

MODEL CONSERVATION EASEMENT

This type of Protective Covenant is to be used when the easement property interest (not the property itself) in protected wetland(s) is to be conveyed to a third party holder. It is a legal agreement between the grantor, typically the property owner or applicant, the Corps, and a third party, e.g., a watershed group or environmental organization.

Please view instructions in their entirety in separate document entitled: "INSTRUCTIONS FOR MODEL PROTECTIVE COVENANTS (DEED RESTRICTIONS AND CONSERVATION EASEMENTS) FOR PASPGP-5 TITLE", found at:

<http://www.nab.usace.army.mil/Missions/Regulatory.aspx>

Below are a few important reminders pulled from the complete instructions:

- a. Under NO circumstances will the final page showing recordation be completed prior to review and approval by the Corps, PADEP, or the designated County Conservation District;
- b. All other blanks in the instrument must be filled in;
- c. Citation of the applicable legal authority must be made in Section 1. PURPOSE, as needed;
- d. Italicized language and some of the [Bracketed] sections are included for instructional purposes only, and should be removed from the final version of the instrument, as appropriate;
- e. Please note that some of the bracketed sections require a language selection to be made – retain the language selected and delete the rest;
- f. The bog turtle optional language in Section 4. RESTRICTIONS I. Agricultural Activities is to be used only if bog turtle habitat is present in the designated "Conservation Area(s)" (wetland(s) to be protected);
- g. Section 12. CONSENT OF LENDER AND TRUSTEE, is for use only in instances when a bank or other financial institution retains a mortgage on the affected property – only use if applicable;
- h. All of the necessary names of parties and signatories (except for the notary public) must be legible on the Protective Covenant; and
- i. The necessary exhibits and attachments must be included with the submittal of the Protective Covenant.

DISCLAIMER

The document you are about to access is a sample Declaration of Restrictive Covenants for Conservation (Deed Restriction). The language within this document serves as acceptable baseline terms and conditions for purposes of the Pennsylvania State Programmatic General Permit- 5 (PASPGP-5). The availability of this Deed Restriction does not constitute legal, accounting, or tax advice. Not all Protective Covenants, especially those for historic, agricultural, or other conservation purposes, necessarily follow the same format, nor contain the same provisions and should be tailored for their particular purposes. Formally completed Protective Covenants are intended to be recorded, enforceable, and legal instruments. All persons considering the use of this Protective Covenants for submission with an application for authorization under the PASPGP-5 should obtain the services of an attorney licensed to practice law in the Commonwealth of Pennsylvania.

CONSERVATION EASEMENT
FOR THE PENNSYLVANIA STATE PROGRAMMATIC GENERAL PERMIT-
(PASPGP-5)

CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT made this Click here to enter text. day of Click here to enter text., 20Click here to enter text., by **[NAME OF GRANTING LANDOWNER]**(hereinafter "Grantor");

WITNESSETH:

WHEREAS, Grantor is the fee simple owner of certain tracts of land located in Click here to enter text., and being **[USE IF APPLICABLE: a portion of]** the property conveyed to the Grantor by deed recorded in deed book **[insert LIBER FOLIO reference here]** in the land records of Click here to enter text. County, Pennsylvania, more particularly described in Exhibit(s) attached hereto and incorporated by reference, hereinafter referred to as the "Property"; and

*[**NOTE TO GRANTOR: The Grantor shall prepare and attach a legal description (i.e. metes and bounds) of the Property, and if less than the whole property, also include a separate, clearly identifiable, legal description of the Conservation Area(s), all in an exhibit identified as an Exhibit A and entitled "Conservation Area(s) Boundaries" to the Declaration. In addition, the Grantor will include an Exhibit B that shall be a scaled drawing of the Area(s) subject to the Declaration, and entitled "Conservation Area(s) Boundary Map". The restricted Area(s) shall be clearly labeled on the plan(s) as "Conservation Area(s)" and be clearly identified by cross-hatching and/or shading/coloring. The Grantor shall also include, on the drawing, the location and extent of all known, pre-existing easements, rights of ways, utilities, drainage ditches, stormwater facilities, cattle crossings, and structures. For each such item that involves on-going or periodic operation and maintenance, a description of all anticipated and authorized maintenance work and the work boundaries for each item shall also be included on the exhibits and attachments, if necessary, and in Section 9. RESERVED RIGHTS. If legible and clearly depicted, the legal description(s) and drawing(s) can be included on one exhibit. A copy of the PASPGP-5 authorization must be attached to the document for recordation.]*

WHEREAS, the United States Army Corps of Engineers, through either its Baltimore, Philadelphia, or Pittsburgh District, Regulatory Branch, (hereinafter "Corps"), and the Grantor have agreed that the Grantor would make the portion of the Property hereinafter referred to as the "Conservation Area(s)" subject to the conservation-based covenants described in this Conservation Easement as a condition of the attached Department of the Army Permit or verification letter issued for the **[INSERT PROJECT NAME USED FOR PERMIT APPLICATION HERE AND CORPS PERMIT NUMBER IF AVAILABLE : _____]**project; and

WHEREAS, the Grantor and the Holder agrees to the creation of these conservation-based covenants and intends the Conservation Area(s) shall be preserved and maintained in a natural condition in perpetuity;

NOW, THEREFORE, in consideration of the mutually-held interests in preservation of the environment, as well as the terms, conditions, and restrictions contained herein, and pursuant to the laws of the Commonwealth of Pennsylvania, Grantor does agree to the following terms and conditions:

1. PURPOSE

The purpose of this Conservation Easement is:

To preserve and protect the native flora, fauna, soils, water table and drainage patterns, and other conservation values of the Conservation Area(s);

To view the Conservation Area(s) in its scenic and open condition; and in general,

To assure that the Conservation Area(s), including its air space and subsurface, will be retained in perpetuity in its natural condition as provided herein and to prevent any use of the Conservation Area(s) that will impair or interfere with its natural resource functions and values. Grantor intends that this Conservation Easement will confine the use of the Conservation Area(s) to such activities as are consistent with the purpose of this Conservation Easement.

To accomplish the purpose of this Conservation Easement, the following rights are created in accordance with **[FOR GOVERNMENT ENTITIES, USE: Pennsylvania Statutes, Title 32, §§ 5051-5059] [FOR ALL OTHER, USE: Pennsylvania common law]**:

A. To allow the Grantor, the Holder, the Corps or the Pennsylvania Department of Environmental Protection (hereinafter "PADEP") the right to enter upon the Property to inspect the Conservation Area(s) at reasonable times to monitor compliance with and otherwise enforce the terms of this Conservation Easement; provided that, except in cases where Grantor determines that immediate entry is necessary to prevent, terminate, or mitigate a violation of this Conservation Easement; such entry shall, when practicable, be upon reasonable prior notice to any successor or assign, and Grantor shall not unreasonably interfere with the successor's or assign's use and quiet enjoyment of the Property in accordance with the terms of this Conservation Easement;

B. To allow the Grantor, the Holder, the Corps or the PADEP to enforce the terms of this Conservation Easement by appropriate legal proceedings in accordance with **[FOR GOVERNMENT ENTITIES, USE: Pennsylvania Statutes, Title 32 §§ 5051-5059] [FOR ALL OTHERS, USE: Pennsylvania common law]** so as to prevent any activity on or use of the Property that is inconsistent with the purpose of this Conservation Easement and to require the restoration of such Area(s) or features of the Conservation Area(s) that may be damaged by any inconsistent activity or use; and

C. To allow the Grantor, the Holder, or their authorized representatives, to enter upon the Property and its Conservation Area(s) at reasonable times, upon prior notice to the property owner; and upon prior notice and written approval by the Corps to take any appropriate environmental or conservation management measures consistent with the terms and purposes of this Conservation Easement, including:

- 1) Planting of regionally native vegetation (i.e. trees, shrubs, grasses and forbs); or
- 2) Restoring, altering or maintaining: the topography; hydrology; drainage; structural integrity; streambed; water quantity; water quality; any relevant feature of any stream, wetland, water body, or vegetative buffer within the Conservation Area(s).

2. DURATION

This Conservation Easement shall remain in effect in perpetuity, shall run with the land regardless of ownership or use, and is binding upon all subsequent declarants, their heirs,

executors, administrators, successors, representatives, devisees, and assigns, as the case may be, as long as said party shall have any interest in any part of the Conservation Area(s).

3. PERMITTED USES

This Conservation Easement will not prevent the Grantor; subsequent property owner(s); and the personal representatives, heirs, successors, and assigns of either the Grantor or subsequent property owner from making use of the Area(s) that are not expressly prohibited herein and are not inconsistent with the purpose of this Conservation Easement.

4. RESTRICTIONS

Any activity in or use of the Conservation Area(s) inconsistent with the purpose of the Conservation Easement by the Grantor; subsequent property owner(s); and the personal representatives, heirs, successors, and assigns of either the Grantor or subsequent property owner, is prohibited. Without limiting the generality of the foregoing, and except when an approved purpose under 1.C above, or as necessary to accomplish mitigation approved under the aforementioned permit, the following activities and uses are expressly prohibited in, on, over, or under the Conservation Area(s), subject to all of the express terms and conditions below:

- A. **Structures.** The construction of man-made structures including but not limited to the construction, removal, placement, preservation, maintenance, alteration, or decoration of any buildings, roads, utility lines, billboards, or other advertising. This restriction does not include deer stands, bat boxes, bird nesting boxes, bird feeders, duck blinds, and the placement of signs for safety purposes or boundary demarcation;
- B. **Demolition.** The demolition of fencing structures constructed for the purpose of demarcation of the Conservation Area(s) or for public safety;
- C. **Soils.** The removal, excavation, disturbance, or dredging of soil, sand, peat, gravel, or aggregate material of any kind; or any change in the topography of the land, including any discharges of dredged or fill material, ditching, extraction, drilling, driving of piles, mining, or excavation of any kind;
- D. **Drainage.** The drainage or disturbance of the water level or the water table, except for pre-existing or approved project-related stormwater discharges and any maintenance associated with those stormwater discharges. All pre-existing or approved project-related drainage/stormwater discharge features should be shown on the accompanying plat map or approved plan and attached to this Conservation Easement;
- E. **Waste or Debris.** The storage, dumping, depositing, abandoning, discharging, or releasing of any gaseous, liquid, solid, or hazardous waste substance, yard waste, materials or debris of whatever nature on, in, over, or underground or into surface or ground water, except for pre-existing or approved project-related stormwater discharges and any maintenance associated with those stormwater discharges;
- F. **Non-Native Species.** The planting or introduction of non-native species;

- G. **Herbicides, Insecticides and Pesticides.** The use of herbicides, insecticides, or pesticides, or other chemicals, except for as may be necessary to control invasive species that threaten the natural character of the Conservation Area(s). State-approved municipal application programs necessary to protect the public health and welfare are not included in this prohibition;
- H. **Removal of Vegetation.** The mowing, cutting, pruning, or removal of any kind; disturbance, destruction, or the collection of any trees, shrubs, or other vegetation, except for pruning, cutting or removal for:
 - 1) safety purposes; or
 - 2) control in accordance with accepted scientific forestry management practices for diseased or dead vegetation; or
 - 3) control of non-native species and noxious weeds; or
 - 4) scientific or nature study;
- I. **Agricultural Activities.** Unless currently used for agricultural or similarly related purposes, conversion of, or expansion into, any portion of the Conservation Area(s) for use of agricultural, horticultural, aquaculture, silviculture, livestock production or grazing activities. This prohibition also includes conversion from one type of these activities to another (e.g., from agriculture to silviculture). ***[NOTE: THE FOLLOWING LANGUAGE SHOULD BE ADDED, AS APPROPRIATE FOR PROJECTS IN DESIGNATED BOG TURTLE COUNTIES: Corps approved management practices, including the introduction of livestock, for the purpose of maintaining bog turtle habitat, are not included in this prohibition.]***
- J. **Other:** Other acts, uses, excavation, or discharges which adversely affect fish or wildlife habitat or the preservation of lands, waterways, or other aquatic resources within the Conservation Area(s);
- K. Recreational use of ATVs, dirt bikes, motorcycles, off-road vehicles, or motor vehicle of any kind is prohibited in the "Conservation Area(s)".

5. INSPECTION, ENFORCEMENT AND ACCESS RIGHTS

The Corps, and/or the PADEP, and its/their authorized representatives shall have the right to enter and go upon the Property, to inspect the Conservation Area(s) and take actions necessary to verify compliance with this Conservation Easement. When practicable, such entry shall be upon prior reasonable notice to the property owner. The grantor grants to the Corps, the U.S. Department of Justice, and/or the PADEP, a discretionary right to enforce this Conservation Easement in a judicial action against any person(s) or other entity(ies) violating or attempting to violate these restrictive covenants: provided, however, that no violation of these restrictive covenants shall result in a forfeiture or reversion of title. In any enforcement action, an enforcing agency shall be entitled to a complete restoration for any violation, as well as any other judicial remedy such as civil penalties. Nothing herein shall limit the right of the Corps to modify, suspend, or revoke the permit.

6. RECORDING AND EXECUTION BY PARTIES

The Grantor agrees to record this Conservation Easement in the Land Records of the county or counties where the Property is located and provide the Corps with proof of recordation prior to the start of the work authorized by the attached permit. Further, if anticipated activities in the Conservation Area(s) are agreed upon for future phases of the site, as spelled out in the "Reserved Rights", the Grantor must submit plans to the Corps and PADEP for review and approval prior to any work in the Conservation Area(s).

7. NOTICE OF TRANSFER OF PROPERTY INTERESTS

No transfer of the rights of this Conservation Easement, or of any other property interests pertaining to the Conservation Area(s) or the underlying property it occupies shall occur without thirty (30) calendar days prior written notice to the PADEP and the Corps.

8. MODIFICATIONS

The restrictions contained in this Conservation Easement are required by the attached Department of the Army Permit or verification letter for authorized use of said permit. There shall be no changes or alterations to the provisions in this Conservation Easement without prior written approval from the appropriate District Commander of the Corps.

9. RESERVED RIGHTS

A. The Grantor and any holders of easements or other property rights for the operation and maintenance of pre-existing or project-related structures or infrastructure such as roads, utilities, drainage ditches, or stormwater facilities that are present on, over or under the Conservation Area(s) reserve the right, within the terms and conditions of their permits, their agreements, and the law, to continue with such operation and maintenance. All pre-existing or approved project-related structures or infrastructure shall be shown on the accompanying plat map or approved plan and attached to this instrument.

B. If the authorized project requires any related or unanticipated infrastructure modifications, utility relocation, drainage ditches, or stormwater controls within the identified Conservation Area(s), or if situations require measures to remove threats to life or property within the identified Conservation Area(s), said activities must be approved in writing by the Corps subject to terms and conditions set forth in the written approval. Approval is subject to the Corps' sole discretion. If approved, said activities must be identified on amended Exhibits A and B and must be recorded and specifically noted as an "amendment" and copies of the recorded amended Exhibits must be provided to the Corps and PADEP within 60 days of Corps approval. Approval of said activity by the Corps is in addition to any Clean Water Act, Section 404 permit, or other authorization, which may be required in order to legally implement said activity. The Grantor accepts the obligation to place any other responsible party on reasonable prior notice of their need to request such Corps approval

10. SEVERABILITY

If any portion of this Conservation Easement, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this instrument, or

application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

[THE FOLLOWING TWO SECTIONS (11. MITIGATION AND 12. CONSENT OF LENDER AND TRUSTEE) SHOULD BE INCLUDED ONLY WHEN APPLICABLE.]

11. MITIGATION

If the work required by a mitigation plan including maintenance or remedial work, under the Department of Army permit for the authorized project occurs within the Conservation Area(s), then the Grantor is allowed to construct the mitigation work in accordance with the authorized mitigation plan, a copy of which is incorporated by reference.]

[IF GRANTOR HAS A MORTGAGE OR OTHER LEGAL ENCUMBRANCE ON THE PROPERTY, THE CONSERVATION EASEMENT MUST INCLUDE A COMPLETED VERSION OF THE FOLLOWING:]

12. CONSENT OF LENDER AND TRUSTEE

Grantor is the maker of a note dated _____ secured by a deed of trust dated _____ from the Grantor to _____ as trustees and either of whom may act, recorded in the Clerk's office in Deed Book _____ at page _____, for the benefit of _____ Bank (The "Deed of Trust."). _____, as trustees, join herein for the sole purpose of subordinating the lien, dignity and priority of the Deed of Trust to this Conservation Easement. _____ Bank joins herein for the sole purpose of consenting to the trustee's actions.]

IN WITNESS WHEREOF said GRANTOR has executed this Conservation Easement the day and year first above written.

**[COMPANY OR GOVERNMENT ENTITY
NAME OF GRANTOR, IF APPLICABLE]
(Please print)**

BY: _____
**[TITLE OF OFFICER OF GRANTOR
ENTITY, OR GRANTOR'S NAME, IF AN
INDIVIDUAL] (Please print)**

COMMONWEALTH OF PENNSYLVANIA:
: SS
COUNTY OF [Click here to enter text.](#):
:

On [Click here to enter text.](#), before me, a Notary Public for the Commonwealth aforesaid, personally appeared [Click here to enter text.](#), who acknowledged himself/herself to be **[TITLE**

OF OFFICER OF GRANTOR ENTITY, OR GRANTOR'S NAME, IF AN INDIVIDUAL], and that s/he, as **[USE IF APPLICABLE: an officer of]** the Grantor, being authorized to do so, executed, in my presence, the foregoing Conservation Easement for the purposes herein contained

IN WITNESS WHEREOF, I have set my hand and official seal.

Notary Public

Print name

My commission expires: _____

[SEAL]

APPROVED AS TO LEGALITY AND FORM

[ONE OR MORE SIGNATURE BLOCKS HERE FOR THE ATTORNEY FOR THE GRANTOR, AND IF A COMPANY OR GOVERNMENT ENTITY, ANY OTHER NECESSARY OFFICIALS.]
(Please legibly print names below signatures)

ACCEPTANCE BY HOLDER

I accept the rights and responsibilities of the Holder conferred by this Conservation Easement.

[NAME OF HOLDER OR HOLDER'S REPRESENTATIVE] (Please print)
[TITLE OF REPRESENTATIVE, IF APPLICABLE] (Please print)

COMMONWEALTH OF PENNSYLVANIA:

: SS

COUNTY OF [Click here to enter text.](#)

:

On [Click here to enter text.](#), before me, a Notary Public for the Commonwealth aforesaid, personally appeared [Click here to enter text.](#), who acknowledged himself/herself to be [Click here to enter text.](#), and that s/he, as **[USE IF APPLICABLE: an officer of]** the Grantor, being authorized to do so, executed, in my presence, the foregoing Conservation Easement for the purposes herein contained

IN WITNESS WHEREOF, I have set my hand and official seal.

Notary Public

Print name

My commission expires: _____

[SEAL]

NOTE: Some version of the following notarization will accompany the complete, executed, and recorded instrument. The version below is simply one example. Other versions may be used to follow local legal recordation practice, including, for example, but not limited to, those referring only to a Deedbook Volume and Page, or only to a Liber and Folio.]

COMMONWEALTH OF PENNSYLVANIA:

: SS

COUNTY OF [Click here to enter text.](#)

:

Recorded in the Office for Recording of Deeds
in and for aforesaid County, in
Deedbook [Click here to enter text.](#), Vol. [Click here to enter text.](#),
Page [Click here to enter text.](#)

Witness my hand and seal of Office

On [Click here to enter text.](#)

RECORDER OF DEEDS

GRANTOR

Print name

Print name