

Conservation Easements in your Community...

LAKE FOREST ESTATES

Conservation Easement General Information

INTRODUCTION

The purpose of this document is to provide a basic summary about conservation easements as well as specific information about the protected property in Lake Forest Estates.

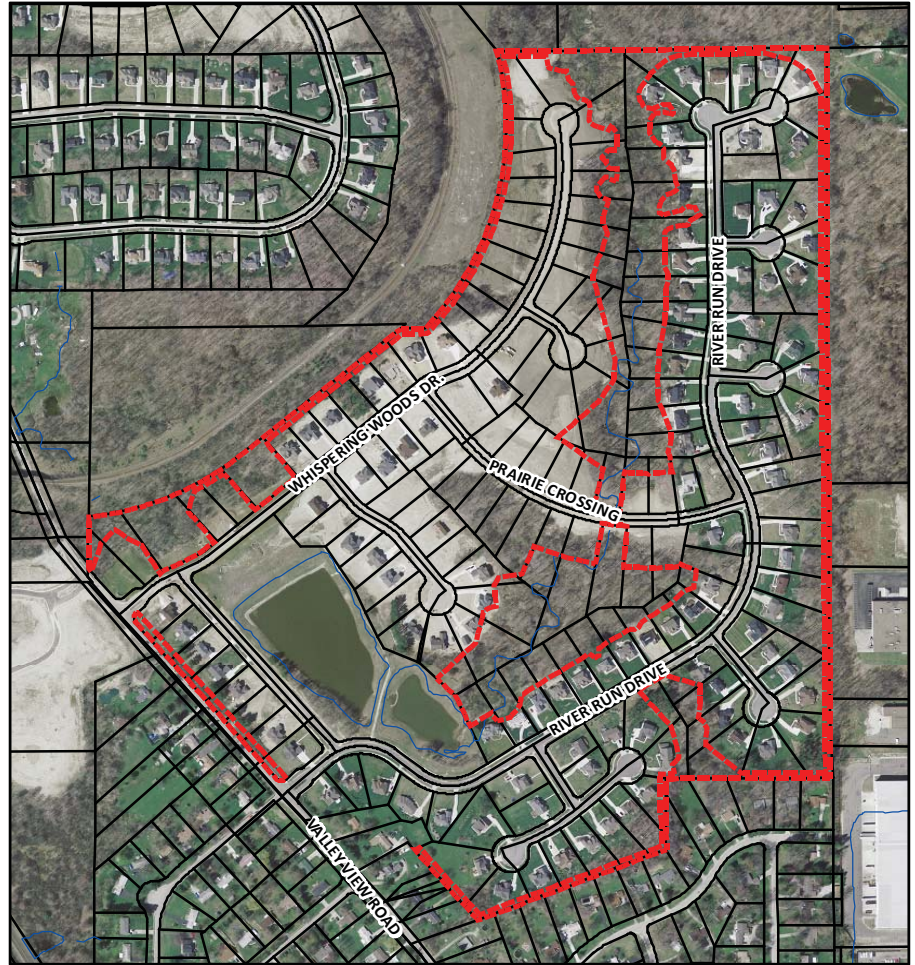
CONSERVATION EASEMENTS

A conservation easement (CE) is a legal agreement between a landowner and a qualified organization, such as Ohio Stream Preservation, that places limits on land use in order to preserve the property's features. CE's protect land in perpetuity, which contributes to many environmental and economic benefits:

- Protects water quality and minimizes erosion;
- Controls flooding and provides open space for groundwater recharge;
- Manages community growth and increases property values;
- Controls and regulates man-made alterations to water courses.

The land outlined in red on the plan is the conservation easement area in Lake Forest Estates. These areas contain woodlands, wetlands and stream connections that serve many functions such as:

- Filters pollutants in rainwater before it enters the ground water system;
- Provides valuable habitat for fish and wildlife.



Lake Forest Estates Conservation Easement Plan

COMMUNITY FEE

Every owner pays a one-time stewardship fee to Ohio Stream Preservation, Inc. (OSP) at the time of closing. The fee is 0.05% of the purchase price of the home and the subplot. These fees pay for annual monitoring and daily operations.

WHO WE ARE

OSP is the organization that monitors, in perpetuity, the conservation easement areas in Lake Forest Estates. For more information or to contact us, visit www.ohiostream.org.



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Conservation Easement General Information Continued

RESTRICTIONS

The easement areas are subject to the following restrictions:

- No placement or construction of any man-made structure except for utility work as described below;
- No use of fertilizers, spraying of herbicides and pesticides, introduction of nonnative wild animals and vegetation, grazing of domestic animals, disturbance or change in the natural habitat, and the cutting of trees, ground cover or vegetation unless specifically authorized by OSP;
- No removal, filling, or excavation of soil, sand, gravel, or other materials or doing any act that would alter the topography of the protected property;
- No dumping of any substance of any kind, including grass clippings or other yard debris, soil, trash, ashes, and garbage waste;
- No alteration of natural water courses or other water bodies;
- No operation of any motorized vehicle on the protected property;
- No division or subdivision of the CE areas.



View of CE area with boundary sign attached to tree.

UTILITY WORK AND OTHER PERMITTED ACTIONS

The following actions are permitted within the conservation easement with the written approval of OSP:

- Utility work, such as the installation, maintenance, repair and replacement of utilities located within the CE;
- The removal of dead, diseased, damaged, destroyed, or fallen trees, shrubs, or other vegetation that physically block streams, utility work, or pedestrian trails;
- The elimination and removal of grapevines, poison ivy, and other toxic and undesirable growth which can be cut and left laying.