

BK 1508PG0623

EXHIBIT "A"
TO
BYLAWS

SCHEDULE OF MAINTENANCE RESPONSIBILITIES

EXHIBIT 'A' TO BYLAWS

POTOMACK CROSSING II

MAINTENANCE RESPONSIBILITIES

NOTES

This chart and the titles and headings used herein are not intended to describe or encompass all maintenance functions nor to delineate all respective responsibilities between the Unit Owners, severally, and the Association. The placement of responsibility under any specific column does not always accurately reflect the precise character and nature of ownership. The appropriate sections of the Declaration determines ownership.

Column I: Items appearing in this column are illustrative and not exhaustive.

Column II: General Common Elements Under Unit Owners Association Responsibility. Responsibility for determining and providing for the maintenance repair and replacement requirements of the General Common Elements and determining the costs thereof shall be primarily the responsibility of the Board of Directors and such designees to which it may delegate certain such responsibilities.

Column III: Limited Common Elements Under Unit Owners Association Responsibility. Responsibility for determining the maintenance, repair and replacement requirements of the Limited Common Elements shall be a shared responsibility between the Board of Directors and the Unit Owner of a Unit to which a specific Limited Common Element is exclusively appurtenant, provided, however, that the Board shall have the final responsibility for determining the need for and accomplishing such maintenance, repair and replacement activities.

Column IV: Unit Component Under Unit Owners Association Responsibility. The items in this column are legally and by definition a part of a Unit but are attached or directly connected to or associated with the General Common Elements and Common Expense items in such a way that a clear distinction between Unit Owner and Association responsibility cannot be made. Moreover, such items frequently involve matters of concern relative to the general health, safety and welfare of all of the occupants of the building. Thus, certain costs which appear to benefit a single Unit Owner but which affect other Unit Owners are declared a Common Expense, especially when the correct functioning of an activity or element is integral to or supportive of the legally defined Common Elements and Common Expense.

Column V: Certain Other Components Under Unit Owner's Responsibility Without Respect to Ownership of the Component. The items in this column are not intended to be exclusive and all-encompassing and do not affect responsibilities otherwise expressly provided for.

BK 1508PG0624

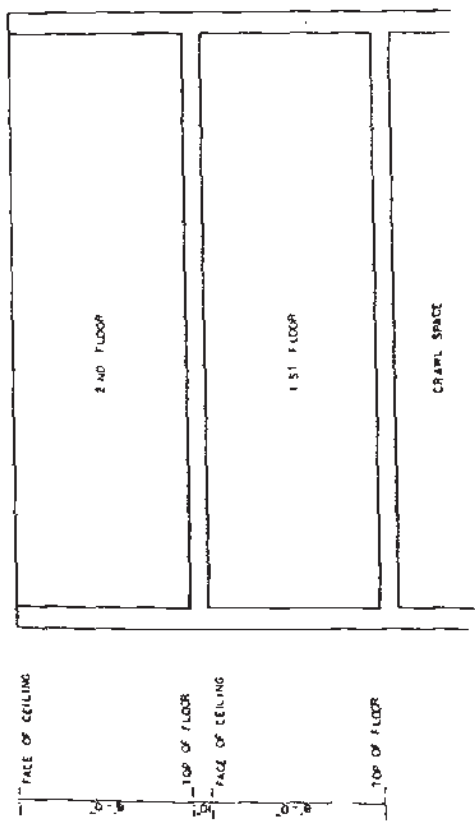
MAINTENANCE RESPONSIBILITIES

Items	I	II	III	IV	V
General Common Elements Under Unit Owners Association Responsibility	Limited Common Under Unit Owners Association Responsibility	Unit Components Under Unit Owners Association Responsibility	Certain Other Components Under Unit Owners Responsibility Without Respect to Ownership of the Component	Plumbing and related systems and components thereof.	All, in all regards.
Electrical and related systems and components thereof, including fixtures.	All, in all regards.	Only to the extent that a malfunction or threat of same has originated outside the Unit in which the malfunction occurs or may occur. Also damage caused to such Unit from causes initially occurring outside that Unit. Repair of gROUTING caulking, and other water inhibitors when Unit Owner upon responsible notice refuses to repair condition threatening or causing damage to other Units or Common Elements.	All portions within a Unit serving only that Unit, including fixtures and appliances attached thereto. Water damage to a Unit, when the primary source of the problem is through negligence of the occupants of that Unit, and water damage to other units, resulting from such negligence.	Heating and Cooling Systems.	Systems serving only Common Elements, all, in all regards.
All electrical and related systems and components thereof serving only one Unit, including exterior fixtures serving primarily one Unit.	System serving each unit, all maintenance repairs and replacement.				

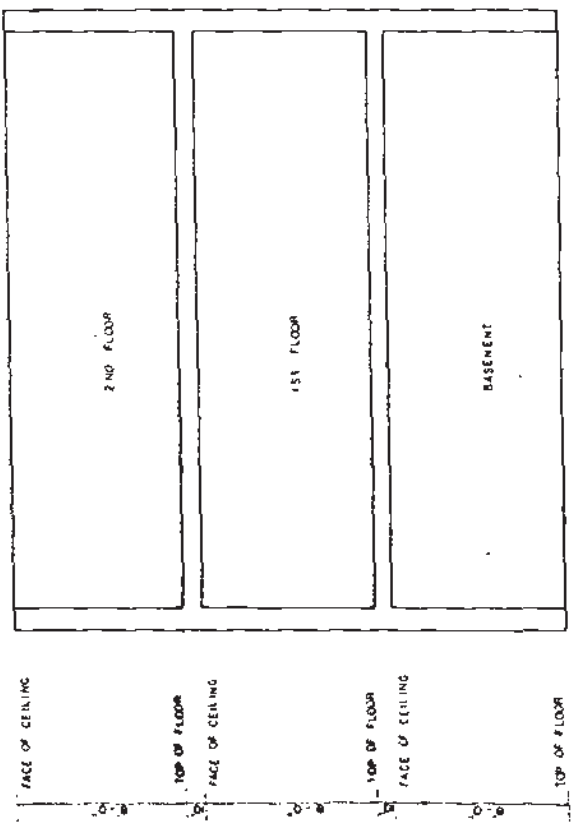
BK 1508PG0625

I Items	II General Common Elements Under Unit Owners Association Responsibility	III Limited Common Under Unit Owners Association Responsibility	IV Unit Components Under Unit Owners Association Responsibility	V Certain Other Components Under Unit Owner's Responsibility Without Respect to Ownership of the Component
Interior Walls	-	-	-	All in all regards.
Building, exterior roof, vertical walls, foundations, gutters and downspouts.	All, in all regards with the exceptions noted herein.	-	-	-
Unit entry doors.	All, in all regards except as noted in Column V.	-	Painting of exterior of Unit entry door and portions of door and door frame which are exposed to the exterior.	Interior of Unit entry door, all door hardware, weather stripping, door sill.
Windows & Screens	All which do not serve a Unit, in all regards. All shutters. Repainting as necessary, with routine building repaint cycle.	-	Repair, replacement of windows, frames and screening.	Routine cleaning.
Exterminating	All, in all regards.	-	All, in all regards.	-
Grounds immediately surrounding the Condominium building.	All, in all regards.	-	-	-

150828001 28

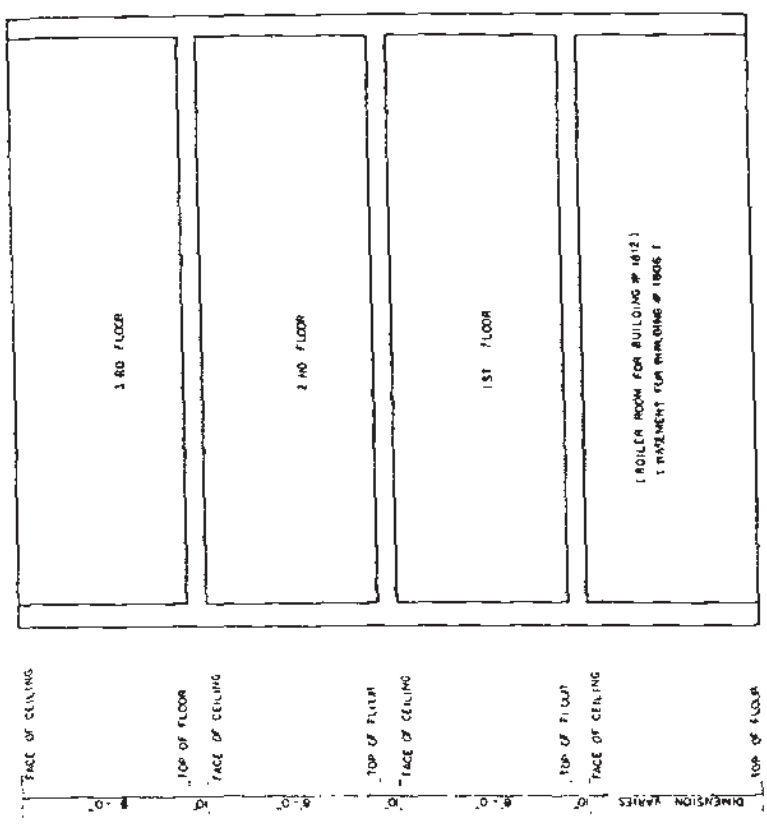


SECTION AA
(FOR BUILDING # 1803 THRU ROOM
BUILDING # 1816)



SECTION BB
(FOR BUILDINGS # 1814 & # 1816)

DATE: 1-5-94
DRAWN: JAMES
CHECKED: JAMES
BY: JAMES

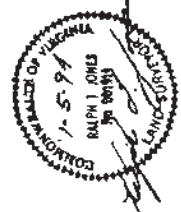
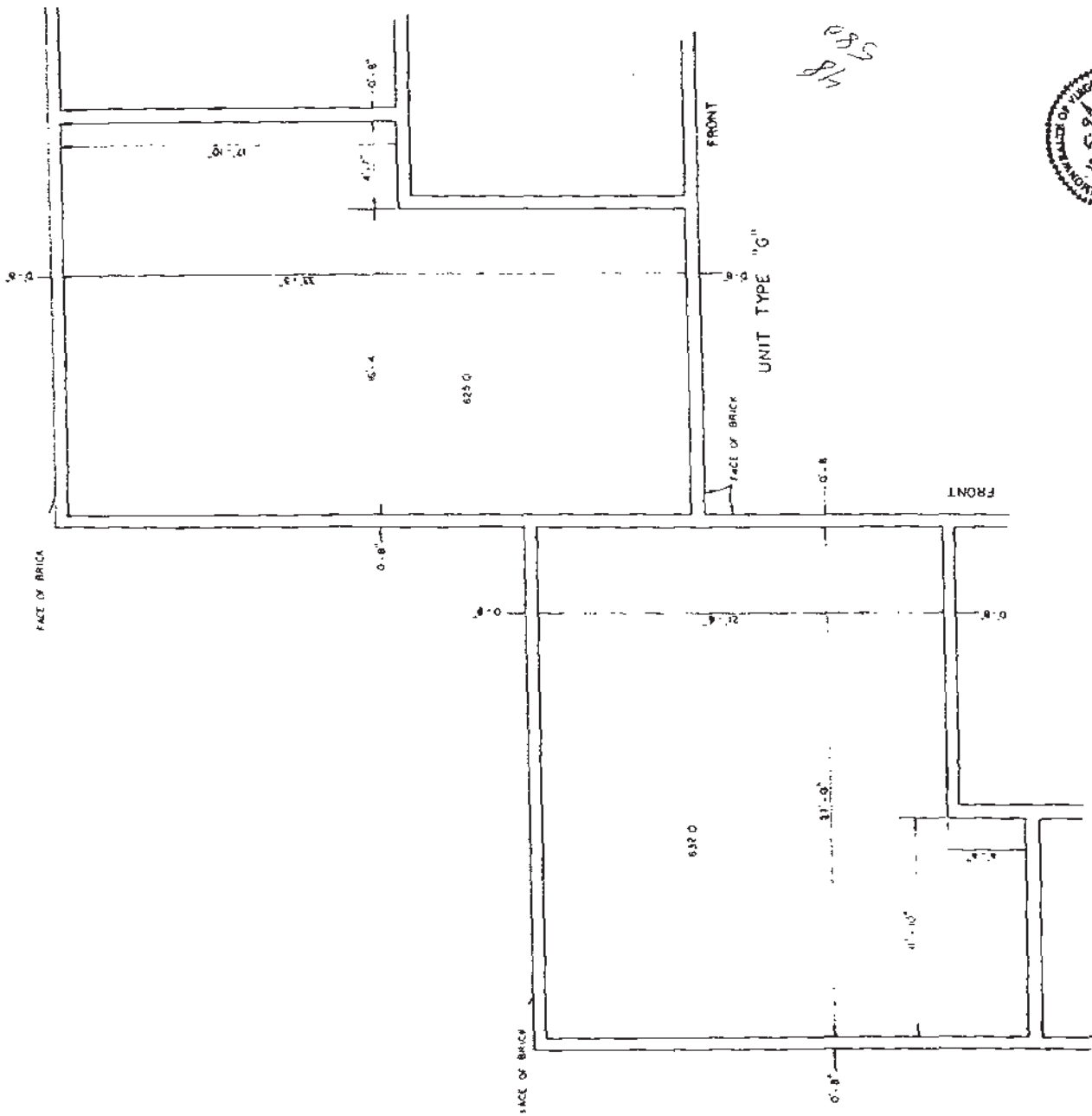


SECTION CC
(FOR BUILDINGS # 1806 THRU # 1812)



PLAN SHOWING
THE LOCATION AND DIMENSIONS OF
UNITS AT
POTOMACK CROSSING II
CONDOMINIUM

CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1/4" = 1' DATE: JANUARY 5, 1994
PATTON HARRIS RUST & ASSOCIATES
A PROFESSIONAL CORPORATION
CONSULTING ENGINEERING - LAND SURVEYING - PLANNING
FATMARE, VIRGINIA
(703) 273-8700



PLAN SHOWING
THE LOCATION AND DIMENSIONS OF
UNITS AT

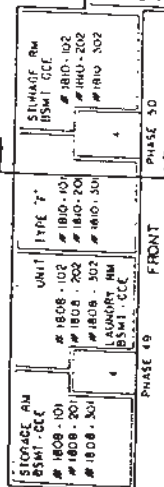
POTOMACK CROSSING II
CONDOMINIUM

CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1/4" = 1' DATE: JANUARY 3, 1994
PATTON HARRIS RUST & ASSOCIATES
A PROFESSIONAL CORPORATION
CONSULTING ENGINEERING - LAND SURVEYING - PLANNING
FALLS CHURCH, VIRGINIA
PHONE: 273-8700

1ST, 2ND AND 3RD
FLOOR LEVELS

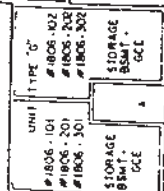
CONV. BY
RJR
CHECKED BY
RJR

SECTION CC
(SEE SHEET 10)



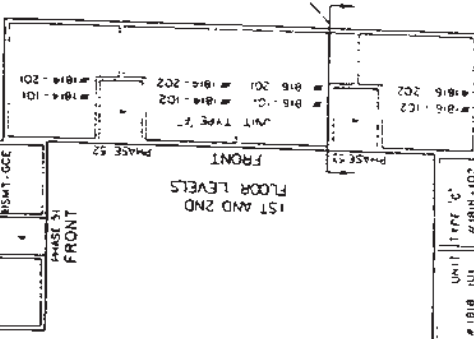
1ST, 2ND AND 3RD
FLOOR LEVELS

* UNITS 1808-101, 1808-201, 1808-301
ENTRANCE FROM 100T



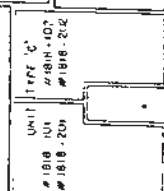
1ST AND 2ND
FLOOR LEVELS

SECTION AA
(SEE SHEET 4)



1ST AND 2ND
FLOOR LEVELS

SECTION BB
(SEE SHEET 4)



1ST AND 2ND
FLOOR LEVELS

NOTES:

1. ALL DIMENSIONS SHOWN FOR HORIZONTAL AND VERTICAL ARCHITECTURAL LAYOUT ARE MEASURED IN FEET AND INCHES.
2. THE DIMENSIONS AS SHOWN HEREIN ARE MEASURED FACE OF ORTHALL TO FACE OF ORTHALL OF EACH UNIT.
3. INTERIOR WALL DIMENSIONS ARE MEASURED FACE OF ORTHALL TO FACE OF ORTHALL.
4. VERTICAL LIMITS ARE MEASURED FROM TOP OF FLOOR TO FACE OF ORTHALL IN THE CEILING.

SURVEYOR'S CERTIFICATE
I, RALPH L. JONES, A QUALIFIED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THESE PLANS ARE ACCURATE WITHIN THE LIMITS OF THE VIRGINIA CONDOMINIUM ACT, AND THAT ALL UNITS SHOWN ARE SUBSTANTIALLY COMPLETED.

GIVEN UNDER MY HAND THIS 31st DAY OF JANUARY 1994

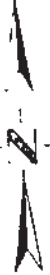


THE LOCATION AND DIMENSIONS OF
UNITS AT

POTOWMAC CROSSING II
CONDOMINIUM

CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' DATE: JANUARY 3, 1994
PATTON HARRIS RUST & ASSOCIATES
A PROFESSIONAL CORPORATION
CONSULTING ENGINEERING - LAND SURVEYING - PLANNING
FAIRFAX, VIRGINIA
(703) 223-8700

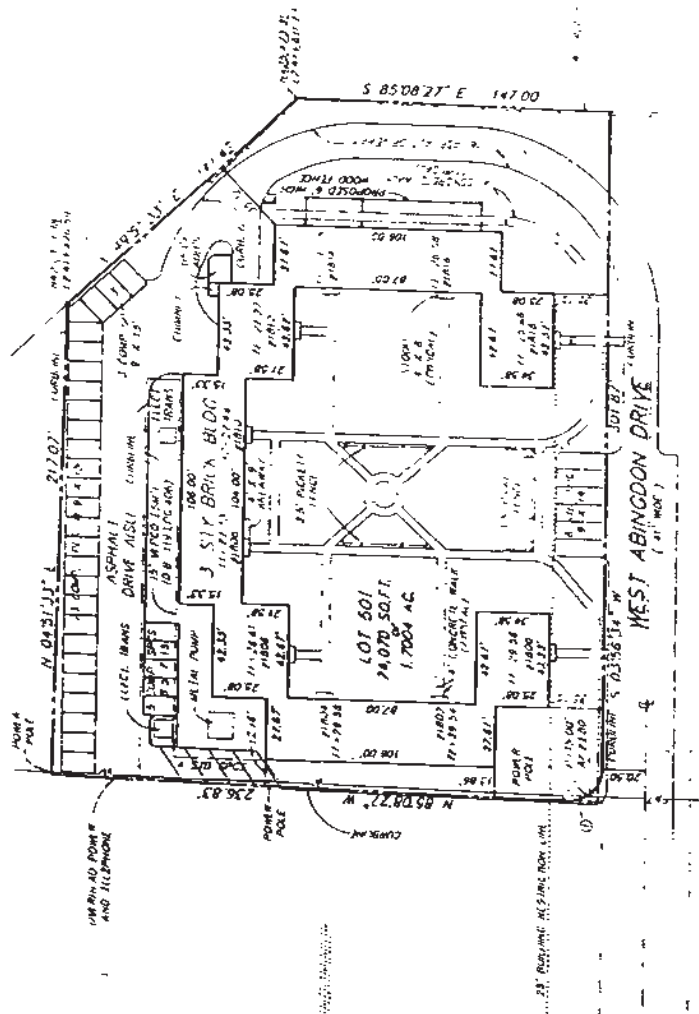
UTM ZONE 18N
COORDINATE SYSTEM - NORTH ZONE



SURVEYOR'S CERTIFICATE

2/7/94

GRAPHIC SCALE



CURVE DATA

- ① RADIUS = 13.00'
- ARC LENGTH = 22.80'
- CHORD = 15.21'
- CHORD BEARING = S 49° 24' 04\"

NOTES

PROPERTY DELINEATED ON THIS PLAN IS SHOWN ON THE RECORD MAP AS PARCEL 14-01-01-1 AND IS SUBJECT TO THE EASEMENTS AND EGRESS RIGHTS SHOWN ON THE RECORD MAP OF ALEXANDRIA AS PREPARED BY N.E.C. REPORT WAS ISSUED BY CONDOMINIUM IN LAND (INSURANCE COMPANY, POLICY NUMBER 142-13081) TO OCTOBER 6, 1993.

LOT 601 IS SHOWN ORIGINATES FROM PLAN OF SUBDIVISION SHOWN IN DEED BOOK 147 AT PAGE 1 AMONGST THE LAND OF ALEXANDRIA.

PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS AND RESTRICTIONS (C/C's) SET FORTH IN DEED BOOK 147 AT PAGE 1 AMONGST THE LAND RECORDS OF ALEXANDRIA.

EXHIBIT D

EXISTING & PROPOSED IMPROVEMENTS AND EXISTING EASEMENTS
POTOWMACK CROSSING II CONDOMINIUM
CITY OF ALEXANDRIA, VIRGINIA

SUBMITTED LAND

HOLLAND ENGINEERING

DATE	BY	REVISION	DATE
10/21/93	FORNEY D. HENDON	LAND AND PLANS	2/7/94
01/01/94	CHIEF OF		
SCALE		FIELD BOOK	201 NO

FRONT

FACE OF BRICK

UNIT TYPE "J"

BASEMENT FLOOR LEVEL

PLAN SHOWING
THE LOCATION AND DIMENSIONS OF
UNITS AT
POTOMACK CROSSING II
CONDOMINIUM



CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1/4" = 1' DATE: JANUARY 5, 1994
PATTON HARRIS RUST & ASSOCIATES
A PROFESSIONAL CORPORATION
CONSULTING ENGINEERING - LAND SURVEYING - PLANNING
FAIRFAX, VIRGINIA
17031 273-0700

EXHIBIT E SHEET 3

P. TWO-2-2-1

UNIT TYPE "H"

FRONT

FACE OF BRICK

Copy
Check
Date
Check

BK 1508PG0647

VIRGINIA: IN THE CLERK'S OFFICE OF THE
CIRCUIT COURT OF THE CITY OF ALEXANDRIA

This deed was presented and with the
certificate annexed, admitted to record.

CONSIDERATION \$ _____

ASSUMPTION \$ _____

STATE GRANTEE'S TAX _____

CITY GRANTEE'S TAX _____

TRANSFER FEE _____

CLERK'S FEE 91.00 _____

1.00

STATE GRANTOR'S TAX _____

CITY GRANTOR'S TAX _____

TOTAL 92.00 _____

TESTE: E. J. Harrison, CLERK

by: Ann Suwall, DEPUTY CLERK

RECORDED ALEX. VA.
STATE TAX
CITY TAX
TRANSFER FEE
SEP 30 10 14 AM '84

U 2 1 2 0 0

**Condominium Declaration
Potowmack Crossing II Condominium**

21255-

DECLARATION
OF
POTOWMACK CROSSING II CONDOMINIUM

Pursuant to the provisions of Chapter 4.2, Title 55 of the Code of Virginia, as amended ("The Condominium Act"), Potowmack Crossing II of Virginia, Inc., a North Carolina corporation ("The Declarant"), the fee simple owner of the land more particularly described in Exhibit "A" attached hereto located in the City of Alexandria, Virginia ("Submitted Land"), hereby submits the Submitted Land, together with all improvements, easements, rights and appurtenances thereunto belonging (the "Condominium Property") to the provisions of The Condominium Act.

Each Unit Owner shall own his Unit in fee simple absolute, in addition to an undivided fee simple interest as a tenant in common with the other unit owners.

I. DEFINITIONS: Except as otherwise defined in the Condominium Instruments for the Condominium all capitalized terms in the Condominium Instruments shall have the meanings specified in Section 55-79.41 of the Code of Virginia, 1950 Edition, as amended.

II. NAME OF THE CONDOMINIUM: The condominium established hereby shall be known as Potowmack Crossing II Condominium ("The Condominium").

III. LOCATION OF BUILDINGS AND UNITS: The location and dimensions of the buildings on the Submitted Land are shown on the "Plat" attached as Exhibit "D" hereto. The location of the Units within the aforesaid buildings are shown on the "Plans" attached as Exhibit "E" hereto.

IV. UNIT BOUNDARIES: The boundaries of each Unit are as follows:

(a) Upper and Lower (horizontal) 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 or face of the ceiling drywall.

(2) Lower Boundary: The horizontal plane of the top surface of the undecorated floor.

(b) Vertical (perimetric) Boundaries: The vertical boundaries of the unit are the vertical planes which include the interior surface or face of the drywall of all walls