

## COW CREEK CONSERVATION EASEMENT

Conservation Easement pertains to 350.22 acres on this ranch

22 acres at the top peak... are not included in the conservation easements.

Property can never be developed. [Conservation easement does not allow for small acreage tracts]

[Property can be divided into 50+ acre parcel] You may build on each of the 50+ acre parcels with a 5 acre building area, which may not be located within 300 feet of Cow Creek. Each can be separately sold and owned, but no more than 3 total.

Each 50 acre parcel may be separately sold and owned.

Each parcel must be surveyed and approved.

All parcels should be served by a single common access road.

May drill up to (1) well for each parcel for residential or agricultural use.

No more than (2) additional wells may be operating on the remaining portion that is not contained in the (3) residential parcels.

No Commercial Development of property.

Limited grazing by cattle may be conducted on the property pursuant to a plan which does not significantly damage the Conservation Values of the property.

Breeding, raising and pasturing of horses is permitted only within confined areas of the designated building areas to avoid damage to native plants and habitat. Current livestock is one animal per 25 acres for the region.

Grazing of goats and sheep is not permitted. Exotics are subject to approval.

DISCLAIMER: All parties please review with attorney.