

<b>RESTRICTION AREA</b>	<b>RESTRICTIONS &amp; CONDITIONS</b>
Conservation Easement	<p>Use limited to natural open space</p> <p>Landowner Permitted Rights:</p> <ul style="list-style-type: none"> <li>-Vegetation clearance for fuel mod &amp; regulatory compliance</li> <li>- Activities to facilitate construction, repair or reconstruction</li> <li>- Access for development of the project.</li> <li>- Response to government requests for information</li> <li>- Walking or riding of horses</li> <li>- Entry that does not violate the easement’s purpose</li> </ul>
Deed Restriction Area 1	<p>Any new development subject to ED’s reasonable approval</p> <ul style="list-style-type: none"> <li>- ED review limited to the following concerns <ul style="list-style-type: none"> <li>- Impacts to public viewsheds on public lands</li> <li>- Glare and maintenance of dark sky</li> <li>- Habitat loss and/or degradation</li> <li>- Habitat fragmentation</li> <li>- Clearance of native plant communities</li> <li>- Rodenticide ecological impacts</li> <li>- Introduction of non-native species</li> <li>- Erosion</li> </ul> </li> </ul> <p>Use Restrictions</p> <ul style="list-style-type: none"> <li>- No expansion of fuel mod into native vegetation</li> <li>- No habitable structure, except with ED consent</li> </ul> <p>Mediation/Arbitration dispute resolution</p>
Deed Restriction Area 2	<p>New structures subject ED approval per above</p> <p>New structures limited to: 1 stable and/or corral</p> <p>Does not prohibit:</p> <ul style="list-style-type: none"> <li>- Walks, trails, landscaping, sitting areas (benches &amp; tables)</li> <li>- Patios not to exceed 2,000 square feet</li> <li>- Gardens occupying up to 30% of deed restriction area</li> <li>- Wildlife permeable walls and fencing</li> <li>- Drainage improvements</li> </ul> <p>Landscaping limited to California native plants.</p>