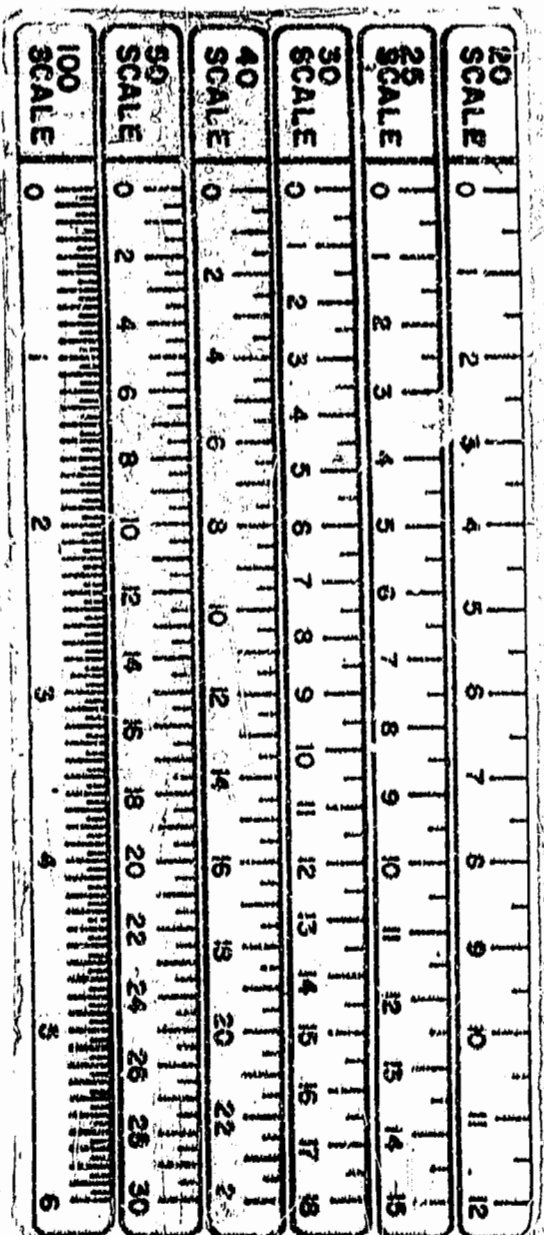
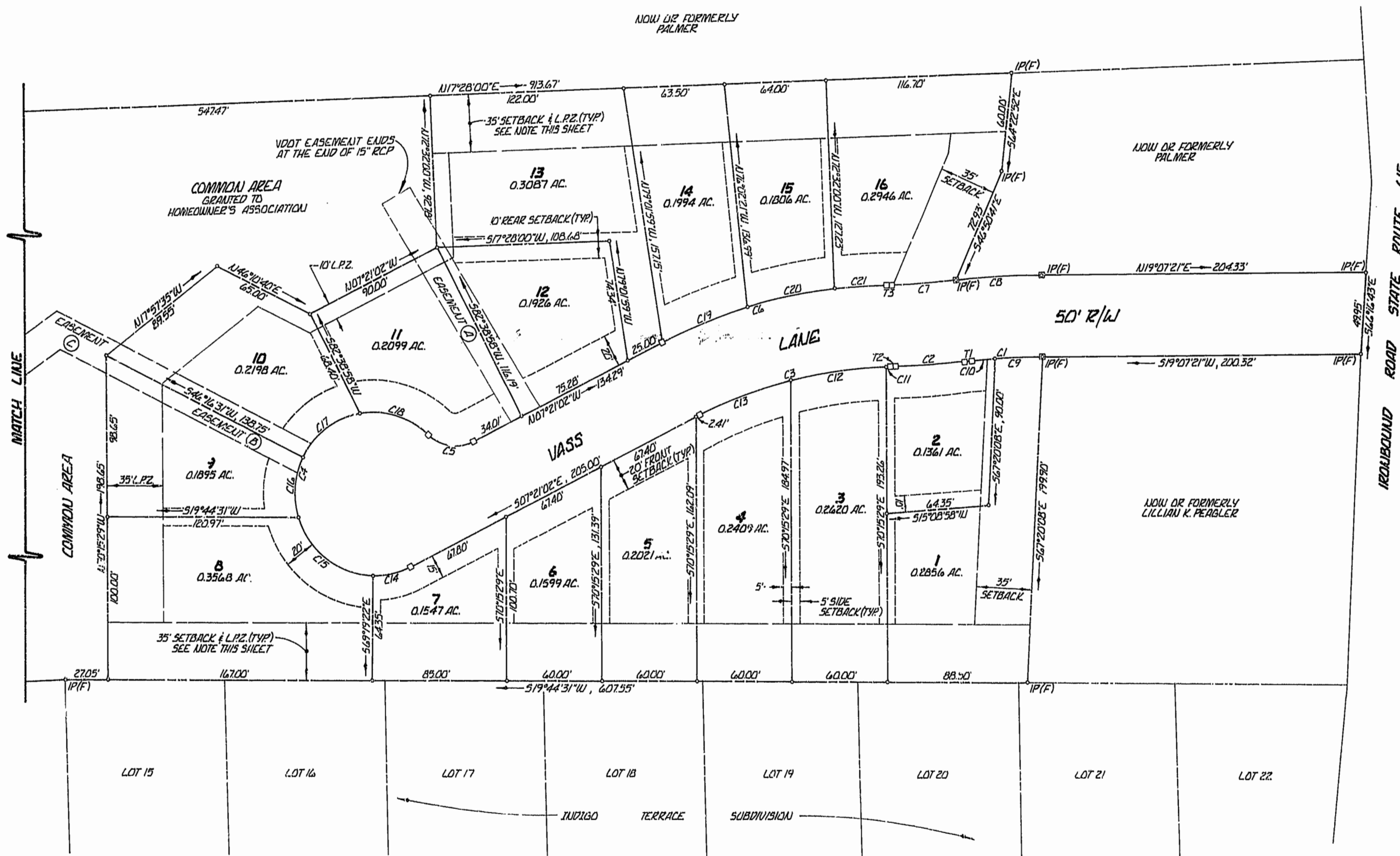
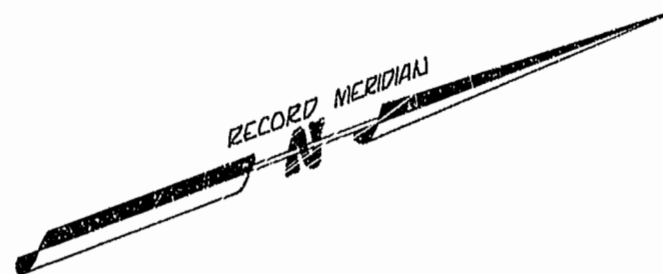


**LANDSCAPE PROTECTION ZONE (L.P.Z.)**

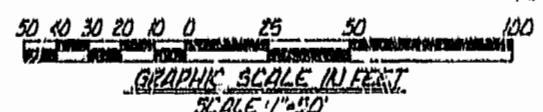
IN AREAS DESIGNATED LANDSCAPE PROTECTION ZONE (L.P.Z.) NO TREES MAY BE CUT REGARDLESS OF SIZE AND NO PERMANENT STRUCTURES TO INCLUDE HOUSES, DECKS, PATIOS, POOLS, GARAGES, PORCHES AND THE LIKE MAY BE ERRECTED OR LOCATED WITHOUT THE PRIOR APPROVAL OF THE "HOMEOWNER'S ASSOCIATION" OR A COMMITTEE DESIGNATED THEREBY. IT SHOULD BE NOTED THAT THE CONDITIONS TO HOMEBUILDING CONTRACTS CONTAIN ADDITIONAL RESTRICTIONS REGARDING CLEARING, CONSTRUCTION, AND OTHER IMPROVEMENTS ON COMMON AREA AND PRIVATE PROPERTY.

LOTS 1-16 & COMMON AREA SUBJECT TO COVENANTS AND RESTRICTIONS RECORDED SIMULTANEOUSLY WITH THIS PLAT.



NOTE: ALL LOTS SERVED BY PUBLIC WATER & SEWER. VDOT IS NOT RESPONSIBLE FOR THE DETENTION POND OR ANY OF ITS STRUCTURES.

Recorded 13<sup>th</sup> day of May, 1994  
 D. B. No. 686 pages 71  
 Hubert Clerk



- EASEMENT (A) - 20' WIDE DRAINAGE EASEMENT GRANTED TO VDOT.  
 - 20' WIDE INGRESS/EGRESS EASEMENT TO DETENTION POND AND COMMON AREA
  - EASEMENT (B) - 20' WIDE UTILITY EASEMENT GRANTED TO JAMES CITY SERVICE AUTHORITY  
 - 20' WIDE INGRESS/EGRESS EASEMENT TO DETENTION POND AND COMMON AREA
  - EASEMENT (C) - 20' WIDE UTILITY EASEMENT GRANTED TO JAMES CITY SERVICE AUTHORITY
- \* THE MILL ASSOCIATES HEREBY RESERVE THE RIGHT TO EXTEND UTILITIES THROUGH THE COMMON AREA TO SERVE ADJACENT PROPERTIES.  
 \* THE MILL ASSOCIATES HEREBY RESERVE A 5' EASEMENT INSIDE ALL FRONT, REAR AND SIDE PROPERTY LINES.