

Summary of Grantor's¹ Reserved Rights

In addition to any rights described above, the Grantor has the right to make the following uses of the Protected Property:

1. The right to establish, maintain and use cultivated fields, orchards, and pastures in accordance with generally accepted agricultural practices together with the right to construct and maintain access roads for these purposes.
2. The right to conduct maple sugaring operations and to harvest timber and other wood products, together with the right to construct and maintain roads for these purposes. These activities require the prior approval of Grantees of a management plan describing these activities except that no approval is required for maple sugaring or harvesting of firewood for heating structures located on the property.
3. The right to construct and maintain barns and sugar houses or similar structures provided that prior approval is obtained from Grantees.
4. The right to utilize, construct, maintain or improve water sources, course and bodies within the Protected Property for uses otherwise permitted under the Grant of Development Rights except that no ponds shall be constructed without prior approval of Grantees.
5. The right to clear, construct, and maintain trails for walking, horseback riding, skiing, and other non-motorized recreational activities within and across the Protected Property. Snow mobiling may be permitted at Grantor's discretion.
6. The right to construct and maintain a gravel access drive and parking area with prior approval of Grantees.
7. The right to construct and maintain an access ramp for launching canoe and other portable, non-motorized water craft.

This is not a description of the actual legal rights reserved. For a more complete description of rights refer to the Grant of Development Rights and Conservation Restrictions. Some activities may require prior approval of the Grantees.

¹

Grantor is the Richmond Land Trust.

Summary of Grantees'² Reserved Rights

The Grantees' intent is to conserve and protect the scenic, riparian, recreational, open space and natural resources of the Protected Property and to ensure public access to the Protected Property and provide opportunities for public outdoor recreation and educational activities. Aside from holding the easement rights on the Protected Property, the Grantees have the right to periodically monitor the property and enforce the Conservation Restrictions. In addition Grantor has conveyed to Grantees, jointly and severally, a Right of First Refusal to purchase the Protected Property of perpetual duration.

This is not a description of the actual legal rights. For a more complete description of these rights refer to the Grant of Development Rights and Conservation Restrictions.

² Grantees are the Richmond Land Trust and the Vermont Housing and Conservation Board.