

Basic Terms & Conditions of ACE Deed of Easement

1. **Restriction on Division.** If a parcel is less than 100 acres, it shall not be divided. If a parcel is between 100 and 200 acres, it may be divided once, however, one of the residual parcels must be ≥ 100 acres. For parcels greater than 200 acres, it may be divided into as many lots as possible provided the average lot size is 100 acres, plus one additional lot for the balance of land left under 100 acres. For example, a 345 acre tract could be divided into four lots: 3 of ≥ 100 acres each and the last for any balance of land leftover less than 100 acres.
2. **Number and Type of Allowed Structures.** The following number and types of structures may be built or maintained on each 100 acre parcel of the Property: (a) one principal single-family dwelling unit; (b) two (2) secondary residential dwelling commonly and appropriately incidental thereto; (c) structures such as outbuildings, swimming pools, decking detached from the single-family dwelling units, gazebos, garages, and tool sheds; and (d) farm buildings or structures.
3. **Size of structures.** No farm building and farm structure shall exceed a structural footprint of four thousand five hundred (4,500) square feet unless prior written permission for a greater footprint is obtained from each Grantee. In addition, no secondary dwelling shall exceed a structural footprint of two thousand (2,000) square feet unless prior written permission for a greater footprint is obtained from each Grantee.
4. **Commercial and industrial uses prohibited.** In general, no industrial or commercial uses shall be conducted on property except for: (a) farming and agricultural; (b) forest management; (c) temporary or seasonal activities that don't permanently alter the physical appearance of the Property; and (d) activities that are conducted within permitted buildings that don't materially alter the external appearance.
5. **Protection of Mountain Resources.** If an owner is voluntarily awarded points (from the ranking criteria) for land within a designated mountain overlay district, the Deed of Easement shall contain a provision that assures the parcel is used in a manner consistent with the mountain design standards of the comprehensive plan.
6. **Other Restrictions.** A parcel is also subject to various standard restrictions including: (a) no significant accumulation of trash, junk and toxic waste; (b) no display of billboards, commercial signs and advertisements; and (c) no grading, blasting, earth removal or any significant alteration of the topography.