

CREEK VILLAS CONDOMINIUM
EXHIBIT A - NARRATIVE PORTION (PHASE I)
TO
MASTER DEED

Attached hereto is a survey showing the location of the buildings and other improvements, a set of floor plans of the buildings which show graphically the dimensions, area and location of each dwelling therein and the dimensions, area and location of common elements.

There are twenty (20) dwellings in Phase I, all located in adjacent buildings. The buildings located on the north and south end of the project consist of up and downstairs units. The remaining units consist of two story town houses. Dwellings Number 101 and 118 are located on the ground floor level of the end units; units 201 and 202 are located on the second floor level of the end units and units 102 through 117 are each two story town houses.

The twenty (20) units contained in Phase I of the project are located on the northern portion of the property designated as Parcel A. The balance of the dwellings to be constructed as a part of Phase II are located on Parcel B.

Actual ground location of each unit and improvements are shown upon a plat prepared by Arbor Engineering, Inc. dated October 1, 1982, attached hereto (Page 1 of the Plans).

The building layout plans (Page 2 through 7) were prepared by Charles F. Gentry, Jr., AIA Architects. Units 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117 each contain 1,183 square feet of heated floor area, 81 square feet of screen porch area, 81 square feet of deck area, 43 square feet of outside storage area, and 27 square feet of porch. Units 101 and 201 each contain 1,180 square feet of heated floor area, a ground floor (Unit 101) deck area and upper porch area of 203 square feet, 21 feet of outside storage and 112 square feet of porch area. Units 118 and 202 each contain 1,349 square feet of heated floor area, 203 square feet of upper and lower deck area, 21 square feet of storage space and 112 square feet of porch area.

Access to Unit 101 (ground floor two bedroom flat) is gained from a ground floor porch level situate at its northern end and access to unit 201 is gained by stairs to a second floor porch level located at the northern end. The porch level both ground and second floor constitute limited common elements as to those units.

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