

**WOODSTONE MEADOWS MASTER PLAN AMENDMENT REQUEST  
GREAT EASTERN RESORT CORPORATION**

*PLAN DESCRIPTION*

*MAY 25, 2016*

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Woodstone Meadows continues to represent the primary focus for time-share development at Massanutten Resort. For years it has drawn the attention of purchasers with a six- to twelve-unit building consisting of two-bedroom and four-bedroom lockouts. In 2011, Woodstone Meadows went through its latest Rezone approval with the expansion to the very popular Regal Vista units. Today, the desire and opportunity to introduce new Deluxe-style units is both apparent and feasible. The objective of this application is to offer a more community designed development and revise road networks per the Deluxe-style building. The revision to this section (See Master Plan ‘Rezone Limits’) will increase open space, reduce buildings (79 to 76), and offer a more functional and aesthetic layout for the overall community. Upon approval, this section of Woodstone Meadows will benefit greatly regarding adherence to the County’s updated and approved Ordinance. Pedestrian connectivity will allow this section to be a safe and pleasing space for all site users.

*Water and Sewer*

Water and sewer services for Woodstone Meadows will be provided by Massanutten Public Service Corporation (MPSC) systems, which is the current provider. All required lines, pump stations, treatment facilities, and other components of the systems will be installed by the developer and owned and maintained by MPSC.

*Land Area Sales and Leasing*

The only sales anticipated are of time-share units, subject to the Virginia Timeshare Act. No land is expected to be leased, although commercial or service facilities may be leased to and operated by one or more subsidiaries of Great Eastern Resort Corporation or under third party contracts.