

THIS DEED OF DEDICATION and SUBDIVISION, DEED OF CON-
VEYANCE, DEED OF EASEMENT, and DEED OF RELEASE, made this 27th
day of June, 1972, by and between STANLEY MARTIN COMMUNITIES, INC.,
a Maryland Corporation, qualified to do business in Virginia,
party of the first part; JAMES F. DOWELL and GRAYSON P. HANES,
Trustees, parties of the second part; LAWTON E. INABINET,
and RICHARD A. BARTON, JR., Trustees, parties of the
third part; INTERSTATE BUILDING ASSOCIATION party of the fourth
part; REFLECTION HOMES ASSOCIATION, party of the fifth part; and
THE BOARD OF COUNTY SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, party
of the sixth part:

W I T N E S S E T H:

WHEREAS, the party of the first part is the sole owner
and proprietor of the hereinafter described real property, having
acquired the same by Deed dated June 6, 1972, and recorded in
Deed Book 3627, at Page 500 of the land records of Fairfax County,
Virginia; and

WHEREAS, it is the desire and intention of the party of
the first part hereto to subdivide the hereinafter described
property into lots and open space; to dedicate for public use the
streets; to establish certain easements; and to convey to the party
of the fifth part certain open spaces, all in accordance with the
plats attached hereto, which are incorporated herein by reference;
and

WHEREAS, the said property is subject to the lien of a
certain Deed of Trust, dated June 6, 1972, and recorded in Deed
Book 3627, at Page 504, among the aforesaid land records, wherein
the party of the first part conveyed said property unto the parties
of the second part, Trustees, in trust, to secure a certain indebt-
edness as more specifically set forth therein; and

JUN 24 1972

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WHEREAS, it was provided in said Deed of Trust that the Trustees shall, without the joinder of the Noteholder, release land to be dedicated for public streets and to execute Deeds of Dedication and Subdivision; and

WHEREAS, the said property is further subject to the lien of a certain Deed of Trust, dated June 27, 1972, and recorded in Deed Book 3639, at Page 667, of the aforesaid land records, wherein the party of the first part conveyed said property unto the parties of the third part, Trustees, in trust, to secure a certain indebtedness as more specifically set forth therein, payable to the order of the party of the fourth part; and by its joinder herein, does hereby acknowledge its consent to this Deed;

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, the party of the first part, together with the parties of the second and third, and as authorized and directed by the party of the fourth part, do hereby subdivide into building lots and open spaces all those certain tracts of land located in the County of Fairfax, Virginia, containing 1.60983 and 33.87550 acres, respectively, and as more particularly described by metes and bounds in the two Schedule "A's", attached hereto and incorporated herein by reference, to be known as REFLECTION LAKE, SECTION SEVEN-A (7-A) and REFLECTION LAKE, SECTION SIX (6), in accordance with the attached plats dated 12/71 and 11/71, respectively, and prepared by DEWBERRY, NEALON and DAVIS, Engineers, Planners and Surveyors, and which plats are attached hereto and made a part of this Deed of Dedication and do hereby dedicate to public use the streets as shown on said plats, and do hereby grant and establish the easements as indicated

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on said plats; AND FURTHER, the party of the first part does hereby subject REFLECTION LAKE, SECTION SEVEN-A (7-A) and REFLECTION LAKE, SECTION SIX (6), to the Declaration of Covenants, Conditions and Restrictions, attached hereto and incorporated herein by reference; and

THIS DEED FURTHER WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the party of the first part does hereby grant and convey unto the party of the fifth part, with General Warranty of Title, all that certain property shown on the plats attached hereto and incorporated herein by reference, AS FOLLOWS: SECTION SEVEN-A (7-A), PARCEL J, containing 21,266 square feet and SECTION SIX (6), PARCEL G, containing 187,405 square feet, subject, however, to restrictions, conditions, rights of way and easements contained in instruments forming the chain of title to said property. The party of the first part covenants that it has the right to convey the aforesaid property unto the party of the fifth part; that it has done no acts to encumber the same; that the party of the fifth part shall have quiet and peaceable possession thereof free from the claims of all persons whomsoever; and the party of the first part will execute such further assurances of title thereto as may be requisite and necessary; and

THIS DEED FURTHER WITNESSETH: That the party of the first part, together with the parties of the second and third, do hereby grant to the party of the sixth part, its agents, contractors and employees, an easement on, over and across the areas designated on said plats as SECTION SEVEN-A (7-A) and PARCEL J, SECTION SIX (6), PARCEL G, REFLECTION LAKE for the purpose of performing any and all functions

governmental or proprietary, which the County may find necessary or desirable to perform, including but not limited to police and fire protection, together with all rights necessary for full employment and use of the aforesaid easement. The terms and provisions of this easement shall extend to and be binding upon the successors and assigns of the party of the first part; and

THIS DEED FURTHER WITNESSETH: That in consideration of the premises and the sum of One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, the parties of the second and third parts (and by direction of the party of the fourth part, as evidenced by its signature hereto) do hereby release and discharge from the liens of the Deeds of Trust, recorded in Deed Book 2627, at Page 504 and Deed Book 3639, at Page 667, respectively, those portions of the herein described property dedicated for public use, streets and open spaces, as shown on the said plat attached hereto.

It is expressly understood that the release of the portion of real estate described from the liens of said Deeds of Trust, recorded as aforesaid, shall not affect in any wise the liens of the Deeds of Trust upon the other land conveyed thereby and not released hereby, and said Deeds of Trust shall remain in full force and effect as to the land not hereby expressly released.

The parties of the second and third parts hereto do hereby join in this Deed of Dedication to evidence their consent and approval of this Dedication.

The party of the fifth part hereto does hereby join in this Deed of Dedication for the purpose of accepting the duties responsibilities imposed upon it by the Declaration of Covenants, Conditions and Restrictions, which Declaration is attached hereto incorporated herein by reference, and recorded simultaneously herewith.

This Dedication is made in accordance with the statutes of Virginia governing the platting of land and said plat has been duly approved by the proper officials of the County of Fairfax as shown by the endorsements thereon.

IN WITNESS WHEREOF, STANLEY MARTIN COMMUNITIES, INC., INTERSTATE BUILDING ASSOCIATION, AND REFLECTION HOMES ASSOCIATION have caused this Deed to be executed by their respective Presidents and the Corporate Seal of their corporations affixed and duly attested by their respective Secretaries; and

WITNESS the following signatures and seals:

STANLEY MARTIN COMMUNITIES, INC.

By: Stanley S. Kelly
President



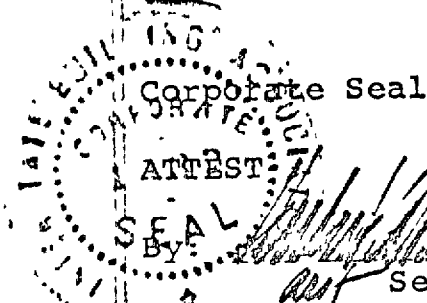
Corporate Seal

ATTEST:

By: Marta K. Alloy
Secretary

INTERSTATE BUILDING ASSOCIATION

By: Charles E. Garner
President



Corporate Seal

ATTEST:

By: [Signature]
Secretary

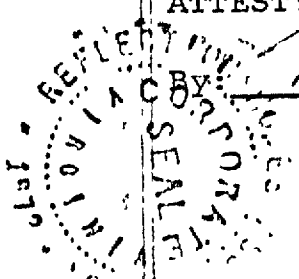
REFLECTION HOMES ASSOCIATION

By: Stanley S. Kelly
President

Corporate Seal

ATTEST:

By: Marta K. Alloy
Secretary



James F. Dowell (SEAL)
JAMES F. DOWELL, Trustee

Grayson P. Hanes (SEAL)
GRAYSON P. HANES, Trustee

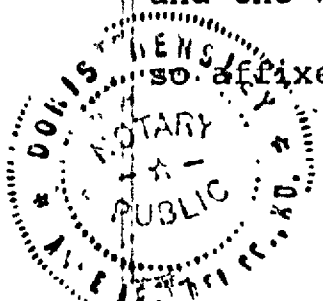
Layton E. Inabinet (SEAL)
LAYTON E. INABINET, Trustee

Robert A. Barton, Jr. (SEAL)
ROBERT A. BARTON, JR., Trustee

HAZEL,
BECKHORN & HANES
Attorneys at Law
P. O. Box 547
Fairfax, Virginia 22030

State of Maryland
County of Prince George's to-wit:

I, the undersigned Notary Public, in and for County of Anne Arundel
whose commission expires on the 1st day of July, 1974,
do hereby certify that Stanley S Halle and Martin K Alloy,
whose names as President and Secretary, respectively, of Stanley
Martin Communities, Inc are signed to the foregoing and hereto annexed
Deed, bearing date on the 27th day of June, 1972, per-
sonally appeared before me in my County and State aforesaid and
acknowledged said writing to be the act and deed of their said
Corporation, and the seal thereto affixed to be the corporate seal,
and the writing was so signed and acknowledged by them and the seal
so affixed by authority of the Board of Directors of said Corporation.

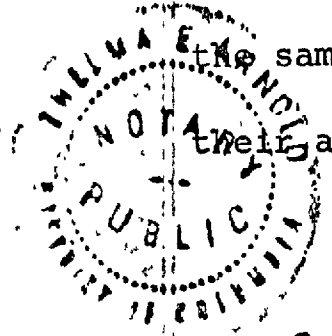


GIVEN under my hand this 27th day of June, 1972.

Joan Hershey
Notary Public

Washington
District of Columbia to-wit:

I, the undersigned Notary Public, in and for District of Columbia
whose commission expires on the 14th day of Sept, 1974,
do hereby certify that Lawton E. Inabinet and Robert G. Barton, Jr.
whose names are signed to the foregoing and hereto annexed Deed,
bearing date on the 27th day of June, 1972, acknowledged
the same before me in my District aforesaid to be
their act and deed.



GIVEN under my hand this 30th day of June, 1972.

Thelma E. Arnold
Thelma E. Arnold Notary Public
My Commission Expires Sept. 14, 1974

State of Virginia
County of Fairfax to-wit:

I, the undersigned Notary Public, in and for the State
of Virginia and County of Fairfax aforesaid, whose commission
expires on the 15 day of December, 1973, do hereby certify

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Attorneys at Law
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that James F. Dowell, whose name is signed to the foregoing and hereto annexed Deed, bearing Date on the 27 day of June, 1972, acknowledged the same before me in my State and County aforesaid.

GIVEN under my hand this 3 day of July, 1972.

Sylvia M. Lesiak
Notary Public



State of Virginia at Large

to-wit:

I, the undersigned Notary Public, in and for the State of Virginia at Large and at Large aforesaid, whose commission expires on the 15 day of March, 1976, do hereby certify that Gregory W. House, whose name is signed to the foregoing and hereto annexed Deed, bearing date on the 27th day of June, 1972, acknowledged the same before me in my State and County aforesaid.

GIVEN under my hand this 3rd day of July, 1972.

Virginia H. Cross
Notary Public

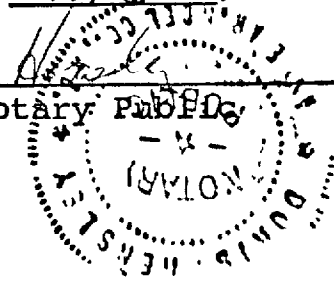
State of Maryland
County of Prince George's

to-wit:

I, the undersigned Notary Public, in and for the County of Anne Arundel and State of Maryland aforesaid, whose commission expires on the 1st day of July, 1974, do hereby certify that Stanley S. Halle and Martin K. Alloy, whose names as President and Secretary, respectively, of Reflection Homes Assoc. are signed to the foregoing and hereto annexed Deed, bearing date on the 27th day of June, 1972, personally appeared before me in my County of Prince George's and State of Maryland aforesaid and acknowledged said writing to be the act and deed of their said Corporation, and the seal thereto affixed to be the corporate seal, and the writing was so signed and acknowledged by them and the seal

so affixed by authority of the Board of Directors of said Corporation.

GIVEN under my hand this 27th day of June, 1972.

Jan. [Signature]
Notary Public


Washington,
District of Columbia to-wit:

I, the undersigned Notary Public, in and for the District ~~of~~ _____ aforesaid, whose commission expires on the 14th day of Sept., 1974, do hereby certify that Charles E. Garner and Herbert A. Haller, whose names as vice President and asst. Secretary, respectively, of Interstate Bldg. Assn. are signed to the foregoing and hereto annexed Deed, bearing date on the 27th day of June, 1972, personally appeared before me in my District ~~of~~ _____ aforesaid and acknowledged said writing to be the act and deed of their said Corporation, and the seal thereto affixed to be the corporate seal, and the writing was so signed and acknowledged by them and the seal so affixed by authority of the Board of Directors of said Corporation.

GIVEN under my hand this 30th day of June, 1972.

Thelma E. Arnold
Thelma E. Arnold Notary Public
My Commission Expires Sept. 14, 1974



July 6, 1972

. DESCRIPTION OF
REFLECTION LAKE, SECTION 6
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Beginning at a point marking the Northeastly corner of Josephine Evans Burns as acquired in D. B. 412 at Page 234; thence with the Easterly line of Rotonisu Investment Corp. N20°51'34"E, 301.00 feet to a point; thence departing Rotonisu Investment Corp. and running through the property of Stanley Martin Communities, Inc. the following courses: S68°35'53"E, 263.93 feet; N80°42'59"E, 96.40 feet; S76°50'55"E, 125.99 feet; S52°43'38"E, 152.81 feet; N55°26'02"E, 168.53 feet; N02°43'12"E, 258.97 feet; N81°31'05"E, 197.29 feet; N61°12'24"E, 31.54 feet; N02°00'42"W, 155.95 feet; with a curve to the right whose radius is 712.00 feet (and whose chord is S88°21'21"E, 90.80 feet) an arc distance of 90.86 feet; with a curve to the left whose radius is 25.00 feet (and whose chord is N49°43'39"E, 35.71 feet) an arc distance of 39.77 feet; N04°09'19"E, 2.06 feet; S85°50'40"E, 50.00 feet; S04°09'19"W, 8.36 feet; with a curve to the left whose radius is 25.00 feet (and whose chord is S36°22'57"E, 32.50 feet) an arc distance of 35.38 feet; thence continuing through the property of Stanley Martin Communities, Inc. and with the Westerly line of Donald J. Scholz & Co. with a curve to the right whose radius is 714.50 feet (and whose chord is S66°13'19"E, 265.27 feet) an arc distance of 266.82 feet and with a curve to the right whose radius is 532.50 feet (and whose chord is S28°45'12"E,

END

Page Two
 Description of
 Reflection Lake, Section 6
 Centreville District
 Fairfax County, Virginia

479.69 feet) an arc distance of 497.60 feet to a point; thence continuing with the said line of Scholz & Co. and again running through the property of Stanley Martin Communities, Inc. S01°58'53"E, 238.96 feet and with a curve to the left whose radius is 927.50 feet (and whose chord is S05°09'38"E, 102.81 feet) an arc distance of 102.86 feet to a point marking the Northeasterly terminus of Parcher Avenue as dedicated with Section 7A, Reflection Lake; thence with the said terminus S81°39'46"W, 65.00 feet to a point marking the Northwesterly terminus of the said Parcher Avenue; thence running through the property of Stanley Martin Communities, Inc. and with the Easterly line of Parcel "C", Section 2, Reflection Lake, with a curve to the right whose radius is 992.50 feet (and whose chord is N05°09'38"W, 110.01 feet) an arc distance of 110.07 feet and N01°58'58"W, 49.24 feet to a point marking the Northeasterly corner of the said Parcel "C"; thence with the Northerly line of the said Parcel "C" and continuing through the property of Stanley Martin Communities, Inc. the following courses: S82°38'51"W, 33.36 feet; S61°49'17"W, 317.65 feet; S48°41'24"W, 342.05 feet; N41°18'36"W, 216.73 feet; S47°29'22"W, 27.00 feet; S52°24'32"W, 88.99 feet; S63°28'43"W, 85.62 feet; S65°45'54"W, 89.71 feet; S70°27'15"W, 89.47 feet; N64°50'13"W, 103.00 feet; S27°53'35"E, 31.67 feet; S03°55'49"W, 129.48 feet; S00°03'41"W, 114.88 feet; S24°06'08"W, 134.69 feet; S37°19'59"W, 8.01 feet; N60°06'15"W, 106.51 feet; with a curve to the right whose radius is 297.02 feet an arc distance of 12.00 feet; S60°06'15"E,

END

July 6, 1972

DESCRIPTION OF
REFLECTION LAKE, SECTION 7A
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Beginning at a point marking the terminus of the Westerly line of Parcher Avenue as dedicated in D. B. 3401 at Page 102 among the land records of Fairfax County, Virginia; thence running with the said Westerly line of Parcher Avenue with a curve to the left whose radius is 992.50 feet (and whose chord is S34°55'09"E, 135.94 feet) an arc distance of 136.04 feet to a point; thence departing Parcher Avenue and running through the property of Stanley Martin Communities, Inc. the following courses: S56°25'09"W, 174.45 feet; N33°34'51"W, 204.65 feet; N56°25'09"E, 17.44 feet; with a curve to the right whose radius is 1050.95 feet (and whose chord is N60°12'49"E, 139.10 feet) an arc distance of 139.20 feet; N64°00'30"E, 3.40 feet; with a curve to the left whose radius is 25.00 feet (and whose chord is N20°33'27"E, 34.39 feet) an arc distance of 37.92 feet; with a curve to the right whose radius is 992.50 feet (and whose chord is N15°36'55"W, 251.46 feet) an arc distance of 252.14 feet; N81°39'46"E, 65.00 feet to a point on the Westerly line of the property of Ryan Homes, Inc., with a curve to the left whose radius is 927.50 feet (and whose chord is S19°39'54"E, 364.36 feet) an arc distance of 366.74 feet to a point on the aforementioned terminus of Parcher Avenue; thence with the said terminus of Parcher Avenue S52°00'27"W, 65.00 feet to the point of beginning, containing 1.60983 Acres of land.

END

Page Two
Description of
Reflection Lake, Section 7A
Centreville District
Fairfax County, Virginia

All being more particularly described on a plat hereto attached and made
a part hereof.

Given under my hand this 6th day of July, 1972.

James D. Nealon
Certified Land Surveyor #652
DEWBERRY, NEALON & DAVIS

JTM:bjl

Page Three
Description of
Reflection Lake, Section 6
Centreville District
Fairfax County, Virginia

104.70 feet; S37°19'59"W, 54.09 feet and S42°37'30"W, 46.71 feet to a point on the
Northeasterly line of the aforementioned Burns; thence with the boundary of Burns
N45°38'12"W, 780.26 feet and N21°36'26"E, 461.73 feet to the point of beginning,
containing 33.87560 Acres of land.

All being more particularly described on a plat hereto attached and made
a part hereof.

Given under my hand this 6th day of July, 1972.

James D. Nealon
Certified Land Surveyor #652
DEWBERRY, NEALON & DAVIS

JTM:bjl

DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION, made on the date hereinafter set forth by STANLEY MARTIN COMMUNITIES, INC., hereinafter referred to as "Declarant."

W I T N E S S E T H:

WHEREAS, Declarant is the sole owner and proprietor of certain property located in the Centreville District, County of Fairfax, State of Virginia, which is more particularly described in Schedule "A" attached hereto and incorporated herein by reference.

NOW, THEREFORE, Declarant hereby declares that all of the properties described herein shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions which are for the purpose of protecting the value and desirability of and which shall run with the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

DEFINITIONS

Section 1. "Association" shall mean and refer to REFLECTION HOMES ASSOCIATION, its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the owners. The Common Area to be owned by the Association at the time of the conveyance of the first lot is described in Schedule "B" attached hereto and incorporated herein by reference.

Section 5. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision plat map of the Properties with the exception of the Common Area.

Section 6. "Section" shall mean all that land area containing lots recorded by subdivision plat for residential purposes as approved by the appropriate authorities of Fairfax County, Virginia.

Section 7. "Declarant" shall mean and refer to STANLEY MARTIN COMMUNITIES, INC., its successors and assigns, if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

ARTICLE II

PROPERTY RIGHTS

Section 1. Owner's Easements of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) the right of the Association to charge reasonable admission and other fees for the use of any recreational facility upon the Common Area;

(b) the right of the Association to suspend the voting rights and the right to use the recreational facilities by an owner for any period during which any assessment against his Lot remains unpaid; and, for a period not to exceed 60 days for any infraction of its published rules and regulations;

(c) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency,

authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument signed by two-thirds (2/3) of each class of members agreeing to such dedication or transfer has been recorded.

(d) the right of individual owners to the use of parking spaces as provided in this article.

Section 2. Delegation of Use. Any owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

Section 3. Parking Rights. Ownership of each Lot which encompasses private streets and parking areas owned by the Association shall entitle the owner thereof the use in common with others for automobile parking purposes automobile parking areas within that portion of the Common Area designated "Parking Area and Sidewalk Easement," which parking areas shall be as near and convenient to said Lot as reasonably possible, together with the right of ingress and egress in and upon said parking areas.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

Section 1. Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Associ-

ation. Ownership of such lot shall be the sole qualification for membership.

Section 2. The Association shall have three classes of voting membership.

Class A. Class A members shall be all those Owners as defined in Section 1 with the exception of the Class B and Class C members. Class A members shall be entitled to one vote for each lot in which they hold the interest required for membership by Article III, Section 1. When more than one person holds such interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any lot.

Class B. Class B members shall be all those owners of lots within a Section as defined in any Declaration of Covenants, Conditions, or Restrictions recorded or to be recorded among the land records of Fairfax County, Virginia, which encompass private streets and parking areas owned by the Association and for the primary use by such members. This class shall as to voting rights vote as Class A members which they are entitled by virtue of their membership as owners of Lots. The Association shall collect from Class B members such assessments as more particularly described in Article V of the Declaration and shall be the entity responsible for the maintaining of all the heretofore mentioned Association owned private streets and parking including related sidewalks, curb and gutter, street lights and similar improvements serving Class B members.

Class C. The Class C member shall be Stanley Martin Communities Inc., or its successors or assigns, which shall be entitled to three (3) votes for each lot in which it holds the interest required for membership by Article III, Section 1, provided, that the Class C membership shall cease and a Class A or Class B membership as the case may be with one (1) vote for each lot in which it holds an interest shall be issued on the happening of either of the following events, whichever occurs earlier:

1. When the total votes outstanding in the Class A and Class B membership equal the total votes outstanding in the Class C membership.
2. On January 1, 1978.

ARTICLE IV

COVENANT FOR MAINTENANCE ASSESSMENT

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Proper-

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ties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area, and of the homes situated upon the Properties.

ARTICLE V

MAXIMUM ANNUAL ASSESSMENT

Section 1. Until January 1 of the year immediately following the conveyance of the first lot to an Owner, the maximum annual assessment shall be as follows for each class as designated:

(a) Class A - One hundred and twenty (120) Dollars.

(b) Class B - Such amount as is determined by the proportionate share for each Owner of a Lot within a Section (as heretofore defined) for the proper maintenance of the areas and items described in Article III, Section 2. Each Section shall be computed indi-

vidually, funds collected from the respective Sections shall be deposited in separate accounts within thirty (30) days of collection and thereafter not co-mingled with any other funds. The Association shall submit a financial report annually setting forth all revenues and expenditures in addition to a budget projecting estimated costs in the next year for all maintenance operations as apply.

(c) Class C - Shall pay 25% of the Class A assessment on any vacant lot or lot superimposed with an unsold, unoccupied residential structure.

(d) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than 3% above the maximum assessment for the previous year without a vote of the membership.

(e) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above 3% by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.

(f) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 2. Special Assessments for Capital Improvements.

In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3)

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Fairfax, Virginia 22030

of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 3. Notice and Quorum for any Action Authorized Under Sections 1 and 2. Written notice of any meeting called for the purpose of taking any action authorized under Section 1 or 2 shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting.

Section 4. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis.

Section 5. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall commence as to all Lots on the first day of the month following the conveyance of the first to an Owner. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid.

Section 6. Effect of Nonpayment of Assessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of 6 per cent per annum. The association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 7. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to first mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lieu thereof.

ARTICLE VI

EXTERIOR MAINTENANCE

In the event an owner of any Lot in the Properties shall fail to maintain the premises and the improvements situated thereon in a manner satisfactory to the Board of Directors, the Association, after approval by two-thirds (2/3) vote of the Board of Directors, shall have the right, through its agents and employees, to enter upon said parcel and to repair, maintain, and restore the Lot and the exterior of the buildings and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become part of the assessment to which such Lot is subject.

HAZEL,
BECKHORN & HANES
Attorneys at Law
P. O. Box 547
Fairfax, Virginia 22030

ARTICLE VII

PARTY WALLS



Section 1. General Rules of Law to Apply. Each wall which is built as a part of the original construction of the homes upon the Properties and placed on the dividing line between the Lots shall constitute a party wall, and to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

Section 2. Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use.

Section 3. Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty, any Owner who has used the wall may restore it, and if the other Owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice however, to the right of any such Owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.

Section 4. Weatherproofing. Notwithstanding any other provision of this Article, an Owner who by his negligent or willful act causes the party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

Section 5. Right to Contribution Runs with Land. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner's successors in title.

Section 6. Arbitration. In the event of any dispute arising concerning a party wall, or under the provisions of this Article, each party shall choose one arbitrator, and such arbitrators shall choose one additional arbitrator, and the decision shall be by a majority of all the arbitrators.

ARTICLE IX

ARCHITECTURAL CONTROL

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

ARTICLE X

GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at Law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety per cent (90%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five per cent (75%) of the Lot Owners. Any amendment must be recorded. Any amendments must be approved in writing by the appropriate officials of Fairfax County.

Section 4. Annexation.

(a) Additional residential property and Common Area may be annexed to the Properties with the consent of two-thirds (2/3) of each class of members.

(b) Additional land may be annexed by the Declarant without the consent of members within six (6) years of the date of this instrument provided that the FHA and the VA determine that the annexation is in accord with the general plan heretofore approved by them.

Section 5. FHA/VA Approval. As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration and the appropriate authorities of Fairfax County: Annexation of additional properties, dedication of Common Area, and amendment of this Declaration of Covenants, Conditions, and Restrictions.

Section 6. Open Space. Open space not contained in Lots and streets shall not be denuded, defaced nor otherwise disturbed in any manner at any time without the approval of the appropriate Fairfax County Authorities or Departments.

IN WITNESS WHEREOF, the undersigned being the Declarant here-
in, has caused this Declaration of Covenants, Conditions and
Restrictions, to be signed by officers duly authorized therefore,
its corporate seal affixed and attested by its Secretary.

STANLEY MARTIN COMMUNITIES, INC.

By: _____
President

ATTEST:

By: _____
Secretary

_____, to-wit:

I, _____, a Notary Public, in and
for the County of _____, State of _____,
whose commission expires on the ___ day of _____, 19__.

do certify that _____ and _____

_____ whose names as _____ President and

_____ Secretary, respectively, of STANLEY MARTIN

COMMUNITIES, INC., are signed to the foregoing instrument bearing

date on the ___ day of _____, 1972, have acknowledged

the same before me in the _____.

GIVEN under my hand and seal this ___ day of _____,
1972.

Notary Public

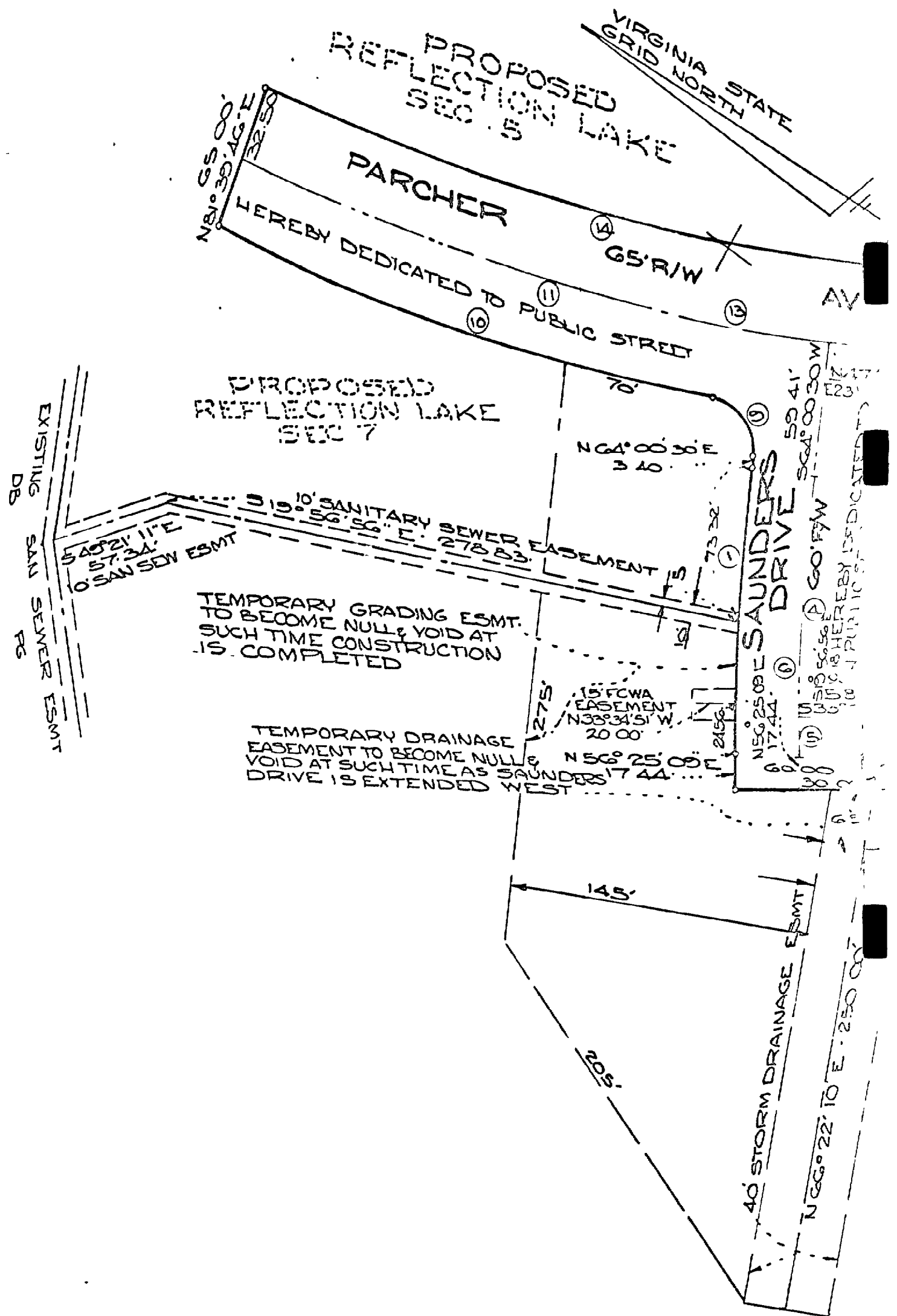
HAZEL,
BECKHORN & HANES
Attorneys at Law
P. O. Box 547
Fairfax, Virginia 22030

In the Clerk's Office of the Circuit Court of
Fairfax County, Virginia JUL '7 1972 at 1:20 PM
This instrument was received and, with the
certificate annexed, admitted to record

Teste:

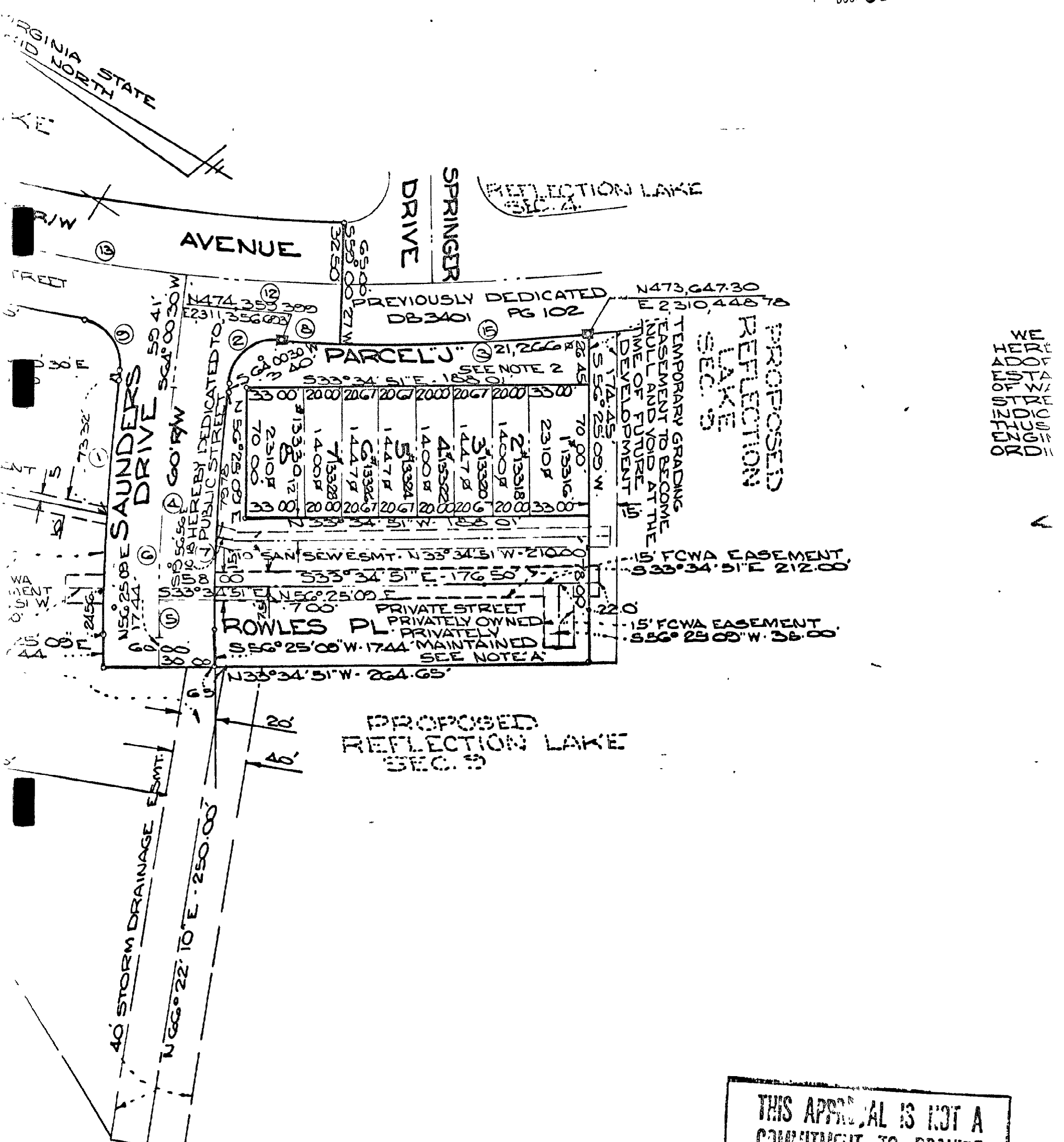
with plat attached

M. ...
Clerk



SURVEYORS

I, JAMES D NEALON, A DULY CERTIFIED LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED BY THIS PLAT AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE. IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY COMMUNITIES, INC. FROM ROTONISU INVESTMENT COMPANY IN 1972 AND RECORDED IN DEED BOOK 3627 AT PAGE 15 IN FAIRFAX COUNTY, VIRGINIA. I FURTHER CERTIFY THAT THE LAND SHOWN HEREON IS THE SAME AND ALL COURSES ARE REFERENCED TO THE ORIGINAL BOUNDS OF THE ORIGINAL TRACT, THAT THIS PLAT IS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATUTES GIVEN UNDER MY HAND THIS 28th DAY OF JANUARY 1974.

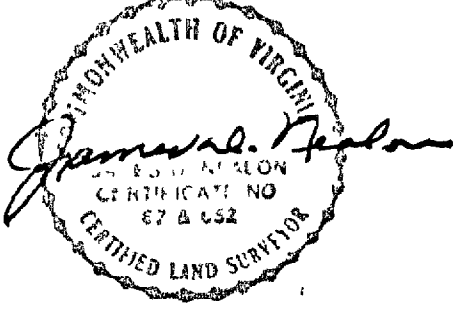


WE
HERE
ADVISE
OF THIS
STREET
CLOSURE
ORIGIN
DATE

WORKS

CERTIFICATE

I, JAMES H. NEALON, LAND SURVEYOR IN THE STATE OF VIRGINIA, HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PROPERTY ACQUIRED BY STANLEY MARTIN INVESTMENT CORPORATION BY DEED DATED JUNE 6, 1967 AT PAGE 500 AMONG THE LAND RECORDS OF FAIRFAX COUNTY AND SHOWN HEREON LIES ENTIRELY WITH IN THE BOUNDARIES OF THIS PLAT REPRESENTS AN ACCURATE SURVEY OF THE PROPERTY REFERENCED TO VIRGINIA STATE GRID NORTH AND THE ELEMENTS OF THE FAIRFAX COUNTY SUBDIVISION ORDINANCE OF JANUARY 1972.



THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER.

FINAL PLAT

RECOMMENDED FOR APPROVAL
FAIRFAX COUNTY
DIRECTOR OF COUNTY DEVELOPMENT

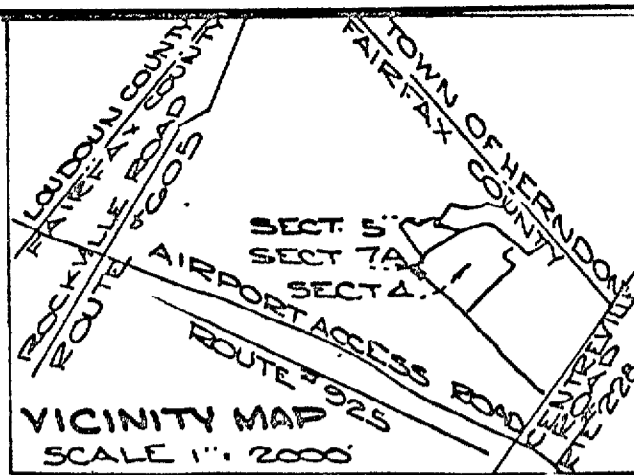
6/25/72 BY *Arthur L. Rose*
HIS AGENT

APPROVED
FOR
BOARD OF SUPERVISORS
FAIRFAX COUNTY, VIRGINIA

27 June 72 *Arthur L. Rose*
COUNTY EXECUTIVE

APPROVAL VOID IF PLAT IS NOT OFFERED FOR RECORD WITHIN 90 DAYS AFTER DATE THEREOF

DL
By 1



CURVE DATA						
NO	RADIUS	DELTA	ARC	TAN	CHORD	CH BEARING
1	1050.95	07°35'21"	139.20	69.70	139.10	N68°12'49"E
2	25.00	86°54'05"	37.92	23.68	34.30	S72°32'20"E
3	992.50	09°45'21"	168.90	84.70	168.70	S33°58'07"E
4	1020.95	06°36'14"	117.67	58.90	117.61	N60°42'23"E
5	1020.95	09°50'07"	17.56	8.78	17.56	N56°54'43"E
6	1020.95	07°35'21"	135.23	67.71	135.13	N60°12'49"E
7	992.50	07°35'21"	131.26	65.72	131.16	S60°12'49"E
8	992.50	01°54'05"	32.95	16.48	32.95	S30°02'20"E
9	25.00	86°54'05"	37.92	23.68	34.30	S20°33'27"W
10	992.50	14°33'21"	252.14	126.75	251.46	N15°36'55"W
11	960.00	17°39'16"	225.80	149.03	294.63	N17°05'52"W
12	960.00	05°00'03"	83.79	41.92	83.76	N28°29'32"W
13	960.00	22°39'19"	379.50	192.31	377.12	N19°39'54"W
14	927.50	22°39'19"	366.74	185.80	364.36	N19°39'54"W
15	922.50	07°51'13"	126.04	68.13	135.94	S34°55'05"E

OWNERS DEDICATION

WE, STANLEY MARTIN COMMUNITIES INC, OWNERS OF THE LAND SHOWN HEREON AND DESCRIBED IN THE SURVEYORS CERTIFICATE HEREBY ADOPT THIS PLAN OF SUBDIVISION, DEDICATE THE STREETS TO PUBLIC USE, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, GRANT THE RIGHTS OF WAY AS INDICATED FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF STREETS, SANITARY SEWERS AND AGREE THAT IRON PIPES WILL BE SET AS INDICATED THUS AND CONCRETE MONUMENTS WILL BE SET AS INDICATED THUS UNDER THE SUPERVISION OF A CERTIFIED LAND SURVEYOR OR ENGINEER ALL IN ACCORDANCE WITH THE FAIRFAX COUNTY SUBDIVISION ORDINANCES

Larry Cartano
STANLEY MARTIN COMMUNITIES, INC.

John J. Mough
WITNESS

NOTES:

- 1 THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO 16-1 AND IS ZONED RTC 10 AS OF THE DATE OF ITS APPROVAL.
- 2 PARCEL "J" TO BE CONVEYED TO HOMEOWNERS ASSOCIATION AND SHALL NOT BE DENUDED, DEFACED NOR OTHERWISE DISTURBED IN ANY MANNER AT ANY TIME WITHOUT THE APPROVAL OF THE APPROPRIATE COUNTY DEPARTMENTS.
- 3 THIS SUBDIVISION HAS BEEN APPROVED FOR DENSITY DEVELOPMENT UNDER SEC. 30 2 2 2 COL 9 OF THE FAIRFAX COUNTY ZONING ORDINANCE AS AMENDED MAY 19, 1965

NOTE "A"

EASEMENT FOR INGRESS & EGRESS PUBLIC UTILITIES SANITARY SEWER & EMERGENCY VEHICLES TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION

AREA TABULATION

LOTS (8)	- 13,161.8
STREET DEDICATION	- 35,697.8
PARCEL "J"	- 21,266.8
TOTAL	- 70,126.4 OR 1.60583 AC.

**PLAT IS NOT A
WARRANT TO PROVIDE
SANITARY SEWER.**

APPROVED FOR APPROVAL
FAIRFAX COUNTY
COUNTY DEVELOPMENT
By *Arthur L. Rose*
MIS. CLERK

APPROVED FOR SUPERVISORS
FAIRFAX COUNTY, VIRGINIA
W. B. White
COUNTY EXECUTIVE

VOID IF PLAT IS NOT RECORDED WITHIN 90 DAYS OF DATE THE MAP

DEPARTMENT OF COUNTY DEVELOPMENT
Division of Design Review
Fairfax, Virginia

All street locations and/or easements conform to the requirements of this office and the necessary agreements or bonds have been received.

By *[Signature]* Date *3/1/72*
[Signature] *2/11/72*

APPROVED
COUNTY OF FAIRFAX
DIVISION OF
DESIGN REVIEW SANITARY SECTION

By *Melvin R. Hall*
Date *2-7-72*

PLAT REFLECTION LAKE

SECTION 7A
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE 1" = 50'
DECEMBER 1971
DEWBERRY, NEALON AND DAVIS
ENGINEERS - PLANNERS - SURVEYORS
8411 ARLINGTON BOULEVARD, FAIRFAX, VA

#12446
RFAX

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 16-1 AND IS ZONED R 12.5 AS OF THE DATE OF ITS APPROVAL.
2. THIS SUBDIVISION HAS BEEN APPROVED FOR DENSITY DEVELOPMENT UNDER SECTION 30-2.2.2 COL 9 OF THE FAIRFAX COUNTY ZONING ORDINANCE, AS AMENDED MAY 13, 1965.
3. SEE SHEET 2 FOR EASEMENTS AND HOUSE NUMBERS
4. PARCEL G TO BE CONVEYED TO HOMEOWNERS ASSOCIATION AND SHALL NOT BE DENUDED, DEFACED NOR OTHERWISE DISTURBED IN ANY MANNER AT ANY TIME WITHOUT THE APPROVAL OF THE APPROPRIATE COUNTY DEPARTMENTS
5. * SEE SHEET NO 2 OF 2 FOR EASEMENTS ON THESE LOTS.

NATA 046. 202
E 2,308,530.544

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER

FINAL PLAT

RECOMMENDED FOR APPROVAL
FAIRFAX COUNTY
DIRECTOR OF COUNTY DEVELOPMENT

7/4/72 *Arthur L. Rose*
DIRECTOR

APPROVED

BOARD OF SUPERVISORS
FAIRFAX COUNTY, VIRGINIA

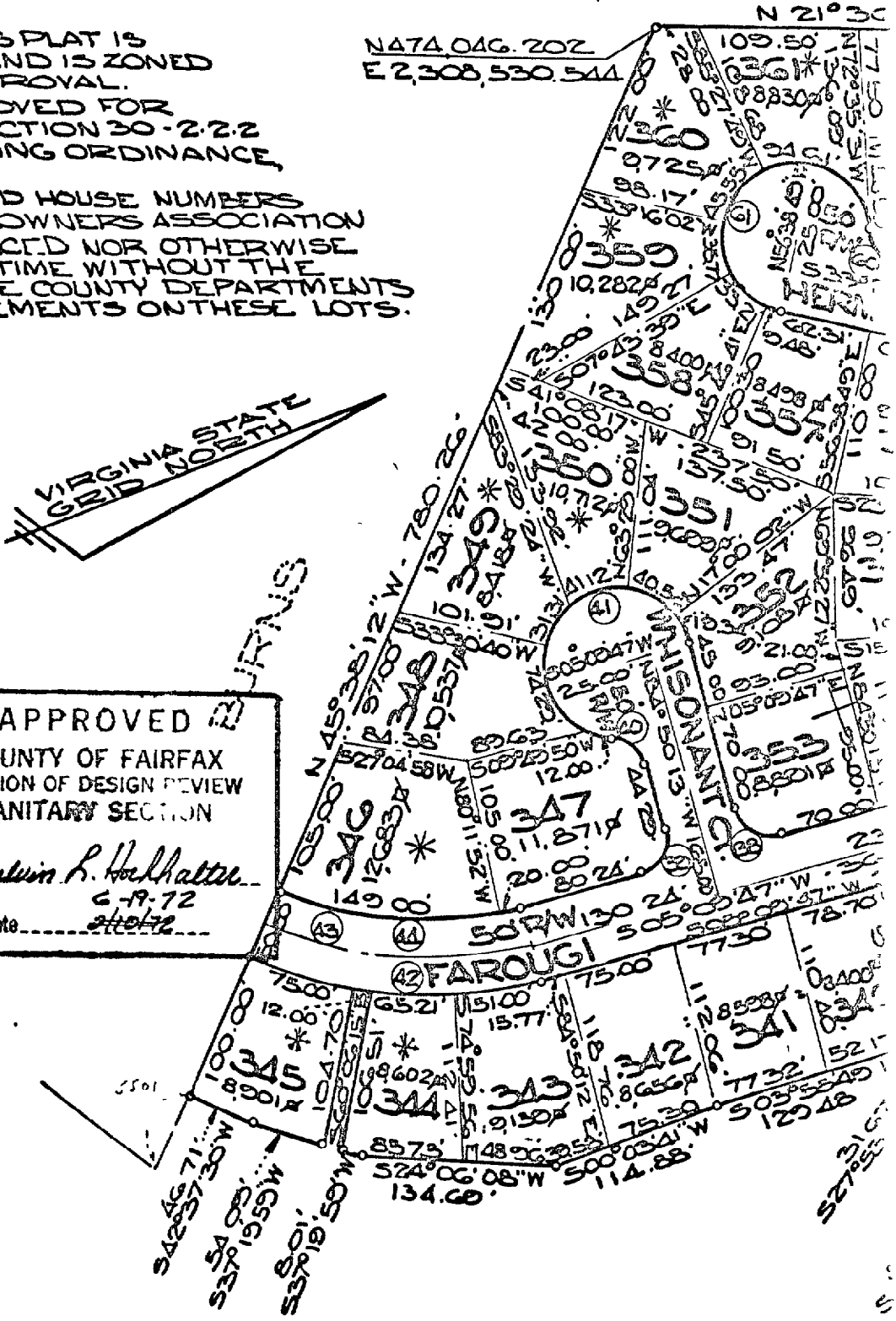
6 July, 72 *[Signature]*
DEPUTY CLERK

THIS PLAT IS NOT TO BE RECORDED WITHIN 90 DAYS OF THE DATE THEREOF.

APPROVED

COUNTY OF FAIRFAX
DIVISION OF DESIGN REVIEW
SANITARY SECTION

By *Melvin R. Helthaler*
6-19-72
Date *2/2/72*



SURVEYORS CERTIFICATE

I, JAMES D. NEALON, A DULY CERTIFIED LAND SURVEYOR IN THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY STANLEY MARTIN COMMUNITIES, INC. FROM ROTONISU INVESTMENT CORPORATION BY DEED DATED JUNE 6, 1972 AND RECORDED IN DEED BOOK 3627 AT PAGE 500 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE LAND SHOWN HEREON LIES ENTIRELY WITHIN THE BOUNDS OF THE ORIGINAL TRACT THAT THIS PLAT REPRESENTS AN ACCURATE SURVEY OF THE SAME AND ALL COURSES ARE REFERENCED TO THE VIRGINIA STATE GRID NORTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE FAIRFAX COUNTY SUBDIVISION ORDINANCE.

GIVEN UNDER MY HAND THIS 2ND DAY OF FEBRUARY 1972.

FUTURE SECTION REFLECTION LINE

James D. Nealon
CERTIFIED
67

DEPARTMENT OF COUNTY DEVELOPMENT
Division of Design Review
Fairfax, Virginia

All street locations and/or easements conform to the requirements of the zoning ordinance and the necessary agreements or bonds have been received.

By *[Signature]* Date *2/2/72*

OWNERS DEDICATION

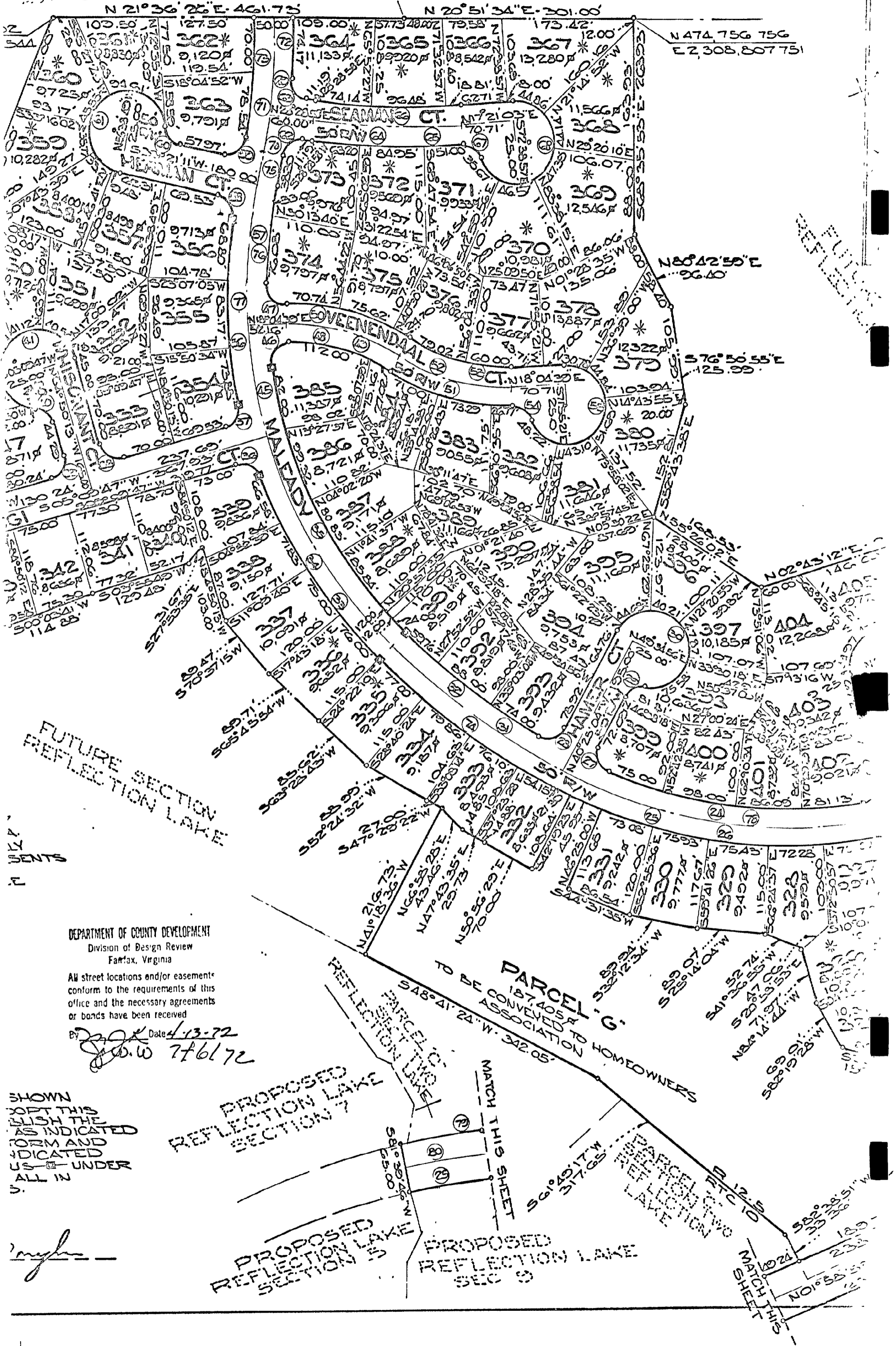
WE, STANLEY MARTIN COMMUNITIES INC, OWNERS OF THE LAND SHOWN HEREON AND DESCRIBED IN THE SURVEYORS CERTIFICATE, HEREBY ADOPT THIS PLAN OF SUBDIVISION, DEDICATE THE STREETS TO PUBLIC USE, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, GRANT THE RIGHTS OF WAY AS INDICATED FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF STREETS, STORM AND SANITARY SEWERS AND AGREE THAT IRON PIPES WILL BE SET AS INDICATED AND CONCRETE MONUMENTS WILL BE SET AS INDICATED. THIS DEDICATION IS MADE UNDER THE SUPERVISION OF A CERTIFIED LAND SURVEYOR OR ENGINEER ALL IN ACCORDANCE WITH THE FAIRFAX COUNTY SUBDIVISION ORDINANCES.

Larry Carfano
STANLEY MARTIN COMMUNITIES, INC.

John D. Mough
WITNESS

BURNS

PROTONISU INVESTMENT CORP



N 474.756 756
E 2,308.807 751

FUTURE SECTION
REFLECTION LAKE

DEPARTMENT OF COUNTY DEVELOPMENT
Division of Design Review
Fairfax, Virginia

All street locations and/or easements
conform to the requirements of this
office and the necessary agreements
or bonds have been received

By *[Signature]* Date 4-13-72
[Signature] 746172

SHOWN
EXCEPT THIS
PLAT THIS
PLUSH THE
AS INDICATED
FORM AND
INDICATED
US UNDER
ALL IN
S.

PROPOSED
REFLECTION LAKE
SECTION 7

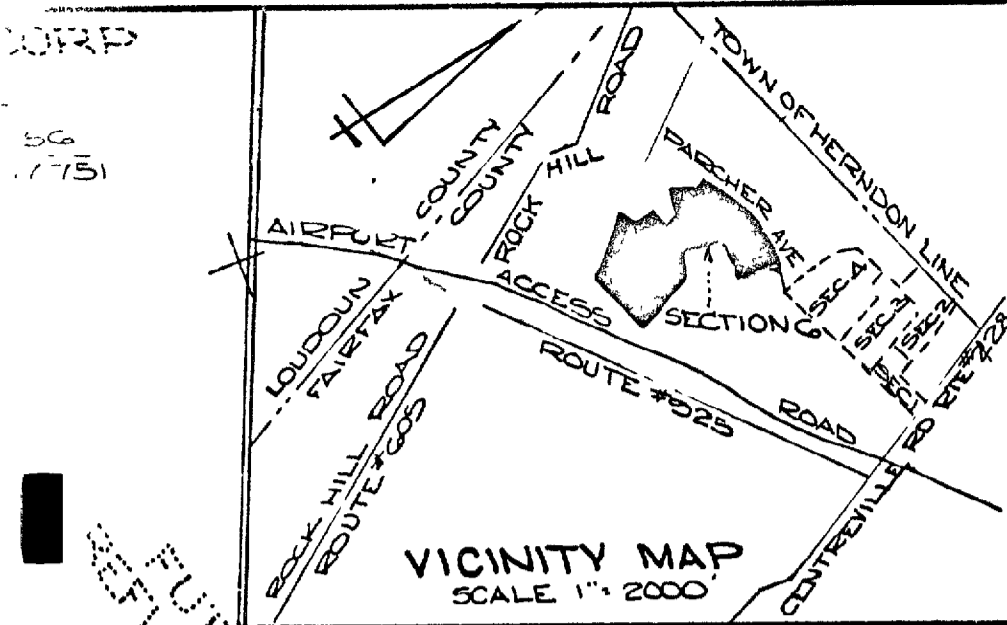
PROPOSED
REFLECTION LAKE
SECTION 8

PROPOSED
REFLECTION LAKE
SEC 9

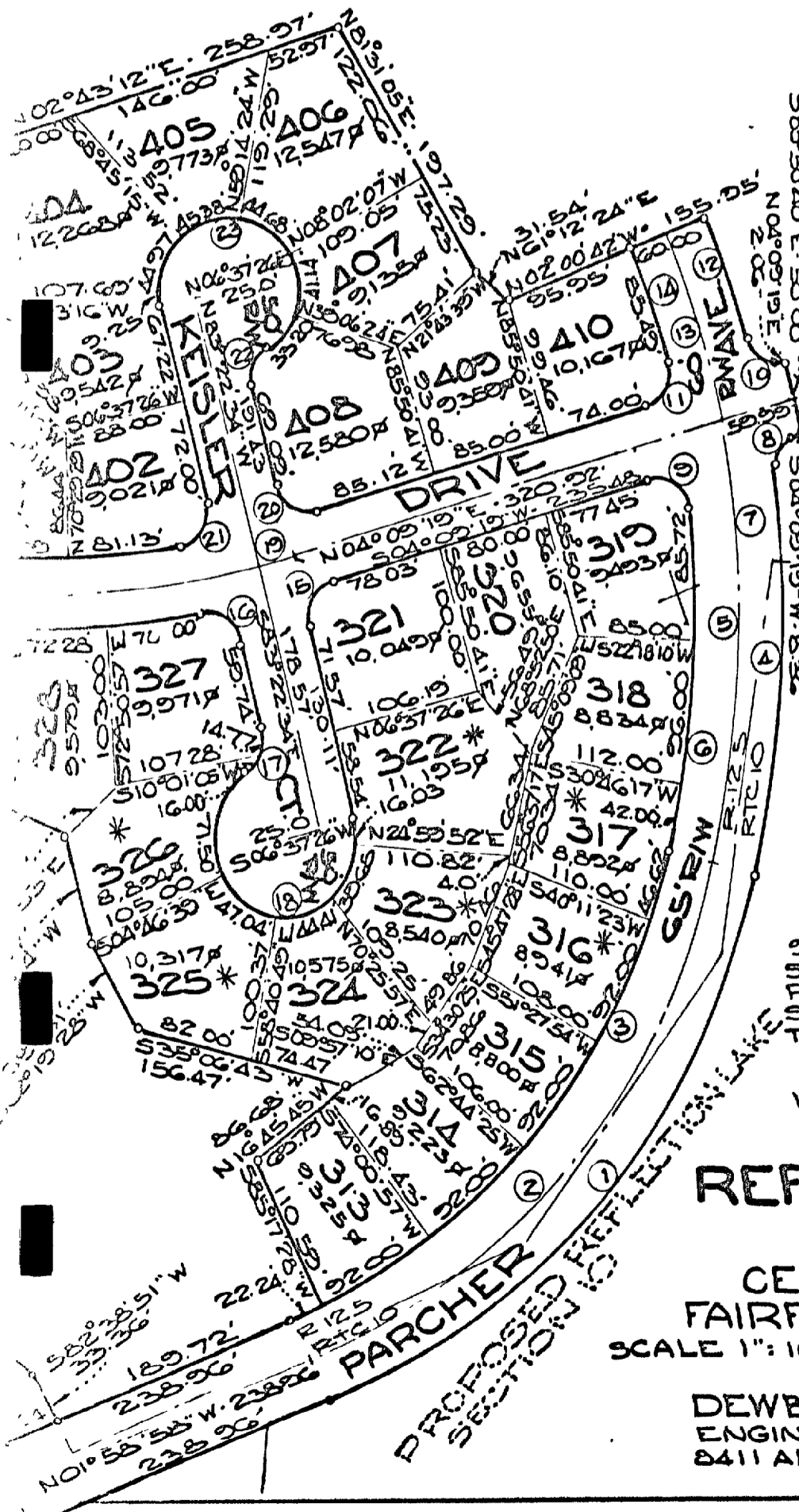
TO BE CONVERTED TO
PARCEL 'G'
ASSOCIATION
HOMEOWNERS

MATCH THIS SHEET

MATCH THIS SHEET



CURVE DATA							
NO	RADIUS	DELTA	ARC	TAN CHORD	CHORD	CHORD BEARING	CHORD ANGLE
1	532.50	53°32'27"	457.60	268.64	470.60	S28°45'12"E	
2	500.00	53°32'27"	467.23	252.24	450.42	N28°45'12"W	
3	467.50	53°32'27"	436.86	235.85	421.14	N28°45'12"W	
4	714.50	21°23'47"	266.82	134.23	225.27	S22°13'19"E	
5	682.00	21°52'32"	236.10	150.42	203.78	NG7°57'41"W	
6	649.50	19°44'08"	223.72	112.33	222.62	NG5°23'29"W	
7	682.00	36°29'17"	434.32	224.81	427.02	N73°43'04"W	
8	25.00	81°04'32"	35.33	21.38	32.50	S36°22'57"E	
9	25.00	100°35'07"	43.89	30.11	38.47	S54°26'53"W	
10	25.00	91°08'40"	39.77	25.50	35.71	N43°43'38"E	
11	25.00	85°30'17"	38.68	24.42	34.24	N40°10'19"W	
12	712.00	07°18'42"	90.86	45.40	90.80	S88°21'21"E	
13	682.00	11°36'45"	138.23	69.36	137.99	S86°12'20"E	
14	652.00	07°30'45"	85.49	42.81	85.43	N88°15'20"W	
15	25.00	87°31'54"	38.19	23.95	34.89	N29°36'37"W	
16	25.00	85°42'31"	37.40	23.19	34.01	S53°16'10"W	
17	25.00	76°31'44"	30.77	17.68	28.87	N48°06'42"W	
18	50.00	250°31'44"	218.63	-70.71	81.65	S41°53'18"W	
19	618.20	02°28'06"	26.63	13.32	26.63	N05°23'23"E	
20	25.00	82°28'06"	40.35	26.10	36.11	N50°23'23"E	
21	25.00	95°02'54"	41.47	27.31	36.83	N35°51'07"W	
22	25.00	70°31'44"	30.77	17.68	28.87	S48°06'42"E	
23	50.00	250°31'44"	218.63	-70.71	81.65	N41°53'18"E	
24	592.20	32°51'41"	340.22	174.28	335.58	N28°26'11"E	
25	927.50	06°21'15"	102.86	51.48	102.81	S05°09'38"E	
26	643.20	38°40'01"	434.07	225.67	425.88	S30°14'55"W	
27	25.00	95°02'54"	41.47	27.31	36.83	S87°36'32"E	
28	25.00	93°01'01"	40.59	26.35	36.27	N06°05'26"E	
29	25.00	70°31'44"	30.77	17.68	28.87	S05°03'13"E	
30	50.00	250°31'44"	218.63	-70.71	81.65	N24°56'47"E	
31	1000.00	16°02'55"	280.10	140.07	279.19	N57°36'23"E	
32	975.00	13°01'54"	221.76	111.36	221.28	N50°06'54"E	
33	655.00	25°18'56"	289.41	147.10	287.06	S38°17'19"E	
34	630.00	29°31'57"	324.73	166.06	321.14	N80°23'49"E	
35	605.00	37°30'04"	395.98	205.38	388.95	N84°22'53"E	
36	25.00	85°47'00"	37.43	23.22	34.03	S48°03'17"W	
37	25.00	85°47'00"	37.43	23.22	34.03	N37°43'42"W	
38	25.00	90°00'00"	39.27	25.00	35.36	N56°03'47"E	
39	25.00	90°00'00"	39.27	25.00	35.36	N33°50'13"W	
40	25.00	70°31'44"	30.77	17.68	28.87	S53°53'56"W	
41	50.00	250°31'44"	218.63	-70.71	81.65	N30°06'05"W	
42	297.02	39°12'01"	203.21	105.77	199.27	S24°45'48"W	
43	272.02	39°12'01"	186.11	96.86	182.50	S24°45'48"W	
44	247.02	39°12'01"	169.09	87.96	165.73	N24°45'48"E	
45	630.00	12°54'51"	142.00	71.30	141.70	S78°22'47"E	
46	25.00	21°56'44"	41.43	27.26	36.85	S29°23'43"E	
47	25.00	21°56'44"	41.43	27.26	36.85	N65°33'01"E	
48	216.24	36°43'00"	139.02	71.90	136.65	S36°26'09"E	
49	241.94	36°43'00"	153.04	80.29	152.40	N36°26'09"E	
50	266.94	36°43'00"	171.06	88.58	168.15	N36°26'09"E	
51	266.94	36°43'00"	171.06	88.58	168.15	S36°26'09"W	
52	241.94	36°43'00"	153.04	80.29	152.40	N36°26'09"E	
53	216.24	36°43'00"	139.02	71.90	136.65	N36°26'09"E	
54	25.00	70°31'44"	30.77	17.68	28.87	S53°26'31"W	
55	50.00	250°31'44"	218.63	-70.71	81.65	S56°50'29"E	
56	655.00	15°45'23"	225.85	114.06	224.73	N70°44'31"W	
57	630.00	15°16'32"	167.96	84.48	167.47	S64°17'05"E	
58	25.00	85°47'00"	37.43	23.22	34.03	S76°14'40"W	
59	25.00	93°01'01"	40.59	26.35	36.27	N13°03'20"W	
60	25.00	70°31'44"	30.77	17.68	28.87	N65°37'02"E	
61	50.00	250°31'44"	218.63	-70.71	81.65	N21°22'53"W	
62	25.00	87°16'14"	38.08	23.84	34.50	S18°09'09"E	
63	25.00	87°16'14"	38.08	23.84	34.50	N72°07'05"E	
64	1000.00	11°07'55"	194.29	97.45	193.23	N22°55'01"E	
65	1025.00	11°07'55"	199.15	99.89	198.83	S22°55'01"W	
66	975.00	11°07'55"	189.43	95.02	189.13	N22°55'01"E	
67	25.00	70°31'44"	30.77	17.68	28.87	S52°26'55"W	
68	50.00	250°31'44"	218.63	-70.71	81.65	S37°23'05"E	
69	1000.00	06°52'32"	120.00	60.07	119.92	S64°57'18"E	
70	1000.00	04°52'13"	85.00	42.53	84.97	S50°04'56"E	
71	1000.00	11°44'44"	205.00	102.86	204.64	S67°31'12"E	
72	1025.00	04°08'46"	74.17	37.10	74.16	S66°19'11"E	
73	975.00	08°23'43"	148.54	74.41	148.30	NG4°01'42"W	
74	1025.00	16°02'55"	287.11	144.50	286.17	S57°36'23"W	
75	1025.00	02°08'27"	38.36	19.15	38.29	S57°43'03"E	
76	605.00	10°19'48"	109.08	54.69	108.93	S61°28'44"E	
77	630.00	28°11'23"	309.96	158.19	306.85	S78°44'31"E	
78	618.20	42°57'30"	463.50	243.25	452.72	N26°06'11"E	
79	992.50	06°21'15"	110.07	55.03	110.01	N05°09'38"W	
80	960.00	06°21'15"	106.47	53.29	106.41	S05°09'38"E	



AREA TABULATIONS

98 LOTS	965,821 sq ft
STREETS (RIZ-5)	307,027 sq ft
PARCEL 'G'	187,405 sq ft
STREETS (RTC-10)	15,364 sq ft (NOT INCL. IN DENSITY)
TOTAL	1,475,617 sq ft OR 33.87550 AC.

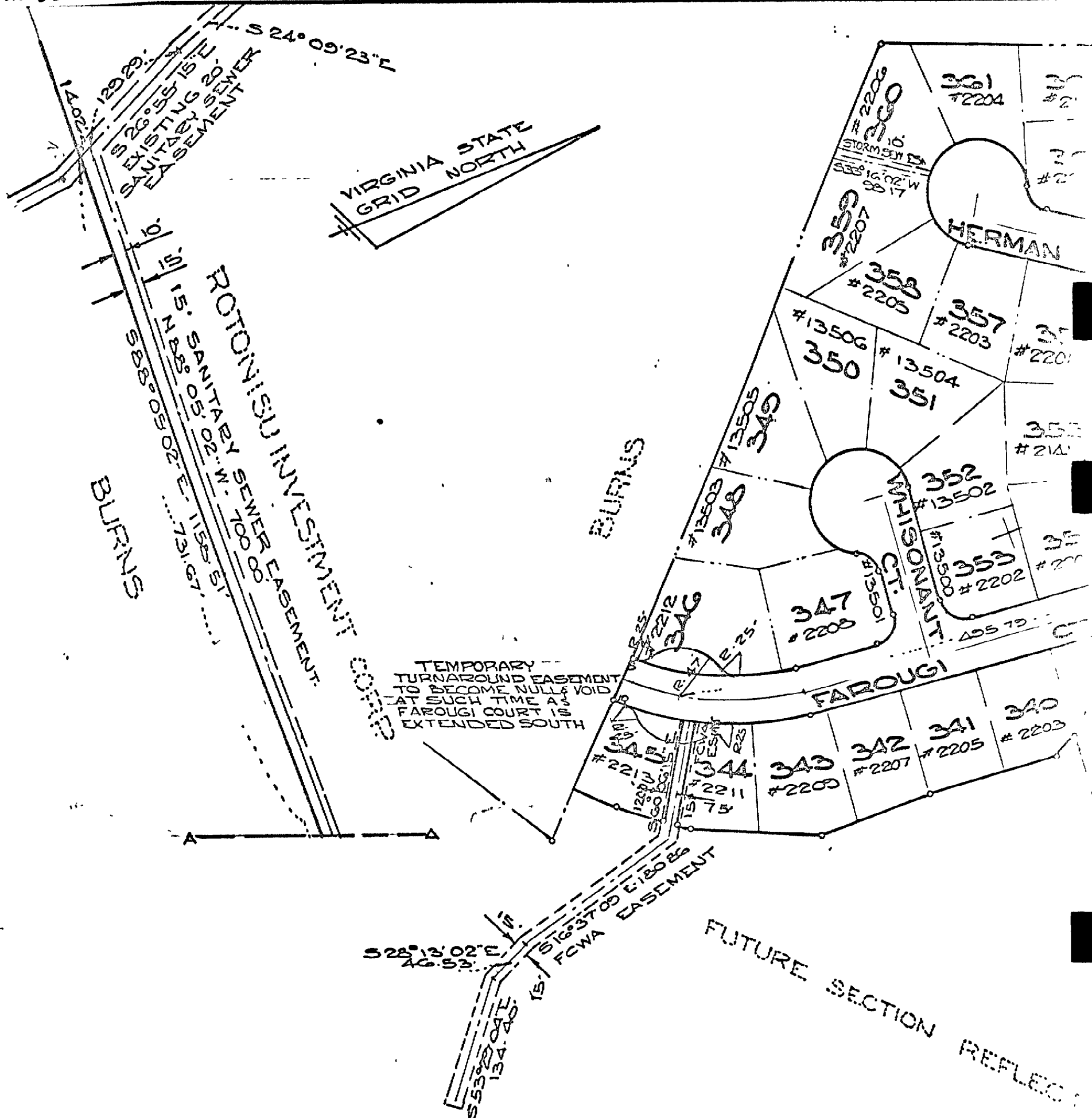
DENSITY
 LOTS PER ACRE - 2.9 LOT COVERAGE 65%

PLAT REFLECTION LAKE SECTION SIX
 CENTREVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE 1" = 100'
 NOVEMBER 1971

DEWBERRY, NEALON AND DAVIS
 ENGINEERS - PLANNERS - SURVEYORS
 8411 ARLINGTON BOULEVARD, FAIRFAX, VA.
 SHEET 1 OF 2

#24467

RPA 682



DEPARTMENT OF COUNTY DEVELOPMENT
 Division of Design Review
 Fairfax Virginia

All street locations and the calculations conform to the requirements of the office and the necessary bonds have been received.

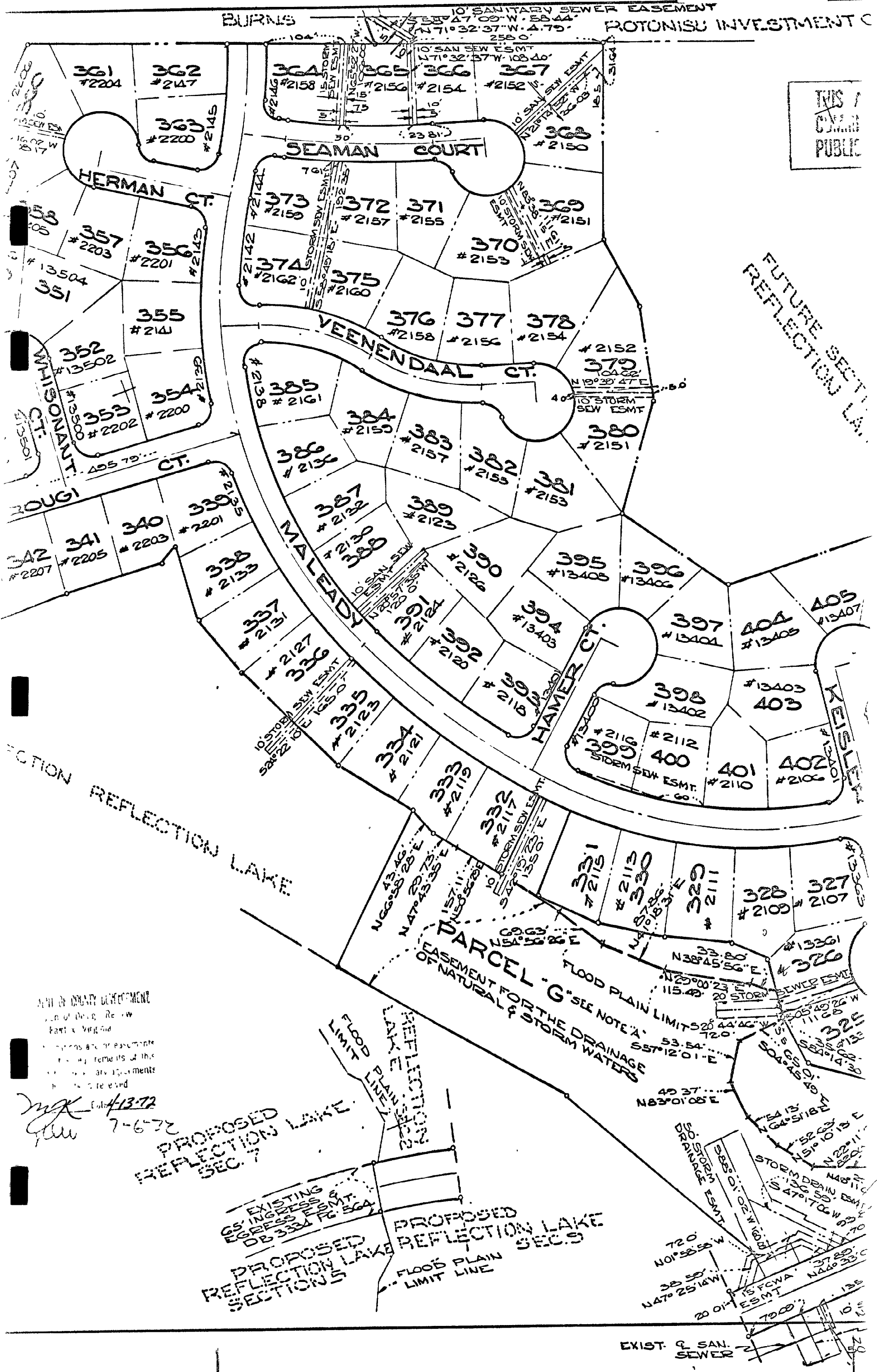
By *[Signature]* Date 4-13-72
[Signature]

APPROVED
 [Stamp]

BURNS

PROTONISU INVESTMENT C

THIS IS
A
COMM
PUBLIC



PLAT OF COUNTY DEVELOPMENT
 Plan of Dev. Review
 Part 1, Volume 1
 Easements and encumbrances
 shown hereon are the result of this
 review and are subject to the
 provisions of the act.

mg 4/13/72
flu 7-6-72

PROPOSED
 REFLECTION LAKE
 SEC. 7

EXISTING 6"
 GS. INGRESS ESM.
 DB 3334 PG. 56A

PROPOSED
 REFLECTION LAKE
 SECTION 8

FLOOD PLAIN
 LIMIT LINE

EXIST. 9" SAN.
 SEWER

ENT
SU INVESTMENT CORP

NOTE "A"

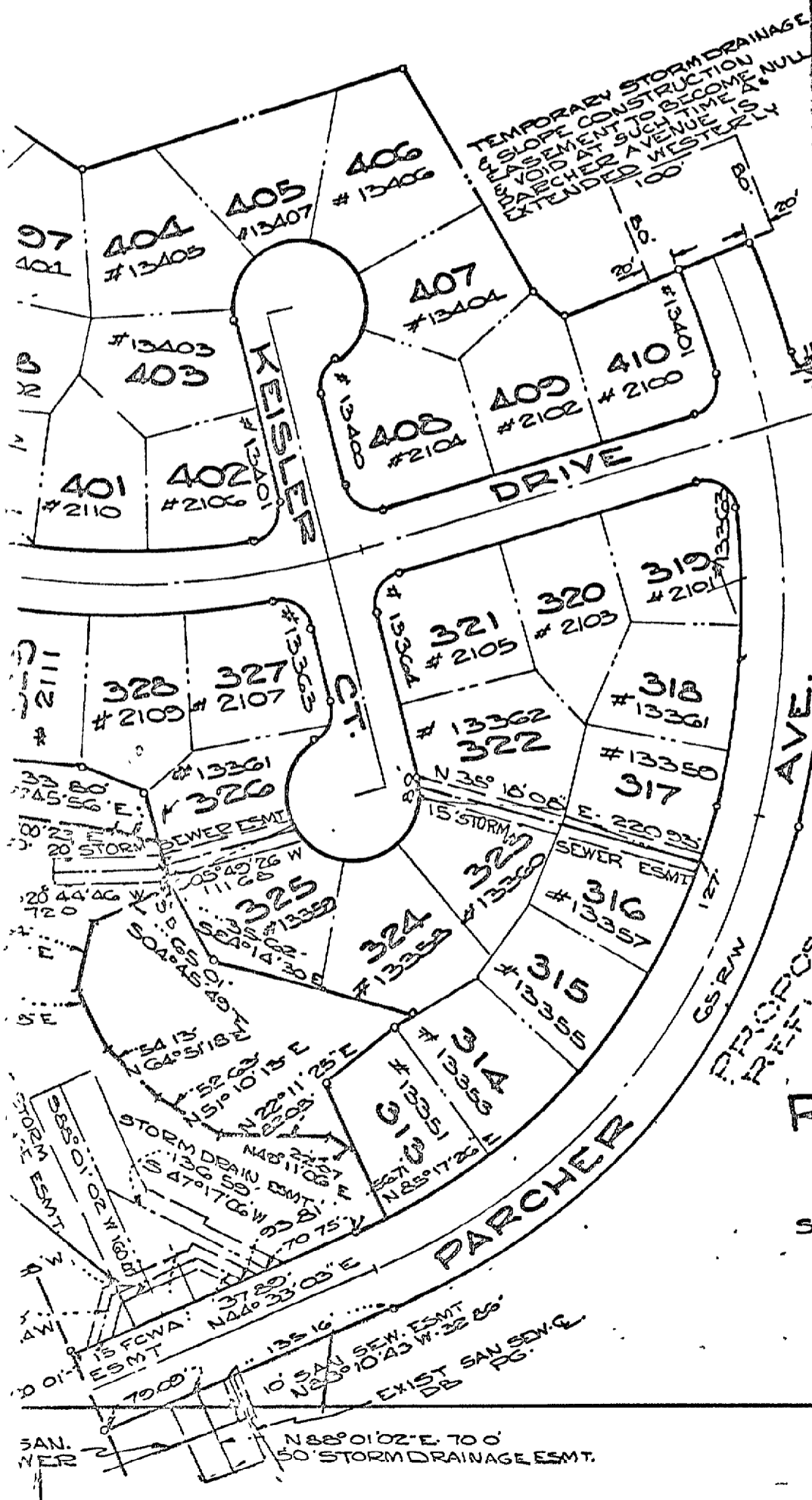
NO USE SHALL BE MADE OF NOR SHALL ANY IMPROVEMENTS
BE MADE IN THIS EASEMENT WHICH WOULD IN ANY WAY
INTERFERE WITH THE NATURAL DRAINAGE.

THIS APPROVAL IS NOT A
COMMITMENT TO PROVIDE
PUBLIC SANITARY SEWER.

FINAL PLAT
RECOMMENDED FOR APPROVAL
FAIRFAX COUNTY
DIRECTOR OF COUNTY DEVELOPMENT
7/6/72 *Arthur L. Rice*
APPROVED FOR RECORDS
6 July 72 *[Signature]*
OFFERED FOR RECORD WITHIN 90
DAYS

FUTURE SECTION
REFLECTION LAKE

APPROVED
COUNTY OF FAIRFAX
DIVISION OF DESIGN REVIEW
SANITARY SECTION
By *Melvin L. Hall*
Date *6-19-72*



TEMPORARY SLOPE
CONSTRUCTION NULL
TO BECOME NULL & VOID
AT SUCH TIME AS MALEADY
DRIVE IS EXTENDED

PROPOSED
REFLECTION LAKE
SECTION 10 LAKE

PLAT
REFLECTION LAKE
SECTION SIX

SCALE 1" = 100'

NOVEMBER 1971