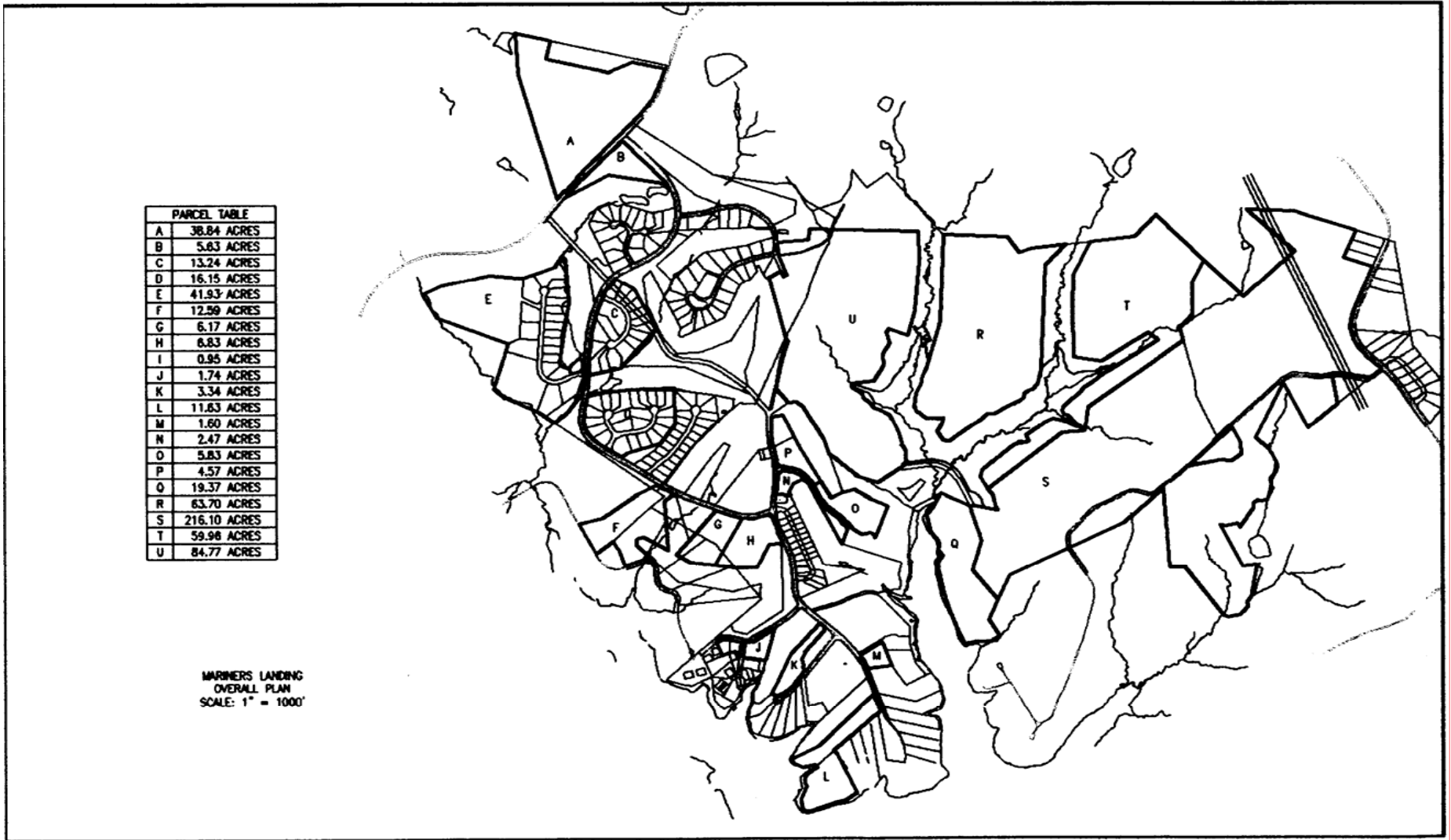


# Exhibit A



DISCLAIMER 1: These areas are for planning purposes and are subject to modifications. The Developer and/or the Declarant has the right to modify the Areas and to move the numbers and types of residential lots and units between Areas without restriction provided that the total number of votes for residential lots and units to be developed shall not be increased, except as a result of the annexation of additional properties to Mariners Landing. .

DISCLAIMER 2: The Developer and/or the Declarant shall have the option to develop at a density less than that shown hereon. Up to a total of 10% of the total area encompassed by Mariners Landing may be utilized for commercial facilities. These commercial facilities may be located in any of the existing or proposed areas. The Developer and/or the Declarant retains the right to modify the planned development scheme in compliance with future new development standards and regulations of Bedford County.

DISCLAIMER 3: The boundaries shown for Areas Q-U include acreage for proposed future amenities (ie. golf course, lake, etc). This acreage has been subtracted from the total acreage and has not been utilized in the calculation of the proposed number of lots/units.

DISCLAIMER 4: The Developer and/or Declarant maintains the right to annex additional properties to Mariners Landing. These annexed properties would comply with the development standards and regulations of Bedford County in effect at that time. The resulting additional lots/units shall be added to the cumulative unit total and shall have voting rights.