

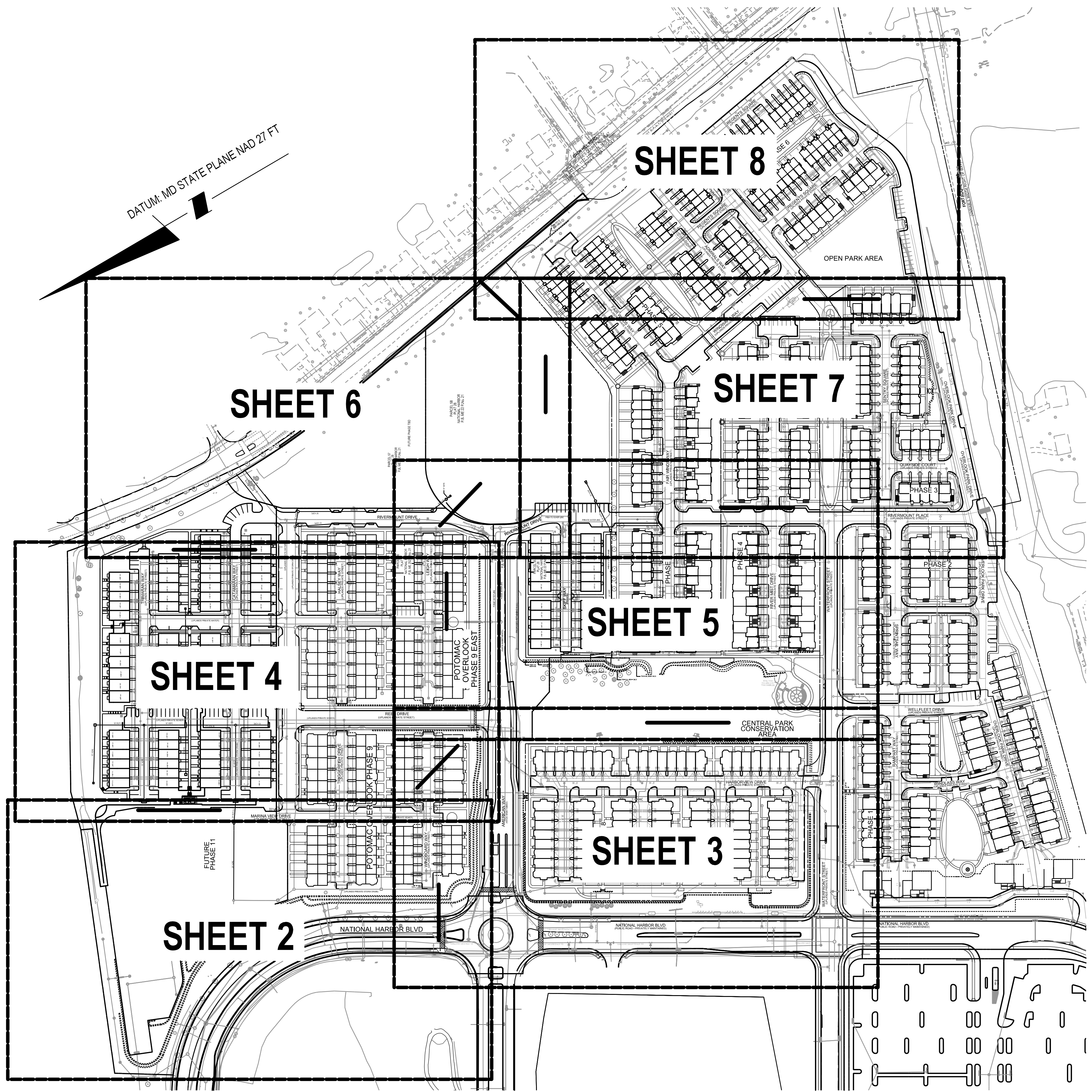
MAINTENANCE & CAPITAL RESERVES

DIVISION OF RESPONSIBILITIES

Uplands HOA (Capital Reserves & Maintenance)	Uplands HOA (Maintenance Only including payment responsibilities)	Individual PO Association / Homeowner (Capital Reserves & Maintenance)									
<ul style="list-style-type: none"> Landscaping services in all Uplands common areas (including removal or replacement of dead/dying plant material) Lighting in pedestrian areas and roadways Signage, street signage and monument signs North of Waterfront Street Dog waste stations Furniture in common areas Roads, travel lanes, drive aisles Parking areas including curb Common area sidewalks Irrigation systems Parking space striping and signage Retaining walls (not including wall at PO Section 1) Private water line to curb stop at each unit Private sanitary sewer lines to manhole serving each building Private storm sewer system up to point of connection of townhome building Underdrains connecting to roof drains/downspouts <div data-bbox="56 1381 552 1470" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <div style="background-color: #90EE90; width: 20px; height: 15px; display: inline-block;"></div> <u>Capital Reserves</u> Uplands HOA responsibility </div> <div data-bbox="56 1507 552 1579" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <div style="background-color: #8B4513; width: 20px; height: 15px; display: inline-block;"></div> NHOA responsibility </div>	<ul style="list-style-type: none"> Landscaping in LCE's* and GCE's* Snow removal Trash Common area electricity bills Water bills for irrigation and home consumption Mailbox painting 	<ul style="list-style-type: none"> Removal or replacement of dead/dying plant material in LCE's and GCE's All vertical construction (entire townhouse structure) GCE areas between driveway aprons Lead walks Mailbox replacement Driveways and driveway aprons <div data-bbox="1036 835 1534 1249" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <table border="1" style="width: 100%; text-align: center;"> <tr><td style="background-color: #FFD700;">III</td></tr> <tr><td style="background-color: #800080;">IV</td></tr> <tr><td style="background-color: #4169E1;">V</td></tr> <tr><td style="background-color: #FF69B4;">VI</td></tr> <tr><td style="background-color: #FFFF00;">VII</td></tr> <tr><td style="background-color: #ADD8E6;">VIII</td></tr> <tr><td style="background-color: #90EE90;">IX</td></tr> <tr><td style="background-color: #00CED1;">IX East</td></tr> <tr><td style="background-color: #A9A9A9;">X</td></tr> </table> <p style="text-align: center; margin-top: 10px;"><u>Capital Reserves</u> Association/ Homeowner responsibility</p> </div>	III	IV	V	VI	VII	VIII	IX	IX East	X
III											
IV											
V											
VI											
VII											
VIII											
IX											
IX East											
X											

*LCE: Limited Common Elements include those areas designated as such in the Declaration or on the Condominium Plat. Any areas designated as Limited Common Elements are reserved for the exclusive use of the Unit Owner(s) of the Unit(s) to which they are declared to be appurtenant.

*GCE: General Common Elements include all of the Common Elements except Limited Common Elements and include, without limitation, (a) alleyways and other common drive aisles or roadways, and (b) the components or installations of central services and utilities serving the General Common Elements or two (2) or more Units.



DATUM: MD STATE PLANE NAD 27 FT



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NO.	REVISIONS	BY	DATE

DATE: _____ CAD STANDARDS VERSION: V8 - 2000
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MISS UTILITY NOTE
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 RWAGNER@PETERSONCOS.COM

MAP 5764	GRID J5
TAX MAP 104 E4	ZONING CATEGORY: R-M R-R
WSSC 200' SHEET 210 SW 01 210 SE 01	
SITE DATUM HORIZONTAL: NAD27 VERTICAL: NSVD28	

PROFESSIONAL CERTIFICATION
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SHEET OVERVIEW

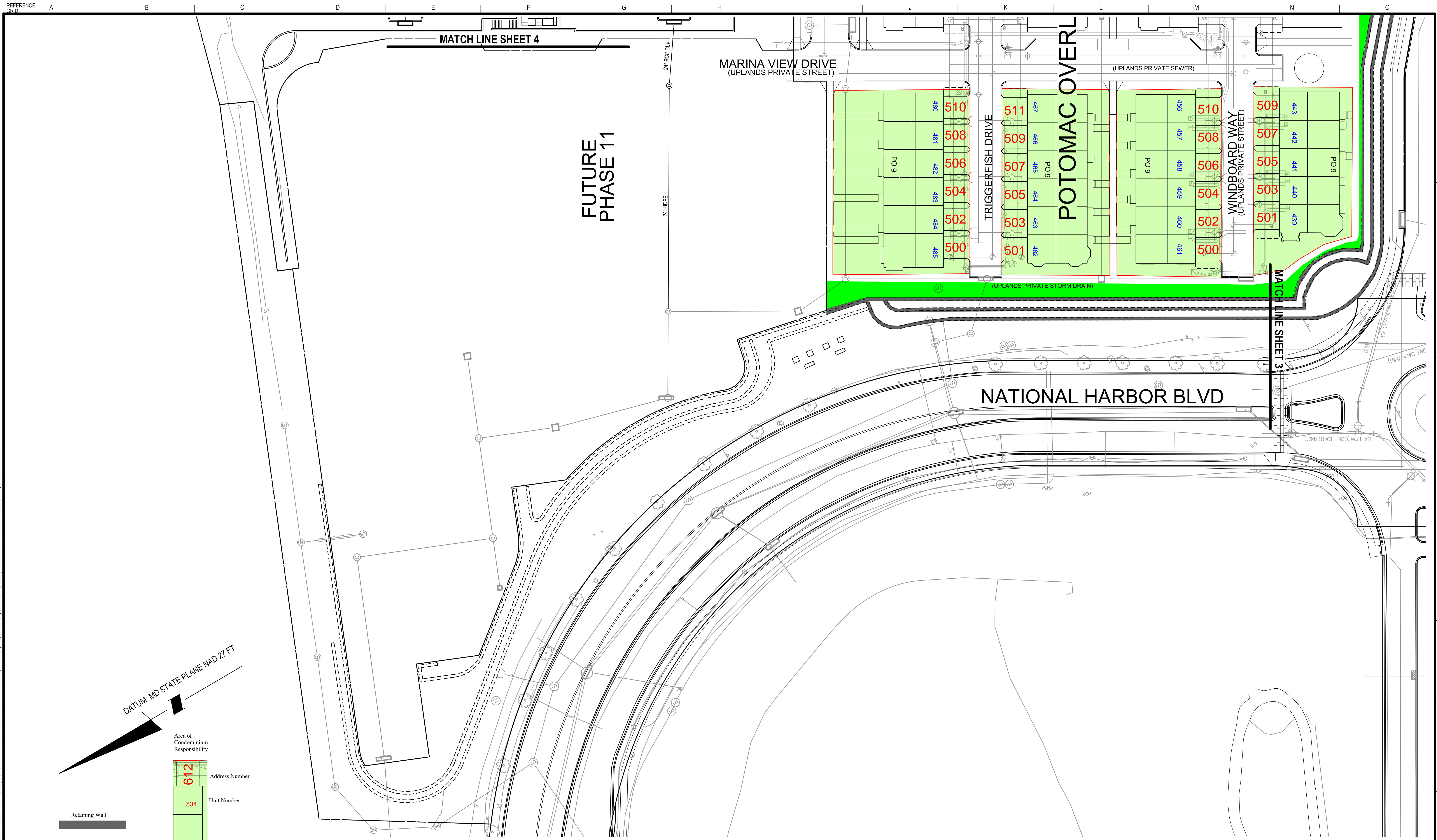
**UPLANDS PHASE 3-11
 POTOMAC OVERLOOK**

FORT WASHINGTON (12th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

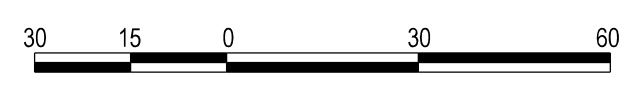
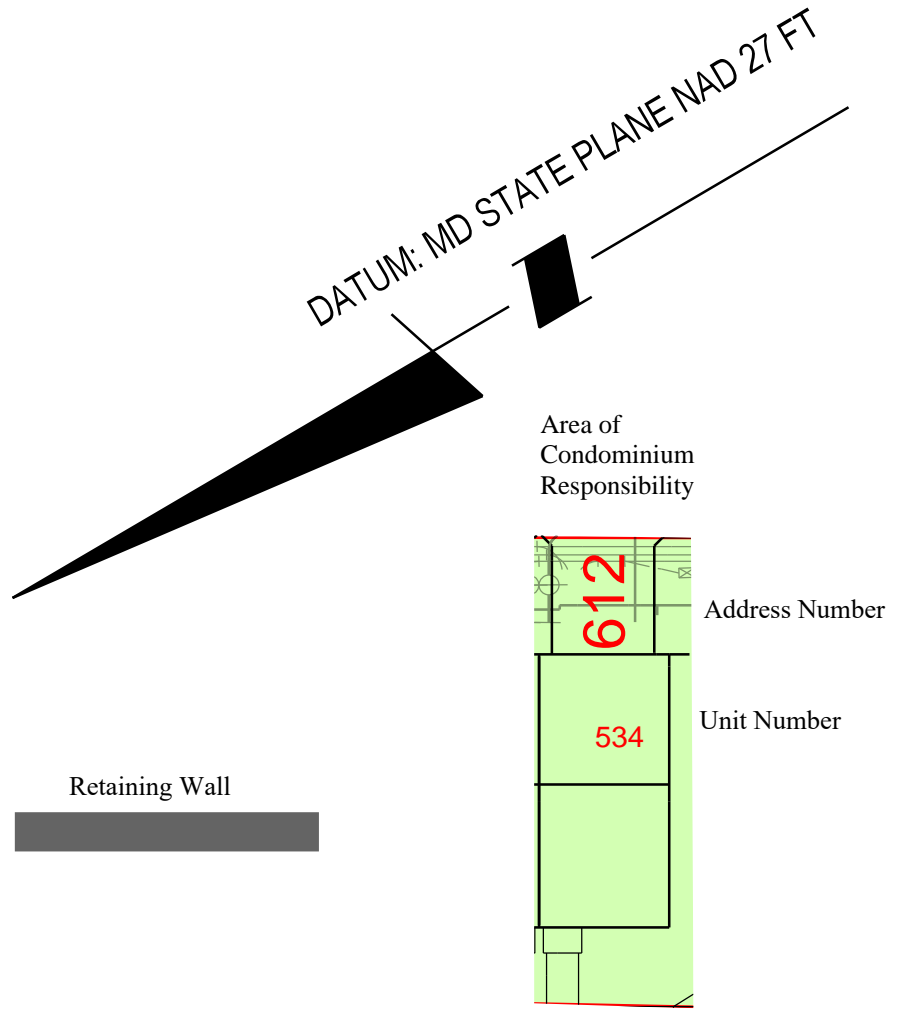
1" = 120'

SHEET **1** OF **8**

PROJECT NO. 1006-00-0V



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WSSC 200' SHEET 210 SW 01	210 SE 01
SITE DATUM HORIZONTAL: NAD27	VERTICAL: NGVD29

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PLAN VIEW

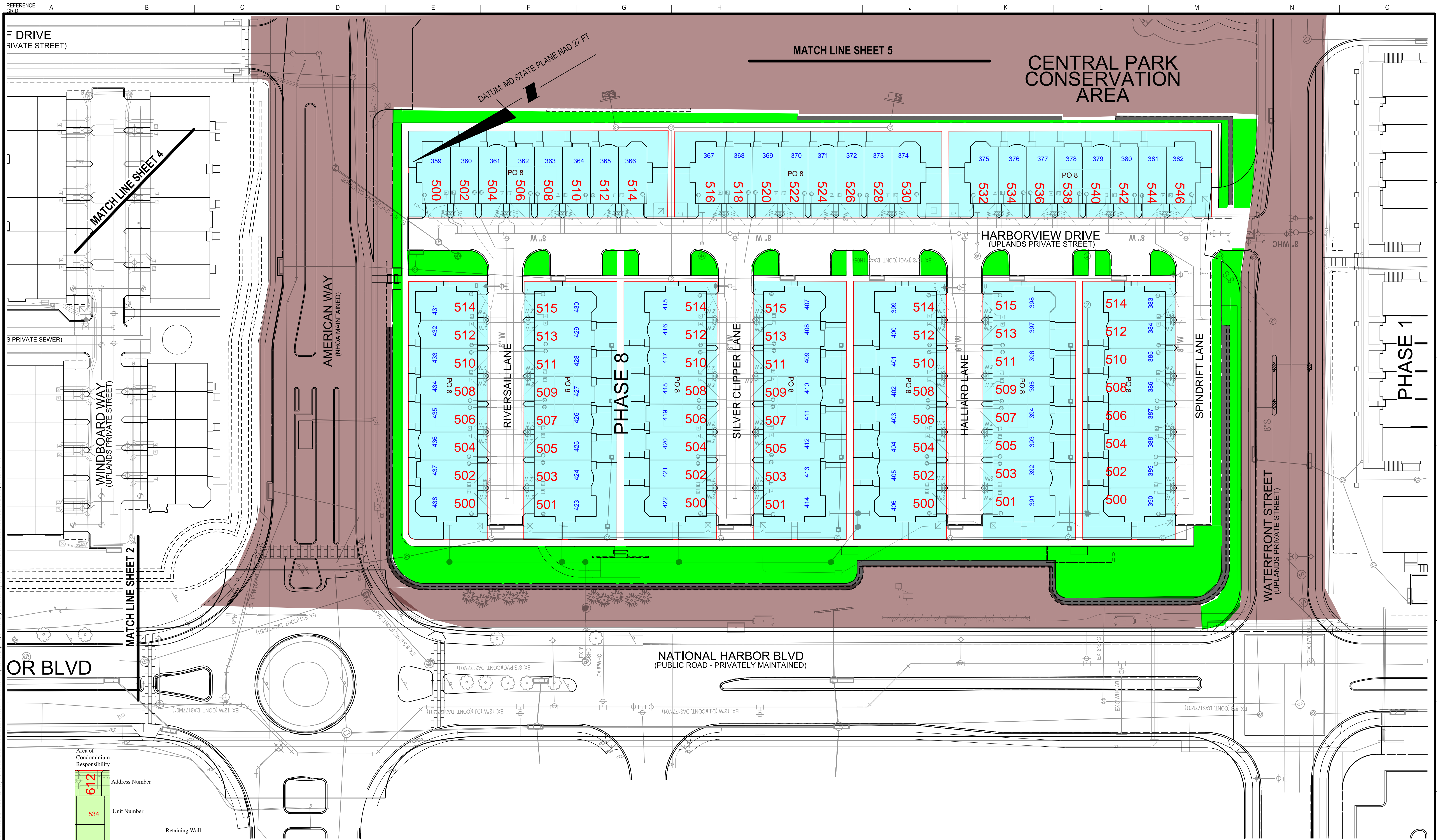
**UPLANDS PHASE 3-11
POTOMAC OVERLOOK**

FORT WASHINGTON (12th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET **2**
OF **8**

PROJECT NO.
1006-00-0V



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MAP 5764 GRID J5

TAX MAP 104 E4	ZONING CATEGORY: R-M R-R
WSSC 200' SHEET 210 SW 01 210 SE 01	
SITE DATUM HORIZONTAL: NAD27 VERTICAL: NGVD29	

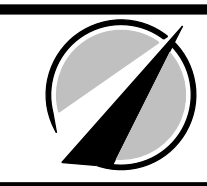
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PLAN VIEW

**UPLANDS PHASE 3-11
POTOMAC OVERLOOK**

FORT WASHINGTON (12th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

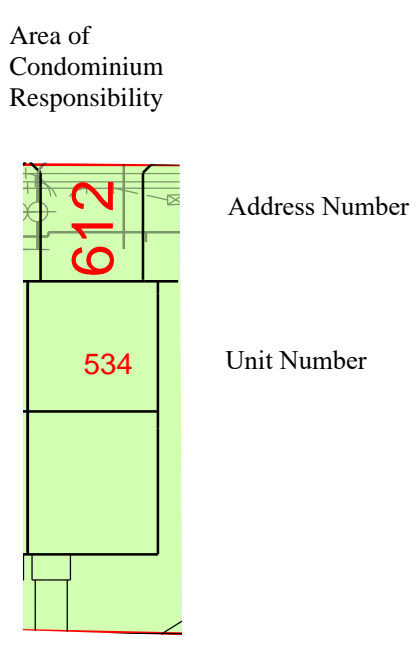


1" = 30'

SHEET **3**
OF **8**

PROJECT NO.
1006-00-0V

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PLAN VIEW

**UPLANDS PHASE 3-11
 POTOMAC OVERLOOK**

FORT WASHINGTON (12th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

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TAX MAP 104 E4	ZONING CATEGORY: R-M R-R
WSSC 200' SHEET 210 SW 01 210 SE 01	SITE DATUM HORIZONTAL: NAD27 VERTICAL: NGVD 29

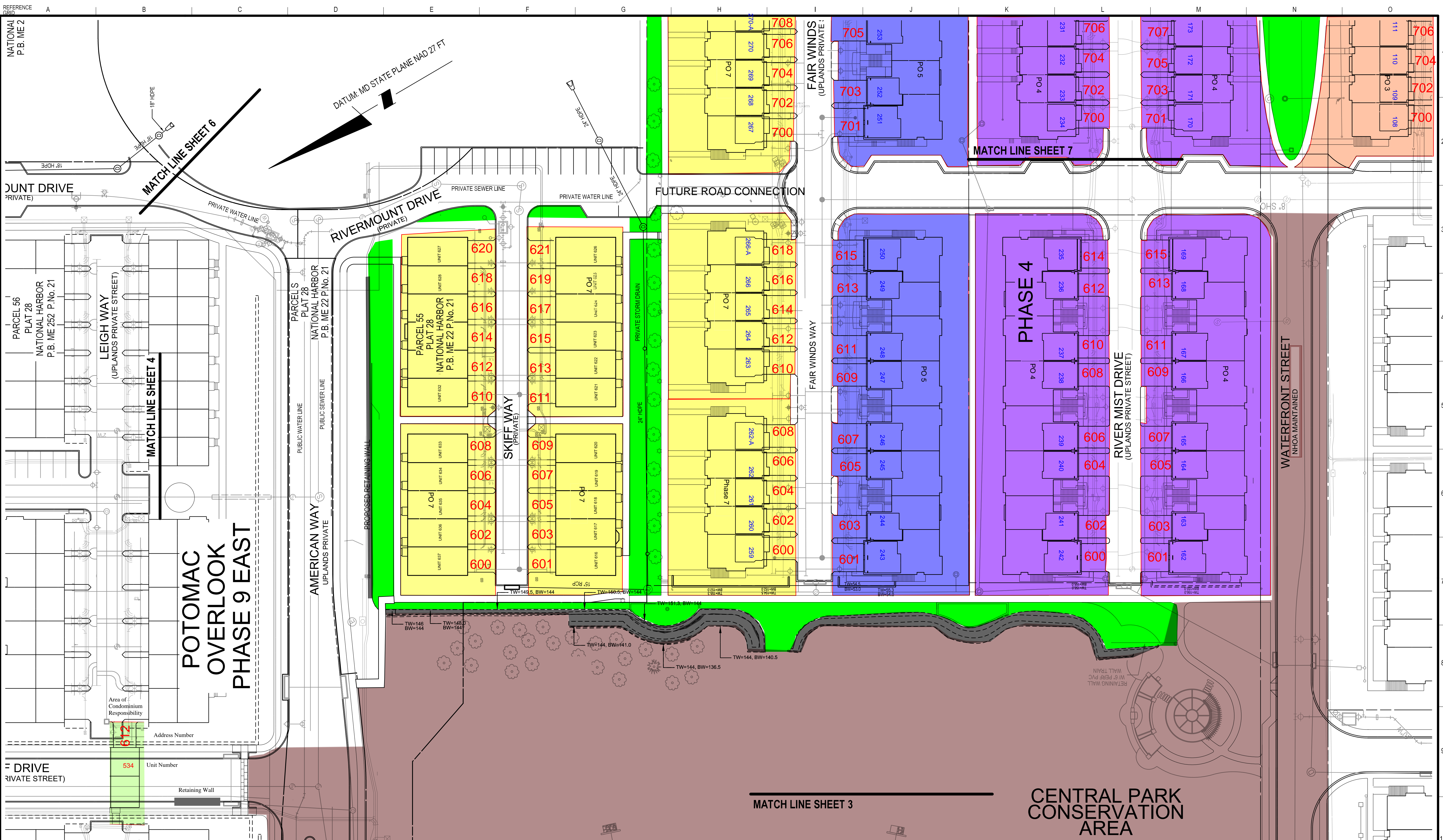
PLAN VIEW

1" = 30'

SHEET **4**
 OF **8**

PROJECT NO.
 1006-00-0V

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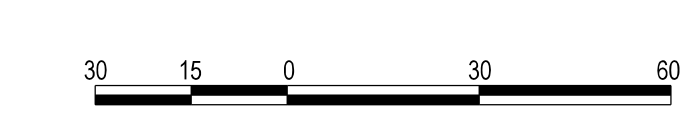


POTOMAC OVERLOOK PHASE 9 EAST

Area of Condominium Responsibility

Address Number

Unit Number



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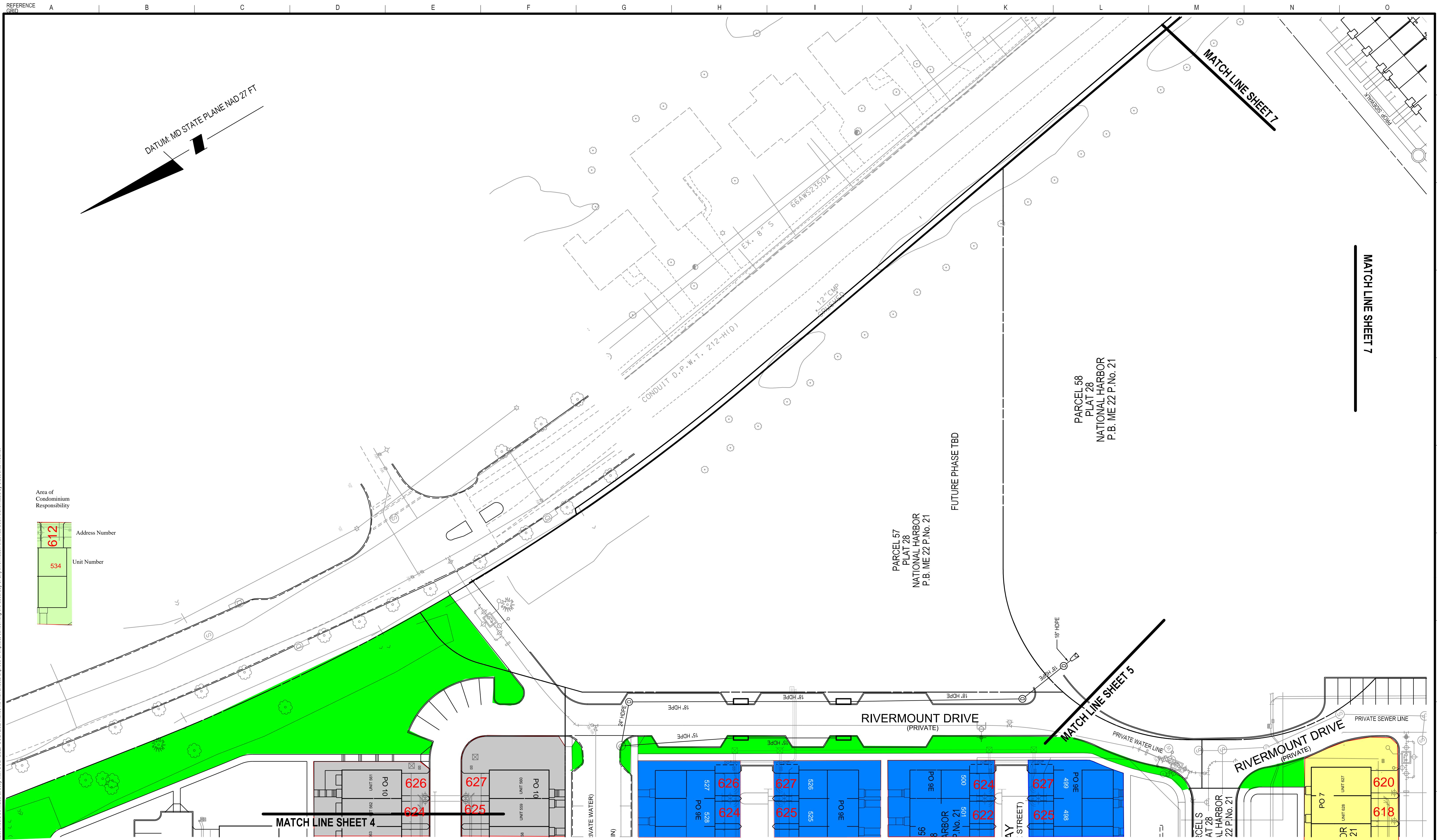
PLAN VIEW

**UPLANDS PHASE 3-11
POTOMAC OVERLOOK**

FORT WASHINGTON (12th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SHEET **5** OF **8**

PROJECT NO. 1006-00-0V



DATUM: MD STATE PLANE NAD 27 FT

MATCH LINE SHEET 7

MATCH LINE SHEET 7

PARCEL 58
PLAT 28
NATIONAL HARBOR
P.B. ME 22 P.No. 21

PARCEL 57
PLAT 28
NATIONAL HARBOR
P.B. ME 22 P.No. 21

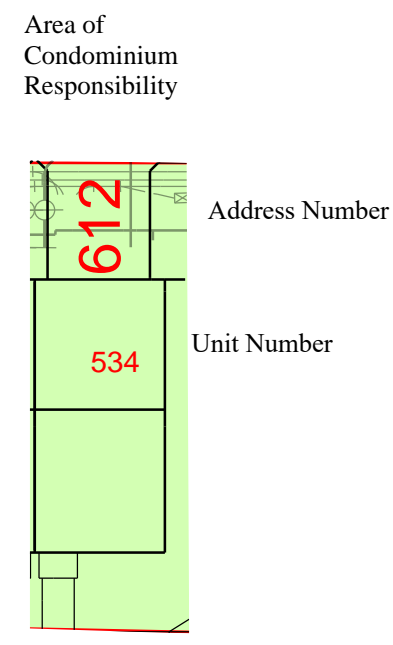
FUTURE PHASE TBD

RIVERMOUNT DRIVE
(PRIVATE)

RIVERMOUNT DRIVE
(PRIVATE)

MATCH LINE SHEET 4

MATCH LINE SHEET 5



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PLAN VIEW

**UPLANDS PHASE 3-11
POTOMAC OVERLOOK**

FORT WASHINGTON (12th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

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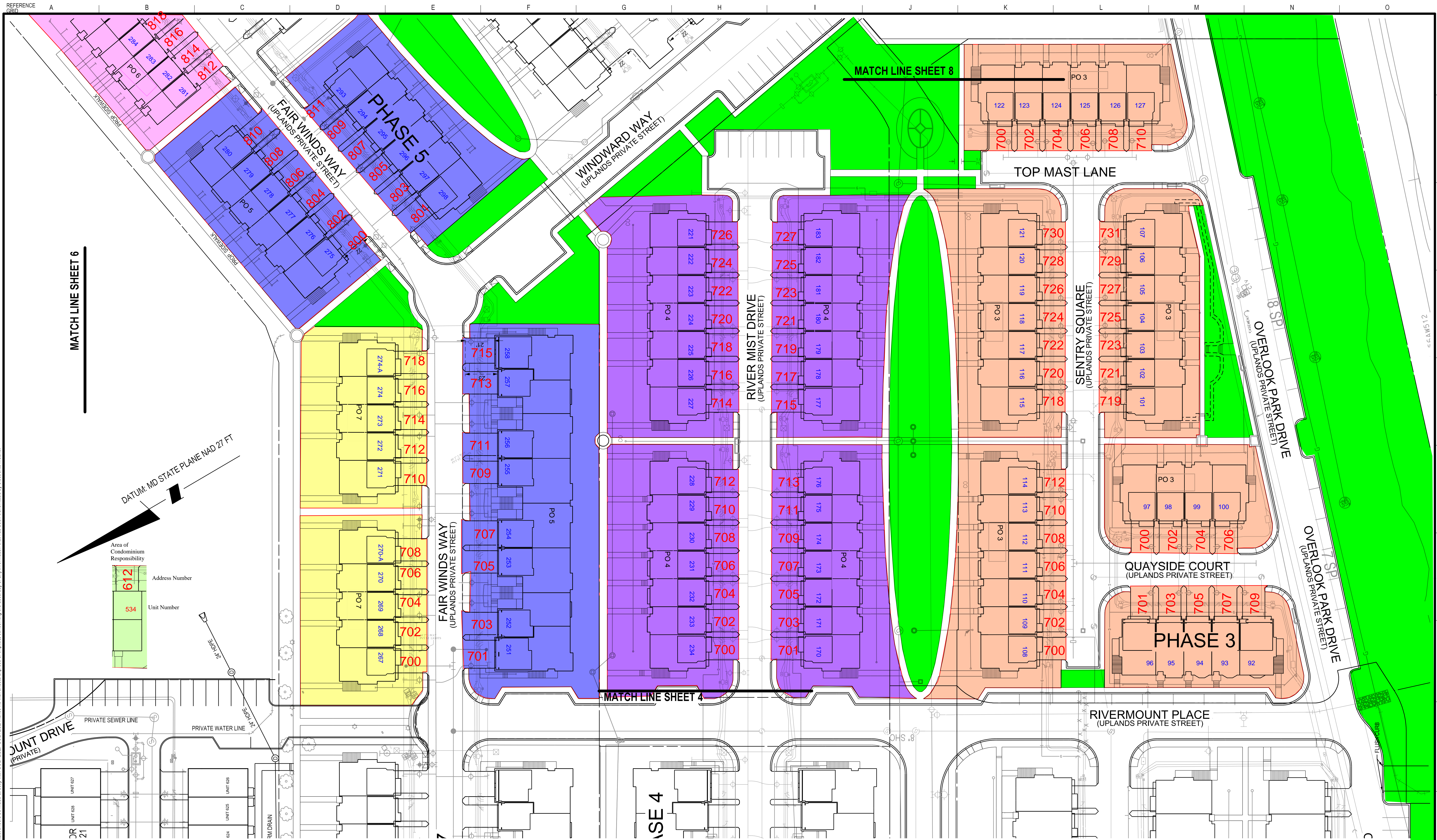
1" = 30'

SHEET 6 OF 8

PROJECT NO. 1006-00-0V

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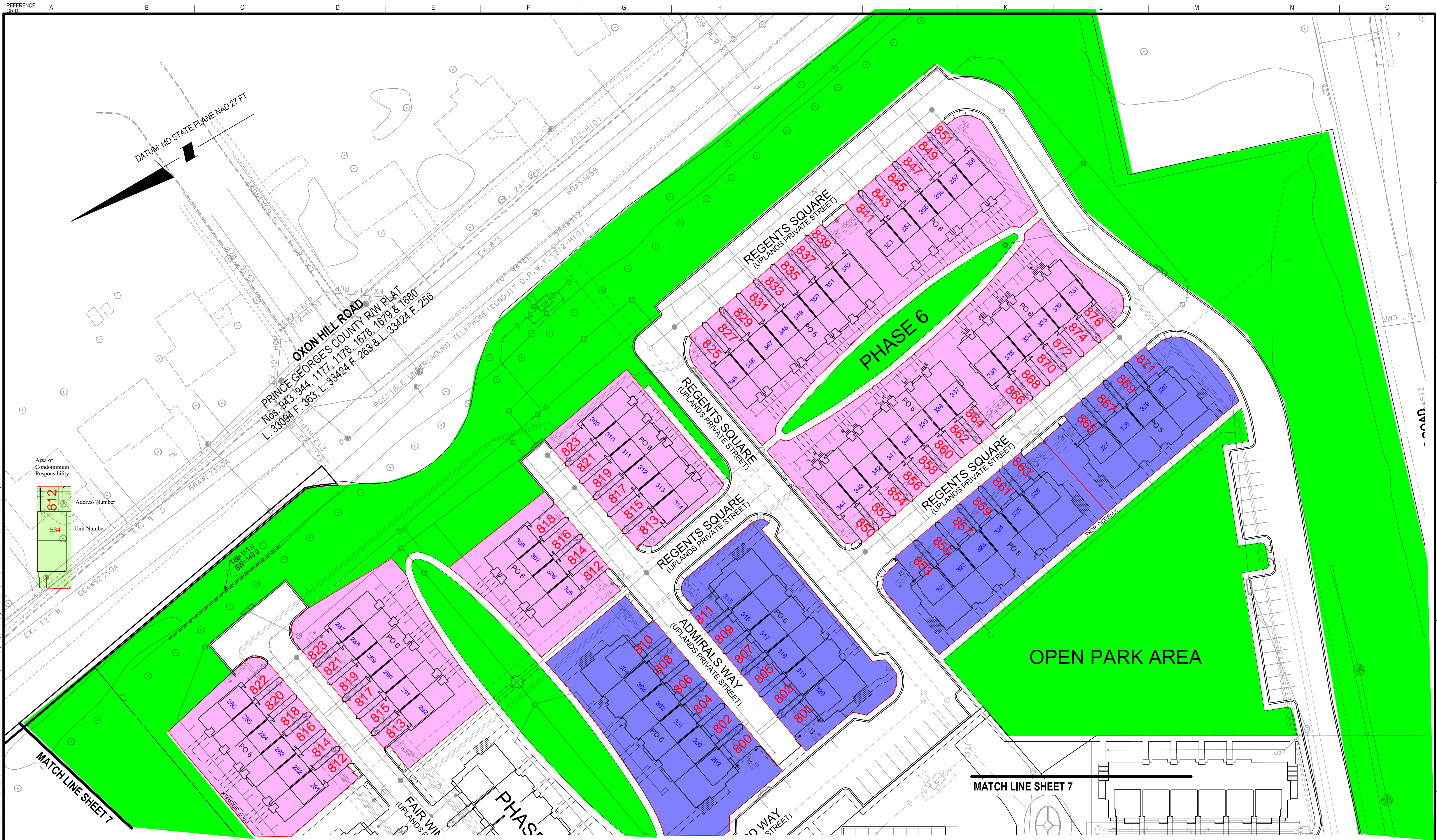
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PLAN VIEW

**UPLANDS PHASE 3-11
 POTOMAC OVERLOOK**

FORT WASHINGTON (12th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

 1" = 30' SHEET 7 OF 8 PROJECT NO. 1006-00-0V
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TAX MAP: 104 E4	ZONING CATEGORY: R-M R-R
WSSC 200' SHEET: 210 SW 01, 210 SE 01	
SITE DATUM: HORIZONTAL: NAD27, VERTICAL: NGVD 29	

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PLAN VIEW

**UPLANDS PHASE 3-11
 POTOMAC OVERLOOK**

FORT WASHINGTON (12th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

Scale: 1" = 30'

SHEET **8** OF **8**

PROJECT NO. 1006-00-0V