

Instructions for Completing Deed Restriction

1. Add permit holder name and address on first page, upper left-hand corner, under “After recording, return to:”. Leave room for the county recorder’s stamp; usually this is in the upper right hand half of the first page.
2. After title (Declaration of Covenants), enter name of project.
3. On declaration line, enter date (day, month, and year) and landowner name (which may or may not be the applicant).
4. Under Recital 1, add Removal-Fill Permit Number (“APP00_____”).
5. Under Article 1 DEFINITIONS 1.2, add landowner name.
6. Under Article 2 PROPERTY SUBJECT TO THIS DECLARATION, insert name of county in which the project is located.
7. Create Exhibit A – legal description of the mitigation area boundary and labeled map of the property indicating the locations of wetlands, streams, existing structures, stormwater treatment features, and easements located on the property.
8. Under Article 5 A. USE RESTRICTIONS, insert additional use restrictions (see examples 1 – 7).
9. Under Article 5 C. RESERVED RIGHTS, insert specific uses for which you reserve the right to use the property (must be consistent with the purposes outlined in the removal-fill permit).
10. Attach Exhibit A to the Deed Restriction and submit the electronic copy to DSL for review.
11. Upon preliminary approval, DSL will request that the permit holder obtain the landowner signature on the last page of the Deed Restriction and have it notarized.
12. Return the Deed Restriction document with original signatures to DSL for DSL signature on the easement conveyance.
13. DSL will sign and return the original to the permit holder.
14. The permit holder must file the Deed Restriction with original signatures with the county clerk’s office for the county in which the permit site is located.
15. Have a copy of the filed Deed Restriction sent to DSL.

After recording, return to:

{Insert Applicant name & Address}

{Leave room for Recorder's stamp}

**DECLARATION OF COVENANTS AND RESTRICTIONS and
ACCESS EASEMENT
FOR THE
{Name of Project}**

THIS DECLARATION made this _____ day of _____, 20____,
by _____ *{landowner name}*, (“Declarant”).

RECITALS

1. WHEREAS, Declarant is the owner of the real property described in Exhibit “A” attached hereto and by this reference incorporated herein as the “Property”, and has designated the Property as a compensatory mitigation site in accordance with the Removal-Fill Permit Number _____ approved by the Oregon Department of State Lands (“Department”);
2. WHEREAS, Declarant desires and intends to provide for the perpetual protection and conservation of the wetland and/or waterway functions and values of the Property and for the management of the Property and improvements thereon, and to this end desires to subject the Property to the covenants, restrictions, easements and other encumbrances hereinafter set forth, each and all of which is and are for the benefit of the Property;
3. WHEREAS, the Department has accepted the mitigation plan for the Property under, ORS 196.800 et seq.

ARTICLE 1
DEFINITIONS

1.1 “Declaration” shall mean the covenants, restrictions, access easement, and all other provisions set forth in the Declaration of Covenants and Restrictions.

1.2 “Declarant” shall mean and refer to _____ (*landowner name*), its successors or assigns.

1.3 “Removal fill permit” shall mean the final document approved by the Department that formally establishes the mitigation site and stipulates the terms and conditions of its construction, operation and long-term management.

1.4 “Property” shall mean and refer to all real property subject to this Declaration, as more particularly set forth in Exhibit “A” .

ARTICLE 2
PROPERTY SUBJECT TO THIS DECLARATION

The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is located in _____ County, Oregon and is more particularly described in Exhibit “A”. *{Exhibit “A” must be a surveyed legal description, and map illustrating the specific area subject to this Declaration. The map legend shall indicate the approximate locations of wetlands, streams, any existing structures such as roads, utility lines, or stormwater treatment features, and any easements located within or across the Property.}*

ARTICLE 3
DECLARANT REPRESENTATIONS

Declarant represents and warrants that after reasonable investigation, and to the best of its knowledge that no hazardous materials or contaminants are present that conflict with the conservation purposes intended; the Property is in compliance with all federal state, and local laws, regulations, and permits and there is no pending litigation affecting, involving, or relating to the Property that would conflict with the intended conservation use. Declarant affirms that the Property is free and clear of any and all liens, claims, restrictions, easements and encumbrances, that would interfere with the ability to protect and conserve the Property.

ARTICLE 4
GENERAL DECLARATION

Declarant, in order to discharge in part its obligations under the Removal-Fill Permit declares that the Property shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements and other encumbrances hereinafter set forth in this Declaration, in order that it shall remain substantially in its restored, enhanced, preserved, open and natural condition, in perpetuity. The terms and conditions of this Declaration of Covenants and Restrictions shall be both implicitly and explicitly included in any subsequent transfer, conveyance, or encumbrance affecting all or any part of the Property. These restrictions cannot be released nor modified unless authorized in writing by the Department. Any amendments shall be signed by the Department and shall be recorded in the official records of the county in which the Property is located.

ARTICLE 5
USE RESTRICTIONS, MANAGEMENT RESPONSIBILITIES,
AND RESERVED RIGHTS

Declarant and all users of the Property are subject to any and all easements, covenants and restrictions of record affecting the Property.

A. USE RESTRICTIONS. Except as necessary to conduct, remediate or maintain the mitigation site consistent with the permit, the actions encompassed as prohibited by this covenant shall include:

- *{Insert Covenants here. List, by number, all of the things not allowed in the conservation area. See following examples.}*
- 1. There shall be no removal, destruction, cutting, trimming, mowing, alteration or spraying with biocides of any native vegetation in the Property, nor any disturbance or change in the natural habitat of the Property unless it is consistent with the approved permit and promotes the mitigation goals and objectives established for site. Hazard trees that pose a specific threat to existing structures including fences or pedestrian trails may be felled and left on site. Dry grass only may be mowed after July 1 to abate fire hazard.

2. There shall be no agricultural, commercial, or industrial activity undertaken or allowed in the Property; nor shall any right of passage across or upon the Property be allowed or granted if that right of passage is used in conjunction with agricultural, commercial or industrial activity.
3. No domestic animals shall be allowed to graze or dwell on the Property.
4. There shall be no filling, excavating, dredging, mining or drilling; no removal of topsoil, sand, gravel, rock minerals or other materials, nor any storage nor dumping of ashes, trash, garbage, or of any other material, and no changing of the topography of the land of the Property in any manner once the wetlands are constructed unless approved in writing by the Department.
5. There shall be no construction or placing of buildings, mobile homes, advertising signs, billboards or other advertising material, vehicles or other structures on the Property.
6. There shall be no legal or de facto division, subdivision or partitioning of the protected Property.
7. Use of motorized off-road vehicles is prohibited except on existing roadways.

B. MANAGEMENT RESPONSIBILITIES. Declarant will take action to prevent the unlawful entry and trespass by persons whose activities may degrade or harm the mitigation purposes of the Property or that are otherwise inconsistent with this Declaration.

C. RESERVED RIGHTS. Declarant reserve all other rights accruing from its ownership of the Property including but not limited to the exclusive possession of the Property, the right to transfer or assign their interest in the same, the right to take action necessary to prevent erosion on the Property, to protect the Property from losing its wetland or waterway functions and values, or to protect public health or safety; and the right to use the Property in any manner not prohibited by this Declaration and which would not defeat or diminish the conservation purpose of this Declaration.

The Declarant reserves the right to *{insert specific action, e.g., hunt ducks}*
 _____, to the extent that the reserved rights are consistent with the purposes enumerated in the permit.

ARTICLE 6
EASEMENT (RIGHT OF ENTRY)

Declarant grants to the Department an easement and right of entry on the Property for the purpose of physically accessing the Property at all reasonable times to inspect the Property in order to monitor and to ascertain whether there has been compliance with this Declaration and the Removal-Fill Permit. In the event that the mitigation site lacks access via a public road or other common area, Declarant grants to the Department an easement over and across any other property of Declarant, if any, the use of which is necessary to access the Property.

ARTICLE 7
GENERAL PROVISIONS

A. NOTICE. The Department shall be provided with a 60-day advance written notice of any legal action concerning this covenant, or of any action to extinguish, void or modify this covenant, in whole or in part. The restrictive covenant is intended to survive foreclosure, tax sales, bankruptcy proceedings, zoning changes, adverse possession, abandonment, condemnation and similar doctrines or judgments affecting the Property. A copy of this recorded document shall accompany said notice.

B. VALIDITY. If any provision of this Declaration, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this Declaration, or the application of such provisions 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.

IN WITNESS WHEREOF, the undersigned being Declarant herein, has executed this instrument this _____ day of _____, 20_____.

_____ { *Owners name* }

_____ County, Oregon

By: _____

Title: _____

STATE OF OREGON)
)
County of _____)

ss:

This instrument was acknowledged before me on _____(date) by

_____(name of person) as _____
_____(title) of Applicant firm's name of
_____ County, Oregon. _____

Signature of Notarial Officer
My Commission Expires: _____

GRANTEE: The State of Oregon, Department of State Lands, approves Declarant's conveyance of an easement in favor of the Department.

By: _____
Title: _____
Date: _____

Attachments:
Exhibit A, legal description and labeled map of subject Property