

Common 'Prohibited Uses' in FLC Conservation Easements

The following is an example of the wording and subject matter in the 'Prohibited Uses' section within a property's Conservation Easement. Please note that this section is customized between land owner and easement holder.

Any activity on or use of the Property inconsistent with the purpose of this Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

The legal or *de facto* subdivision of the Property for any purpose except

Any commercial or industrial use of or activity on the Property except

The placement or construction of any buildings, structures, or other improvements of any kind other than

The clear cutting or other destruction of any trees, shrubs, or herbs, live or dead or standing or fallen, except as follows:

The dumping or other disposal of wastes, refuse, and debris on the Property

The above-ground installation of communication towers or antennas, and related facilities

The placing or use of any continuously burning night security lights.

The mono-culture of any species of tree; forest management is to be for the existing, natural deciduous and mixed pine forest.

The placement of any signs or billboards on the Property, except those signs, whose placement, number, and design do not significantly diminish the scenic character of the Property, may be displayed to state the name and address of the Property and the names of persons living on the Property, to advertise an on-site activity permitted pursuant to paragraph ____, to advertise the Property for sale or rent, and to post the Property to control unauthorized entry or use.

The breeding, rearing, or feeding of any type or number of livestock in excess of eight hundred (800) pounds per acre of pasture land, as delineated in Exhibit ____.

The exploration for, or development and extraction of, minerals and hydrocarbons by any mining method or any other methods that would impair or interfere with the conservation values of the Property in the reasonable discretion of Grantee, provided that no surface mining shall be permitted which is in violation of Internal Revenue Code 170 (h) (5).

Any alteration of the surface of the land, including, without limitation, the excavation or removal of soil, sand, gravel, rock, peat, except

Any use or activity that causes or is likely to cause significant soil degradation or erosion or significant pollution of any surface or subsurface waters except