

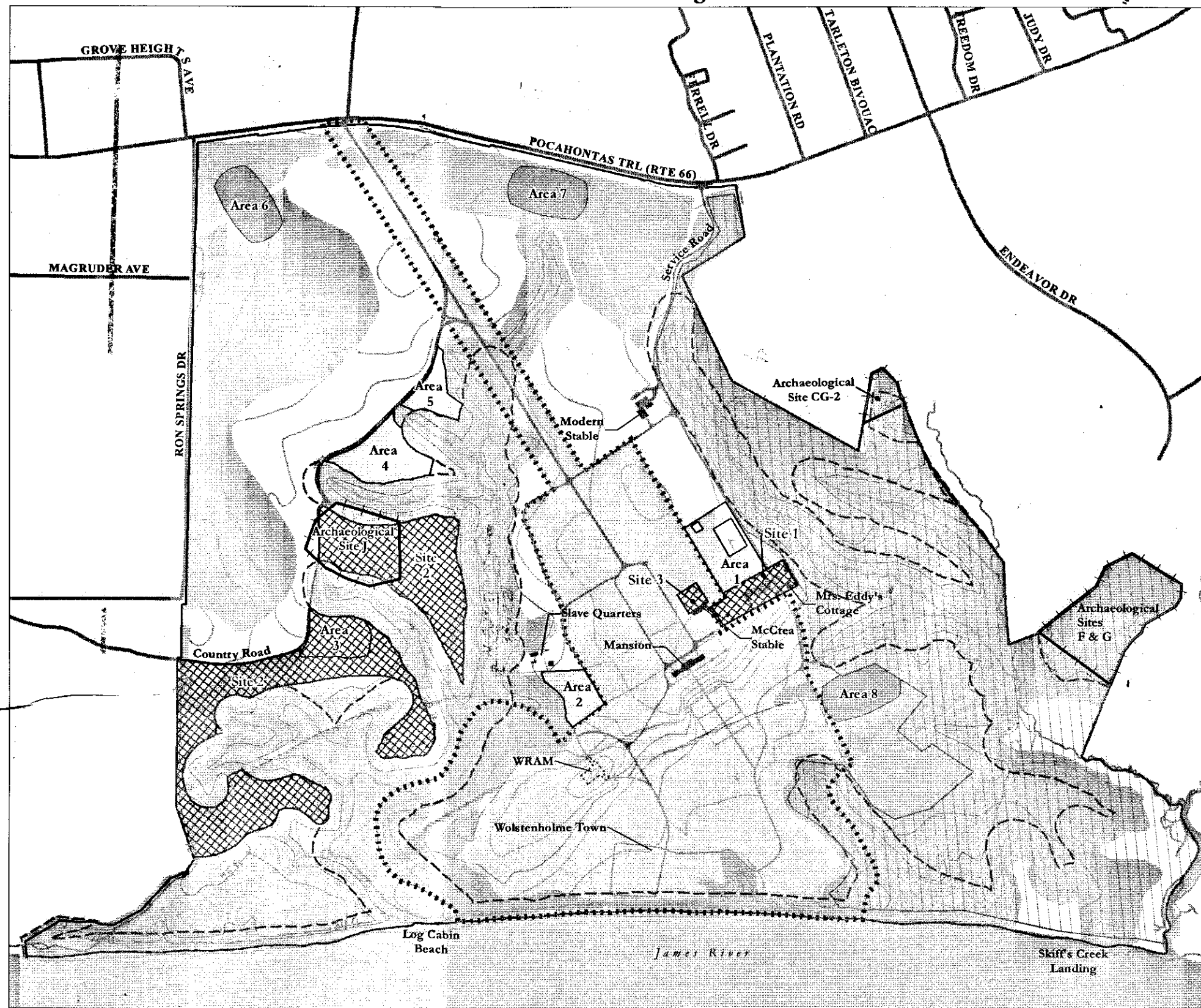
#070034660

CARTER'S GROVE  
James City County, VA  
Owner: Colonial Williamsburg Foundation

EXHIBIT C

MAP 2: DEVELOPMENT RESTRICTIONS\*

0 250 500 1,000 Feet



General Restrictions:

Maximum total impervious surface coverage = 174,644 SF (4+ acres)  
No subdivision

Protected Mansion Viewshed

— Most construction prohibited

Potential Building Sites: Additional construction for certain residential, recreational, maintenance, "charitable/educational/interpretive", "industrial/commercial" and/or agricultural uses permitted

Site 1 (\*1.6 acres)

- One (1) primary residence – Mrs. Eddy's Cottage OR its replacement; max 4,500 SF, 35' max height
- Support buildings; max 2,000 SF, 30' max height
- Construction subject to design review and approval by VBHR

Site 2 (\*21.5 acres)

- Two (2) primary residences; max 4,500 SF each, 35' max height
- Support buildings; max 2,000 SF in the aggregate, 35' max height
- Farm buildings; max 4,500 SF each, 35' max height, with the exception of one (1) riding ring at max 15,000 SF, 45' max height
- Permissible Recreational Structures
- No construction in Archaeological Site J until excavation

Site 3 (\*0.3 acre)

- Support buildings architecturally compatible with McCrea Stable
- Construction subject to design review and approval by VBHR

Potential Recreation Areas: Additional construction for limited, non-commercial recreational use permitted, as indicated below

- Permissible Recreational Structures (various size limits)
- Structures allowed in Remaining Land Area (except for pier/boathouse)

Area 1 (\*2.0 acres) and Area 2 (\*1.2 acres)

- Rec. facilities; 25' max height and subject to approval by VBHR

Area 3 (\*1.7 acres), Area 4 (\*2.4 acres) and Area 5 (\*1.2 acres)

- Rec. facilities; 35' max height and subject to approval by VOF
- Two (2) Farm Structures in Area 4, max 5,500 SF in the aggregate, 35' max height
- One (1) Farm Structure in Area 5, max 12,000 SF, 35' max height

Special Use Areas 6, 7 and 8 (\*2 acres each): One farm building allowed in each; max 8,000 SF

Grice's Run Natural Area (94 acres)

- No construction, timber removal or soil disturbance (except for permitted archaeological research), with minor exceptions

Remaining Land Area (area of property not within boundaries above)

- Farm Structures; max 4,500 SF floor area, 35' max height
- Two (2) secondary residences near Farm Structures, max. 2,500 SF, 35' max height
- One pier, dock or boathouse permitted on James River outside Riparian Buffer

Riparian Buffer Zone

Forested Land

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on

17 December 2007

at 12:07 PM, PG

DOCUMENT # 070034660

BETSY B. WOOLRIDGE, CLERK

Betsy B. Woolridge Clerk

Prepared by:  
D. R. HORNE & COMPANY  
December 13, 2007

\*The Restrictions provided in the text of the Easement control and the Restrictions summarized in this Exhibit are provided only for the convenience of the reader.

3 Large/Small Plat(s) Recorded  
herewith as # 070034660