



Guidelines for Construction of Recreational Buildings and Improvements Greater than 1000 Square Feet Outside Acceptable Development Areas

The following guidelines are established by the Easement Committee to create standards for the construction of Recreational Buildings and Improvements Greater than 1000 Square Feet Outside of the Acceptable Development Areas (ADA) on properties encumbered by a Watershed Agricultural Council (WAC) Conservation Easement (CE). The Deed of Conservation Easement is the controlling legal document. These guidelines represent WAC's interpretation of the CE's terms and conditions related to the construction of Recreational Building and Improvements greater than 1000 Square Feet Outside of ADA's.

1. The Deed of Conservation Easement General Definitions pertaining to the construction Recreational Structures or Improvements Greater than 1000 Square Feet Outside the ADA.
 - A. WAC's current model Deed of Conservation Easement contains the following definitions and clauses pertaining to the Construction of Recreational Buildings and Improvements Greater than 1000 Square Feet Outside the ADA. If other versions of Deed of Conservation have different definitions and clauses pertaining to the Construction of Recreational Buildings and Improvements Greater than 1000 Square Feet Outside the ADA, that version's definitions and clauses serve as the controlling legal language:
 - 1) Acceptable Development Area (ADA): The area(s) identified on the Conservation Easement Survey, in which single family dwelling(s) and associated Accessory Buildings and Improvements, Farm Support Housing, and buildings and improvements for Rural Enterprises may be constructed. Agricultural Buildings and Improvements, farm operations, and farming practices are permitted within the ADA pursuant to the terms of the Conservation Easement.
 - 2) Recreational Buildings and Improvements: A building or improvement used for recreational activities that does not include any permanent utilities, and/or septic systems.
 - 3) Construction of Buildings and Improvements: No permanent or temporary buildings or other improvements shall hereafter be placed or maintained on the Property except as provided in accordance with this Section. Existing buildings and improvements are shown in the Baseline

Documentation. Trailer parks, auto dealerships, and golf courses are expressly prohibited on the Property.

4) **Recreational Uses:** Use of the Property for rural recreational uses is permitted anywhere on the Property. These uses may include, but are not limited to, hunting, fishing, trapping, skiing, snowmobiling, horseback riding, hiking, and non-commercial camping. Golf courses, commercial recreational uses involving motorized vehicles, and commercial camping outside the ADA(s) is prohibited on the Property. The construction of buildings and improvements for recreational uses are allowed anywhere on the Property, with the exception of the RPA, and shall not be improved by permanent utilities. An aggregate 1,000 square feet of recreational buildings is permitted, with prior notice to Grantee. Construction or conversion of buildings over the 1,000 square foot aggregate, up to a maximum 5,000 square foot aggregate, is permitted only with advance written approval of the Grantee.

WAC further acknowledges the following;

- Decks, docks, gazebos, hunting blinds/tree stands, picnic tables, signs and trellises shall not be considered Recreational Buildings and Improvements. As such, they are permitted in the RPA and shall not be charged towards permitted building allocations rights.