

## **Frequently asked questions for Sandridge Conservation Properties:**

If you are buying a property under conservation easement it is IMPERATIVE that you read and understand the conservation easements. We encourage you to ask questions before you buy related to activities, uses, buildings, etc. that are not specifically addressed in the easement.

We have drafted a few questions to help get started:

### **Can I move the building zone/building area?**

The building zone is the larger of the two “boxes” shown on the Concept plans and it cannot be moved under any circumstance. The smaller box(es) depicted on the plan can be shifted anywhere in the larger box.

### **Can I make any changes to the conservation easement?**

No. The conservation easement cannot be amended.

### **If I have a big pasture can I have horses or plant a garden?**

No. These pastures are actually “coastal prairies” and are intended to remain in a natural state. In fact, they are not to be managed or used like lawns. The land trust is happy to work with landowners on a management strategy and plan so they are beautiful and productive, but also meet your needs; having said that, they are not lawns and cannot be used as such.

### **If I buy one of the big pasture lots, can I have horses?**

No. These are intended as natural coastal prairies and as such equestrian activities are prohibited.

### **Can I hunt on my property?**

The conservation easement allows hunting.

### **Can I store RVs and Boats on the property?**

Personal boats and RVs can be stored in the building zone, or in barns and sheds approved by the land trust outside of the building zone. RV camping is allowed in the building zone if it is your primary dwelling, otherwise it is prohibited unless temporary. RV camping or boat storage for income is prohibited.

### **There is a large buffer of trees between my homesite and the Waterway, can I clear this to improve my view?**

A small viewshed or view window is allowed near the homesite, but the majority of the buffer should remain intact. This is critical habitat for nesting birds, as well as for water quality and scenic view protection so any openings should be planned in conjunction with the land trust. (I always suggest this planning occurs prior to closing on a property).

### **Can I run a business from the property?**

Most commercial uses are prohibited unless they are expressly allowed by the conservation easement. For example, resort and recreational commercial uses are allowed because these uses are allowed by right. Forestry is allowed so commercial forestry would also be acceptable. Additionally, work from home businesses with no impact to the conservation area would be allowed. Questions on this should be asked from the land trust for a formal authorization before acquisitions.

### **I'd like to have a large storage barn for my boat, can I build that?**

It is allowed "by right" in the building zone, and only with approval outside of it. Also, there is a provision in the easement which expressly limits the size of these buildings.

### **Do I have to allow the public to use my land?**

No. No public access is allowed by the conservation easement.

### **What is the North American Land Trust?**

The North American Land Trust (NALT) is a 501c3, non-profit dedicated to protecting land. As easement holder, it is a legally binding partner to the property (similar to a utility easement). There obligation is to inspect the easements annually to ensure compliance, and to be a partner with you on any and all conservation matters.

### **Why would this property have been protected?**

These properties have important biological habitat, and we've spent years documenting the hundreds of plants and animals that use them. It's an amazing story, and a privilege to live on a tract so incredibly valuable for the environment. It does come with the requirement for an awareness and embrace of conservation, and the responsibility to uphold the terms of the easement. In other words, these properties may not be for everyone, and we understand that. Usually, the partnerships with landowners and the land trust is wonderful and they learn and experience nature in the most elemental and harmonious of ways.

**If I violate the terms of the easement what happens? For example, if I cut down the river buffer, planted sod on my pasture, built a building without approval, etc. what would happen?**

For easement violations, NALT would work to create a mitigation plan. Using the examples above it may be to replant trees, remove sod and replant with native warm season grasses, or remove the building. If a landowner is unwilling to mitigate the land trust is legally obligated to pursue legal action to uphold the easement. This is the exception rather than the rule, and most landowners are willing to correct any inadvertent infractions.