

## **CONDITIONS, COVENANTS AND RESTRICTIONS FOR SCATTERED SITE PROPERTIES**

OPAL Community Land Trust's purposes include holding land in an environmentally sensitive and socially responsible manner, and developing and exercising responsible, ecological practices. Lessee agrees to maintain the premises in a manner consistent with health, safety and neighborly respect. Lessee is encouraged to enjoy and beautify the leased land and to abide by the following criteria for the stewardship of the leased land:

### **1. Landscaping**

- a. Control invasive plants in accordance with San Juan County regulations on noxious weeds.
- b. Consult with OPAL for the removal of any living trees measuring greater than 18 inches in circumference at the point five feet off the ground, except in cases of hazard to life or property.
- c. Utilize gardening, landscaping and storage practices that do not contaminate the land with toxic substances such as herbicides, pesticides, oils or metals.

### **2. Vehicle Regulations**

- a. No vehicle may be parked for longer than two months unless it is licensed and in operating condition.

### **3. Prohibited Uses and Nuisances**

- a. Personal Property such as lumber, firewood, metals, bulk materials, refuse, trash or recycling, etc. shall be stored out of public view as reasonably possible. Brown tarps may be used temporarily (no more than 30 days) to cover items used during construction. Once construction is completed, the tarps are no longer allowed as ancillary structures.
- b. Porches in public view shall not be used for storage except when moving in or out of the neighborhood, and in any event no longer than 30 days.