



# Natural Area Conservation Easement

Summary of Allowed, Discretionary, and Restricted Activities

(July 2022)

Note: NRMP means Natural Resource Management Plan

General Description	Examples	Potential Easement Impact	Easement Section
Agricultural Use	<p><b>Crop Cultivation</b> (e.g., corn, soybeans, alfalfa, peas)</p>	<p><b>Restricted</b>, unless included in the NRMP as a part of a use transition, wildlife food plots, or other purposes</p>	4.3
	<p><b>Pasture</b> (e.g., cattle, horses, goats, llamas)</p>	<p><b>Restricted</b>, unless included in the NRMP, or for conservation grazing</p>	4.13
Buildings/Other Constructed Improvements	<p><b>Utilities and Related Facilities</b> (e.g., electric, gas, water, sewer, septic, telephone, cell tower, other communication services)</p>	<p><b>Allowed:</b> Maintenance, repair, replacement, removal, and relocation of existing facilities and structures  <b>Restricted:</b> New utilities/improvements</p>	4.7A
	<p><b>Roads and Parking Areas</b></p>	<p><b>Allowed:</b> Existing facilities may be maintained or improved.  <b>Discretionary:</b> Widening or relocating existing facilities  <b>Restricted:</b> New facilities</p>	4.7B
	<p><b>Trails and Paths</b></p>	<p><b>Allowed:</b> Existing facilities may be maintained and improved</p>	4.7B

		<b><u>Discretionary</u></b> : New, widened or relocated facilities, as approved in NRMP	
	<b>Fences</b>	<b><u>Allowed</u></b> : Existing fences may be maintained, repaired, replaced, improved or removed. New fences may be installed.	4.7C
	<b>Small Structures</b> (e.g., deer stands, wildlife blinds, docks, bridges, benches, small shelters)	<b><u>Allowed</u></b> : Existing structures <b><u>Discretionary</u></b> : New structures	4.7D
<b>Commercial Use</b>	<b>Commercial Use/Development</b> (e.g., stores, offices, storage sites, for-profit businesses of any kind)	<b><u>Allowed</u></b> : Forest management, minimal recreational, home business, or incidental <b><u>Restricted</u></b> : Ingress/egress for other commercial use	4.2
<b>Industrial Use</b>	<b>Industrial Use/Development</b>	<b><u>Restricted</u></b>	4.1
<b>Mining</b>	<b>Mining, Drilling, Exploring or Extraction</b> (e.g. minerals, sand, gravel, or rock)	<b><u>Restricted</u></b> <b><u>Allowed</u></b> , if mineral rights are severed from ownership	4.11
<b>Motorized Vehicles</b>	<b>Trucks, Cars, Tractors, Snowmobiles, Motorcycles, All-terrain Vehicles, etc.</b>	<b><u>Allowed</u></b> : for family members/guests (as long as use does not cause degradation); safety, law enforcement, maintenance	4.14
<b>Outdoor Lighting</b>	<b>Permanent Fixtures</b>	<b><u>Restricted</u></b>	4.17
<b>Public Access</b>	<b>General Public Use</b>	<b>Not Required</b> unless landowner agrees	4.8

<p><b>Recreation</b></p>	<p><b>Low-impact, Non-intensive Recreational Activities</b>  (e.g., hunting, fishing, hiking, cross-country skiing, horseback riding, tent camping, nature observation)</p>	<p><b>Allowed:</b> provided activities do not negatively impact the property</p>	<p>5.3</p>
<p><b>Residential Use and Development</b></p>	<p><b>Future Construction of Homes and Associated Structures</b></p>	<p><b>Restricted:</b> all constructed improvements</p>	<p>4.4/5.2</p>
	<p><b>Subdivision</b></p>	<p><b>Discretionary:</b> Only per pre-determined division, specified and depicted in the easement deed</p>	<p>4.4/5.2</p>
<p><b>Signs</b></p>	<p><b>Commercial Signs</b>  (e.g., billboards, outdoor advertising)</p>	<p><b>Restricted</b></p>	<p>4.13</p>
	<p><b>Information Signs</b>  (e.g., boundary, interpretation, landowner, directions, name of Grantee, funders, and allowed activities)</p>	<p><b>Allowed,</b> with approval by Grantee and Grantor</p>	<p>4.13</p>
<p><b>Topographic Changes</b></p>	<p><b>Ditching, Draining, Re-contouring, Filling or Excavating Soil</b></p>	<p><b>Allowed:</b> if incidental to other allowed activities  <b>Restricted,</b> unless included in the NRMP</p>	<p>4.7</p>
<p><b>Vegetation Management</b></p>	<p><b>Timber Resources</b></p>	<p><b>Allowed:</b> Selective harvesting, use as fuel and other small scale uses, in accordance with NRMP</p>	<p>4.12A</p>

	<p><b>Plant Products</b> (e.g., nuts berries, fruits, specialty crops, vegetables, ornamentals)</p>	<p><b><u>Allowed</u></b>: Selective harvesting, and other small scale uses, in accordance with NRMP</p>	4.12A
	<p><b>Harmful or Invasive Species</b></p>	<p><b><u>Allowed</u></b>: Prevention and management</p> <p><b><u>Restricted</u></b>: Introduction</p>	4.12B
	<p><b>Pesticides and Herbicides</b></p>	<p><b><u>Allowed</u></b>, if there is a threat to human or ecological health</p> <p><b><u>Restricted</u></b>, unless included in NRMP</p>	4.12C
<p><b>Waste</b></p>	<p><b>Mixed Municipal Solid and Industrial Waste, Unserviceable Vehicles, Equipment, Hazardous or Toxic Substances</b></p>	<p><b><u>Restricted</u></b></p>	4.15
<p><b>Water</b></p>	<p><b>Alteration of Rivers, Streams, Creeks, Lakes, Ponds, and Wetlands</b></p>	<p><b><u>Restricted</u></b>, unless included in NRMP</p>	4.9
	<p><b>Stormwater</b>  (from easement exception areas and adjoining properties)</p>	<p><b><u>Allowed</u></b>: Volumes and flows from existing sources</p> <p><b><u>Restricted</u></b>: New/increased volumes or flow</p>	4.9