	GREENHORNE & O'MARA INC. ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS 20410 CENTURY BLVD., SUITE 200 GERMANTOWN, MARYLAND 20874 (301) 444-6282		Sheet
CONDOMINIUM PLAT BOOK			Comp. - Drawn
CONDOMINIUM PLAT NO.			MENTH - MENTH
			File No. 15-2425-34

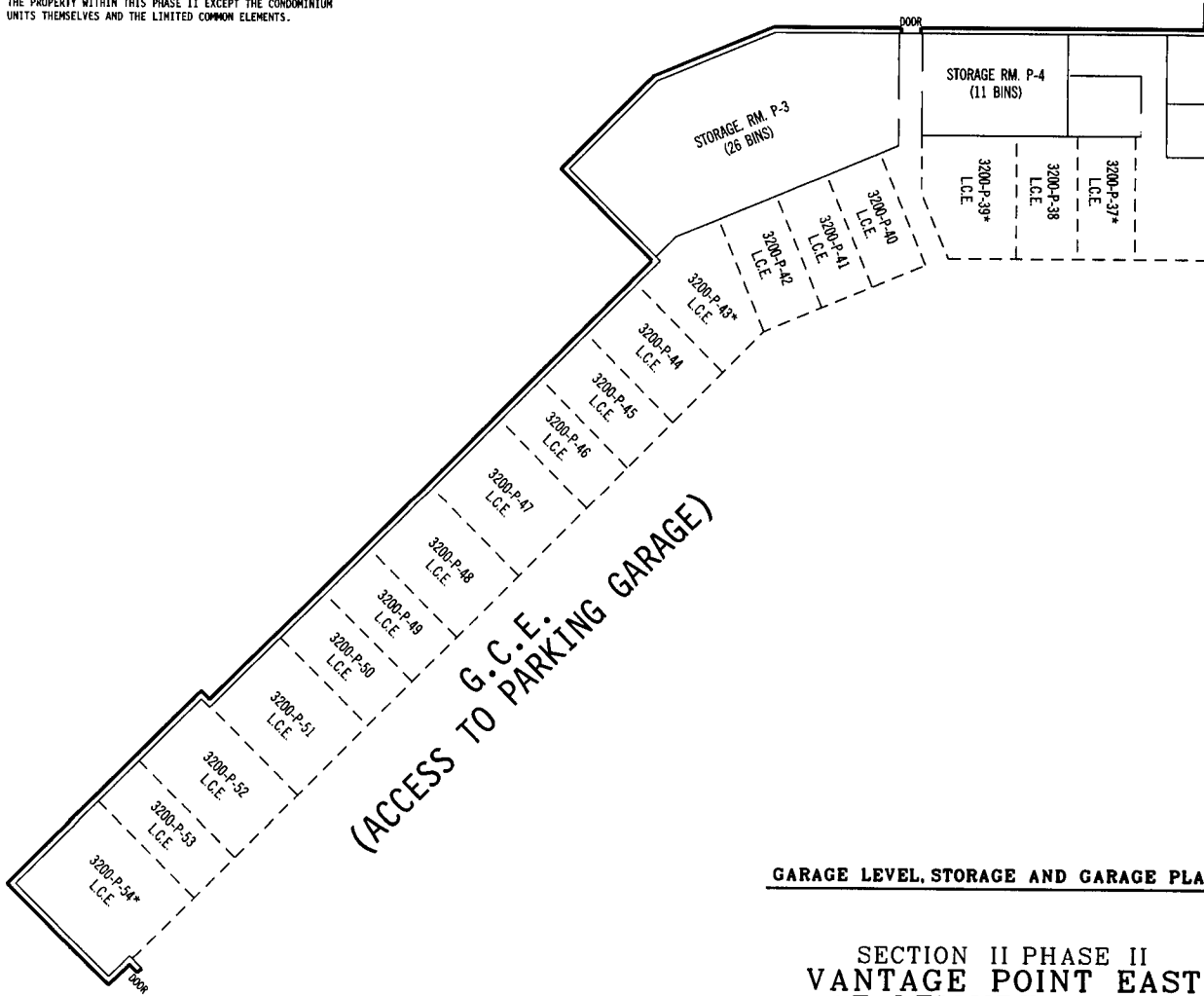
MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 22472, p. 0172, MSA CE63 22426 Date available 09/16/2005 Printed 06/12/2017.

NOTES

1. ALL VEHICULAR PARKING SPACES DESIGNATED AS L.C.E. HEREON ARE LIMITED COMMON ELEMENTS APPURTENANT TO THE UNITS SPECIFIED IN THE DECLARATION FOR VANTAGE POINT EAST AT LEISURE WORLD, A CONDOMINIUM, AS AMENDED.
- 2) L.C.E. = LIMITED COMMON ELEMENTS INCLUDE THE AREAS DESIGNATED HEREON AND/OR IN THE DECLARATION FOR VANTAGE POINT EAST AT LEISURE WORLD, A CONDOMINIUM AS LIMITED COMMON ELEMENTS, WHICH LIMITED COMMON ELEMENTS SHALL BE APPURTENANT TO THE UNITS DESIGNATED IN THE DECLARATION.
- 3) G.C.E. = GENERAL COMMON ELEMENTS INCLUDE THOSE AREAS DESIGNATED AS G.C.E. AS WELL AS ALL OF THE PROPERTY WITHIN THIS PHASE II EXCEPT THE CONDOMINIUM UNITS THEMSELVES AND THE LIMITED COMMON ELEMENTS.

LEGEND:

- L.C.E. = LIMITED COMMON ELEMENT
- G.C.E. = GENERAL COMMON ELEMENT
- * = TANDEM PARKING
- 3200-P-1 = VEHICULAR PARKING SPACE NO.



GARAGE LEVEL, STORAGE AND GARAGE PLAN

**SECTION II PHASE II
VANTAGE POINT EAST
AT LEISURE WORLD
A CONDOMINIUM**

WHEATON (13TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Scale: 1"=15'

DECEMBER, 2002
SHEET 4 OF 6

RECORDED
CONDOMINIUM PLAT BOOK
CONDOMINIUM PLAT NO.

GREENHORNE & O'MARA INC.
ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS
20410 CENTURY BLVD., SUITE 200
GERMANTOWN, MARYLAND 20874
(301) 444-8282



Seal #
Comp. - Director MNB - MNB
File No. R-2425-M

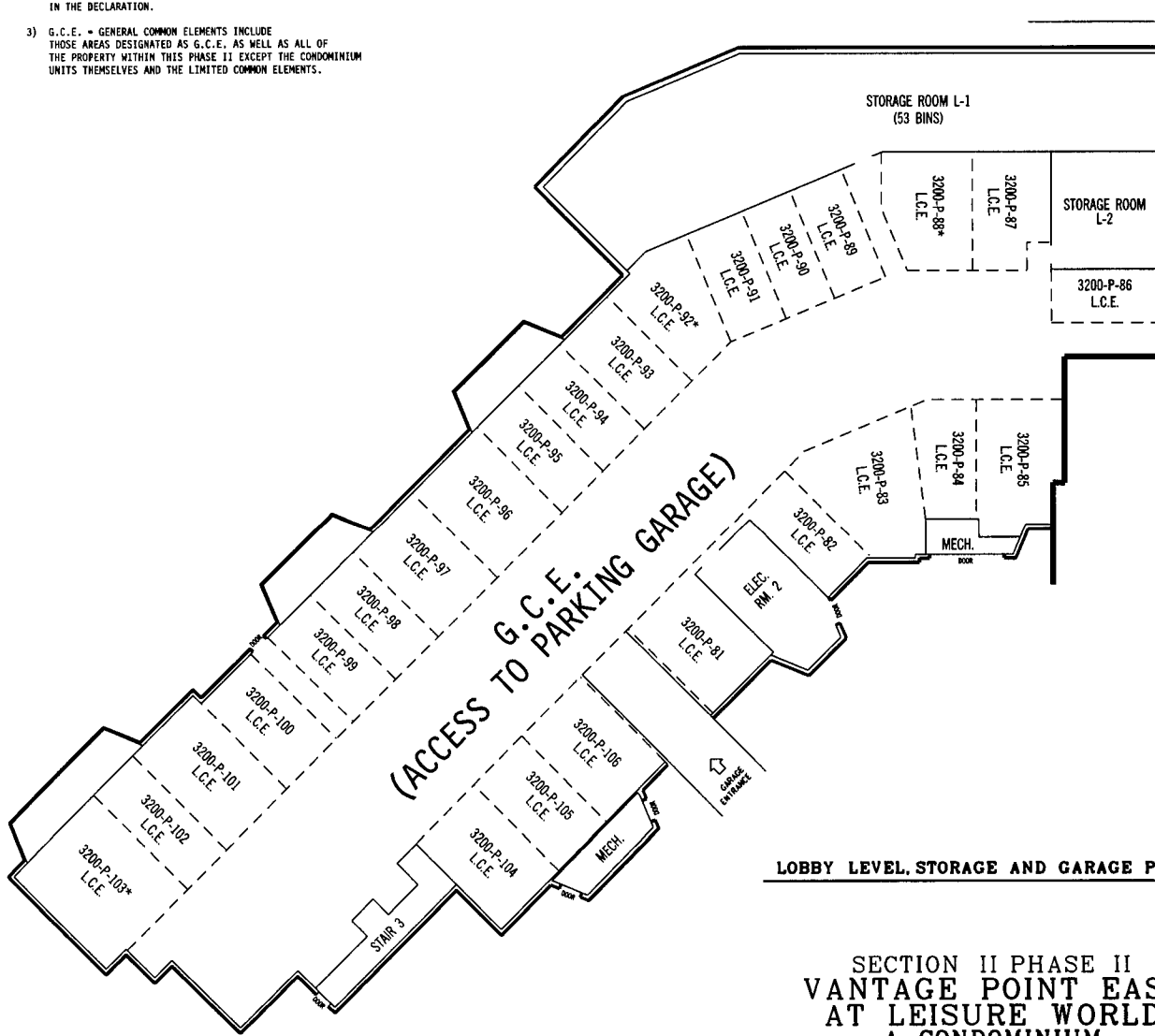
MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 22472, p. 0173, MSA CE63 22426. Date available 09/16/2005. Printed 06/12/2017.

NOTES

1. ALL VEHICULAR PARKING SPACES DESIGNATED AS L.C.E. HEREON ARE LIMITED COMMON ELEMENTS APPURTENANT TO THE UNITS SPECIFIED IN THE DECLARATION FOR VANTAGE POINT EAST AT LEISURE WORLD, A CONDOMINIUM, AS AMENDED.
- 2) L.C.E. = LIMITED COMMON ELEMENTS INCLUDE THE AREAS DESIGNATED HEREON AND/OR IN THE DECLARATION FOR VANTAGE POINT EAST AT LEISURE WORLD, A CONDOMINIUM AS LIMITED COMMON ELEMENTS, WHICH LIMITED COMMON ELEMENTS SHALL BE APPURTENANT TO THE UNITS DESIGNATED IN THE DECLARATION.
- 3) G.C.E. = GENERAL COMMON ELEMENTS INCLUDE THOSE AREAS DESIGNATED AS G.C.E., AS WELL AS ALL OF THE PROPERTY WITHIN THIS PHASE II EXCEPT THE CONDOMINIUM UNITS THEMSELVES AND THE LIMITED COMMON ELEMENTS.

LEGEND:

- L.C.E. = LIMITED COMMON ELEMENT
- G.C.E. = GENERAL COMMON ELEMENT
- * = TANDEM PARKING
- 3200-P-1 = VEHICULAR PARKING SPACE NO.



LOBBY LEVEL, STORAGE AND GARAGE PLAN

**SECTION II PHASE II
VANTAGE POINT EAST
AT LEISURE WORLD
A CONDOMINIUM**

WHEATON (13TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

DECEMBER, 2002
SHEET 5 OF 6

Scale: 1"=15'

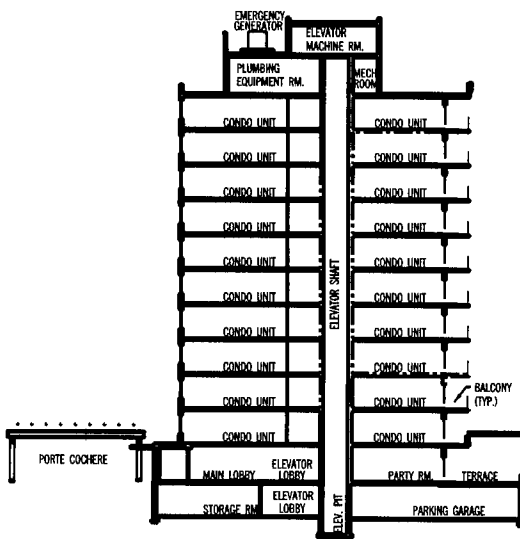
RECORDED
CONDOMINIUM PLAT BOOK
CONDOMINIUM PLAT NO.

GREENHORNE & O'MARA INC.
ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS
20410 CENTURY BLVD., SUITE 200
GERMANTOWN, MARYLAND 20874
(301) 444-8282



Sheet #
Comp. - Designer
MNB - MNB
File No.
R-2425-M

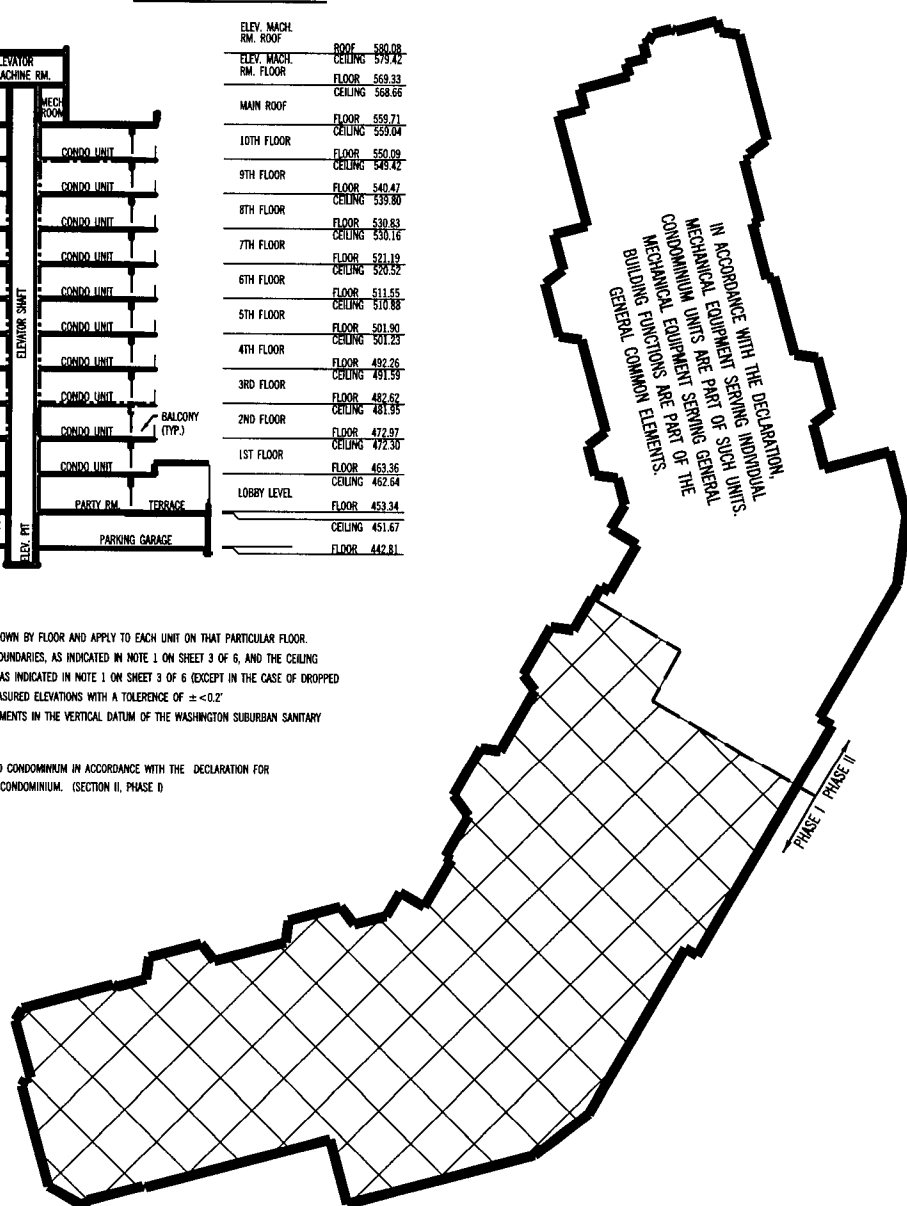
ELEVATIONS



ELEV. MACH. RM. ROOF	ROOF	580.08
ELEV. MACH. RM. FLOOR	FLOOR	579.42
	FLOOR	569.33
	CEILING	568.66
MAIN ROOF	FLOOR	559.71
	CEILING	559.04
10TH FLOOR	FLOOR	550.09
	CEILING	549.42
9TH FLOOR	FLOOR	540.47
	CEILING	539.80
8TH FLOOR	FLOOR	530.83
	CEILING	530.16
7TH FLOOR	FLOOR	521.19
	CEILING	520.52
6TH FLOOR	FLOOR	511.55
	CEILING	510.88
5TH FLOOR	FLOOR	501.90
	CEILING	501.23
4TH FLOOR	FLOOR	492.26
	CEILING	491.59
3RD FLOOR	FLOOR	482.62
	CEILING	481.95
2ND FLOOR	FLOOR	472.97
	CEILING	472.30
1ST FLOOR	FLOOR	463.36
	CEILING	462.64
LOBBY LEVEL	FLOOR	453.34
	CEILING	451.67
	FLOOR	442.81

IN ACCORDANCE WITH THE DECLARATION, MECHANICAL EQUIPMENT SERVING INDIVIDUAL CONDOMINIUM UNITS ARE PART OF SUCH UNITS. MECHANICAL EQUIPMENT SERVING GENERAL BUILDING FUNCTIONS ARE PART OF THE GENERAL COMMON ELEMENTS.

- NOTES:
- 1) THE FLOOR AND CEILING ELEVATIONS OF THE UNITS ARE SHOWN BY FLOOR AND APPLY TO EACH UNIT ON THAT PARTICULAR FLOOR. THE FLOOR ELEVATIONS COINCIDE WITH THE LOWER UNIT BOUNDARIES, AS INDICATED IN NOTE 1 ON SHEET 3 OF 6, AND THE CEILING ELEVATIONS COINCIDE WITH THE UPPER UNIT BOUNDARIES, AS INDICATED IN NOTE 1 ON SHEET 3 OF 6 (EXCEPT IN THE CASE OF DROPPED CEILINGS). ELEVATIONS SHOWN HEREON ARE BASED ON MEASURED ELEVATIONS WITH A TOLERANCE OF $\pm 0.2'$.
 - 2) FLOOR AND CEILING ELEVATIONS ARE FROM FIELD MEASUREMENTS IN THE VERTICAL DATUM OF THE WASHINGTON SUBURBAN SANITARY COMMISSION.
 - 3) INDICATES AREA OF PREVIOUSLY ESTABLISHED CONDOMINIUM IN ACCORDANCE WITH THE DECLARATION FOR VANTAGE POINT EAST AT LEISURE WORLD, A CONDOMINIUM. (SECTION II, PHASE D)



ROOF PLAN
Scale: 1" = 30'

**SECTION II PHASE II
VANTAGE POINT EAST
AT LEISURE WORLD
A CONDOMINIUM**

WHEATON (13TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

DECEMBER, 2002
SHEET 6 OF 6

RECORDED	GREENHORNE & O'MARA INC. ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS 20410 CENTURY BLVD., SUITE 200 GERMANTOWN, MARYLAND 20874 (301) 444-8282	
CONDOMINIUM PLAT BOOK		
CONDOMINIUM PLAT NO.		
DATE		

22472 176

CLERK'S INDEX SHEET

(For the purpose of proper indexing only)

Tax I.D. No.

03259495

03350744

Grantor: Rossmoor-IDI Fairways East Limited Partnership
14901 Pennfield Circle
Silver Spring, Maryland 20906

Grantee: N/A

Consideration: None

Title Insurance Company: N/A

Return to:

**Linowes and Blocher LLP
1010 Wayne Avenue, 10th Floor
Silver Spring, Maryland 20910
Attn: Gabrielle Osman Sigel**