

EXHIBIT "A"
PLATS OF
CONDOMINIUM

LOCATION MAP

SCALE: 1"=200'

NOTES

1. THIS DECLARATION PLAT ("PLAT") WAS PREPARED FOR THE PURPOSE OF COMPLIANCE WITH THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, 68 PA. C.S.A. §3101 ET SEQ., AND IS TO BE CONSIDERED PART OF THE DECLARATION OF CONDOMINIUM FOR HARROGATE NORTH, AN AGE-QUALIFIED CONDOMINIUM COMMUNITY ("DECLARATION").
2. DEFINITIONS, OWNERSHIP RIGHTS, AND OWNERSHIP RESPONSIBILITIES ARE AS SET FORTH IN THE DECLARATION.
3. HARROGATE NORTH ("COMMUNITY") CONSISTS OF A MAXIMUM OF 125 AGE-RESTRICTED CONDOMINIUM UNITS. THE COMMUNITY IS AN AGE 55 OR OLDER HOUSING COMMUNITY UNDER THE FAIR HOUSING ACT (TITLE VII OF THE CIVIL RIGHTS ACT OF 1968, AS AMENDED BY 42 U.S.C. 3601-3619) AND THE HOUSING FOR OLDER PERSONS ACT OF 1995 (RULE 1, 104-76, 100 STAT. 787). THE SPECIFIC OCCUPANCY REQUIREMENTS ARE SET FORTH IN THE DECLARATION AND THE COMMUNITY'S "55 OR OLDER HOUSING POLICY" (AS IT MAY FROM TIME TO TIME BE AMENDED).
4. THE COMMUNITY IS COMPOSED OF UNITS, COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION.
5. EACH UNIT SHALL CONSIST OF THE INDIVIDUAL DWELLING UNIT AS GENERALLY SHOWN ON THIS PLAT, THE LOCATION AND DIMENSIONS OF THE UNITS, AS SHOWN ON THE PLAT, ARE SCHEMATIC, ONLY, AND REPRESENT APPROXIMATIONS USED FOR PLANNING PURPOSES ONLY; THE ACTUAL CONSTRUCTION AND SITE CONDITIONS WILL CAUSE VARIATIONS IN THE UNITS AS SHOWN ON THIS PLAT. THE UNITS ARE MORE FULLY DESCRIBED IN THE DECLARATION, WHICH CONTROLS IN THE EVENT OF ANY INCONSISTENCIES BETWEEN THE DECLARATION AND THIS PLAT. AN "AS BUILT" SURVEY SHALL BE PREPARED WHEN EACH UNIT IS COMPLETED, WHICH SHALL ESTABLISH THE EXACT BOUNDARIES AND DIMENSIONS OF SUCH UNIT.
6. THE PARCEL BOUNDARIES, UNITS, ROADWAYS, UTILITIES AND EASEMENTS ARE SHOWN IN ACCORDANCE WITH THAT CERTAIN LAND DEVELOPMENT PLAN FOR HARROGATE NORTH, PREPARED BY CHESTER VALLEY ENGINEERS, INC. AND DATED JANUARY 1, 2004 (LAST REVISED 9-21-05), AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CHESTER COUNTY, PENNSYLVANIA AS PLAN NO. 17028 (THE "DEVELOPMENT PLAN"). THE COMMUNITY IS SUBJECT TO THE NOTES, TERMS, AND CONDITIONS AS SHOWN ON THE DEVELOPMENT PLAN, AND AS MAY BE MODIFIED BY SUBSEQUENT REVISIONS THEREOF.
7. ALL PORTIONS OF THE PROPERTY, OTHER THAN THE UNITS, SHALL BE DESIGNATED AS COMMON ELEMENTS OR LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION.
8. THE INTERNAL ROADS OF THE COMMUNITY, AS GENERALLY SHOWN ON THIS PLAT, WILL BE PRIVATE AND WILL NOT BE DEDICATED TO NEW GARDEN TOWNSHIP.
9. ALL ROADS, OFF-STREET PARKING FACILITIES, UTILITIES (WITH THE EXCEPTION OF CERTAIN WATER LINES, WHICH ARE OWNED BY CHESTER WATER AUTHORITY), SIDEWALKS, STORMWATER MANAGEMENT FACILITIES, SANITARY SEWERAGE FACILITIES, THE CLUB HOUSE AND RECREATION FACILITIES, AND OTHER COMMON ELEMENTS (AS DEFINED IN THE DECLARATION) WILL BE OWNED BY THE ASSOCIATION. THE RESPECTIVE MAINTENANCE RESPONSIBILITIES OF THE ASSOCIATION AND THE UNIT OWNERS WITH RESPECT TO THE COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND CERTAIN OFF-SITE STORMWATER AND SANITARY SEWERAGE FACILITIES ARE MORE FULLY DELINEATED IN THE DECLARATION.
10. EACH UNIT OWNER IS OBLIGATED TO PAY ASSESSMENTS TO COVER HIS OR HER PROPORTIONATE SHARE OF THE EXPENSES INCURRED BY THE ASSOCIATION, AS MORE FULLY DESCRIBED IN THE DECLARATION.
11. THE DECLARATION SETS FORTH CERTAIN RESTRICTIONS ON THE USE OF UNITS AND THE ABILITY OF UNIT OWNERS TO MAKE IMPROVEMENTS, ADDITIONS OR OTHER EXTERNAL MODIFICATIONS TO THE UNITS.
12. THE PROPERTY IS SUBJECT TO CERTAIN EASEMENTS SHOWN ON THE DEVELOPMENT PLAN AND/OR DESCRIBED IN THE DECLARATION.

NOT TO BE BUILT

LIMITED COMMON ELEMENT

CERTIFICATION

This plat was made under my direct supervision and I hereby certify that to the best of my professional knowledge, information and belief the details shown hereon are true and correct, and that this plat conforms to the requirements set forth in the Pennsylvania Uniform Condominium Act, 68 PA. C.S.A. §3101 et seq. and contains all information required by 68 PA. C.S.A. §3210.

Professional Land Surveyor

Date

DECLARATION PLAT
FOR
HARROGATE NORTH

WILKINSON DISTINCTION, L.P. - DECLARANT
NEW GARDEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

Chester Valley Engineers, Inc.
Civil Engineers & Land Surveyors
83 Chestnut Rd.
Post Office Box 447
Pottsville, Pa. 17854
Tel: (610) 844-4623
Fax: (610) 859-3143
Email: cve@chevalley.com

16977

SCALE: 1"=100' DATE: 9-7-05 DRAWN BY: JAL CHECKED BY: JAL

LEGEND

- CURB
- STREAM LINE
- STORM INLET AND PIPE
- STORM MANHOLE AND PIPE
- STORM ENDWALL AND PIPE
- SANITARY MANHOLE AND PIPE
- UNDERGROUND WATER MAIN



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PENNSYLVANIA ACT 187 REQUIREMENTS
CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE LOCATION OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAT. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 187 AND ALL OTHER APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAT. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

CONSTRUCTION PROJECTS
CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAT. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

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UNIFORM PARCEL IDENTIFIER: 60-6-51

TYPICAL UNIT DETAIL

SCALE: 1"=30'

