

# MH Parks Commission Meeting of May 17th, 2021 (via Zoom)

Meeting Called to Order @ 6:01 PM by Chairman Janke

## Roll Call:

Present:

Mr. Czayka  
Mrs. Freundlich  
Mr. Friedman  
Mayor Fritz  
Mrs. Hardin-Levine  
Mr. Janke  
Mr. Minoff  
Mr. Olsson  
Mr. DeWater  
Councilman Stanard  
Mrs. Wyatt

Absent:

Also Present: Rick Misterka, Randy Nielson (MHHS), Maureen Geck (MHHS), Shane Wohlken

## Agenda:

### Approval of Minutes from Parks Commission Meeting held on April, 19th, 2021:

Any Amendments: None

Votes for Adoption of the motion:

Moved by: Mrs. Wyatt

Seconded by: Mr. Minoff

Yes:

Mr. Friedman  
Mr. Janke  
Mr. Minoff

Mr. Olsson  
Councilman Stanard  
Mr. DeWater  
Mrs. Wyatt

No:

Abstain:

Mr. Czayka  
Mrs. Freundlich  
Mayor Fritz  
Mrs. Hardin-Levine

Not Voting:

**New Member Update:**

Mrs. Hardin-Levine introduced herself to the group and shared her background and interest in joining the commission. She is excited to be a part of the group and looks forward to working to improve the parks.

**Updates from Mayor Fritz:**

Mayor Fritz was pleased with the new members and excited for their participation.

The State has indicated that Zoom meetings can continue through June 30<sup>th</sup>. An update is anticipated June 2<sup>nd</sup> so municipalities can make a decision on how to continue to have meetings. No strict guidance as of yet.

Mayor Fritz reported that Greening of the Hills was a success again and that credit for its success should be given to the Green commission, service dept., members of council, and everyone else involved.

Mr. Misterka will provide an update on the community garden.

The Mayor stated that Bids have been opened up for the first phase of the pavilion. 4 bids have been received for the pavilion and 6 for the site work. Council will vote for acceptance of low bids. The current lowest bids are below the village engineers estimated. The estimates for adding stone to the columns may be cost prohibitive at this point. This may be able to added down the road. Per the contract, the stipulated target date is 120 days.

Mayor Fritz notified the commission that he met with a botanist from the Metro Parks to discuss lesser celandine, which is an invasive species. Unfortunately, it is very hardy and pulling it out is difficult. The best way to eradicate the plant is with a broad leaf herbicide, which is not ideal. Additional types of more ecologically friendly ways to remove the lesser celandine is being researched. There will be more info. to follow.

### Updates from the MHHS:

Mr. Nielson notified the commission that the cabin at the Garfield Birth Site Park will be open on May 31<sup>st</sup> and be open on Saturdays from 10-1 PM.

Mr. Nielson asked if there will be any changes in the COVID protocols.

The Mayor is working with the necessary parties to see what changes will be made concerning the MH Village campus and will notify the MHHS when any decisions have been made.

Mr. Nielson stated they were notified that the Boy Scout troop will be working with the service dept. to improve the Birth Site Park. He asked who the MHHS should contact if they identify any areas that require attention.

Mr. DeWater asked that they send an email to service dept. with a subject line related to Garfield Cabin site maintenance. Mr. DeWater can then notify the appropriate individuals.

Mr. Nielson asked about the next steps that will be taken to improve the park as detailed by the MHHS.

Chairman Janke stated that at prior meetings the commission had asked the MHHS to provide a priority list which will allow the commission to consider these items for advancement.

Mrs. Geck asked if the commission understood the plan that was already provided.

Chairman Janke state that the commission did understand the plan, which is comprehensive, and stated that it would be easier to focus on a few items at a time.

Mrs. Geck stated that she would like to prioritize the area in the back pasture. It is an important focal point of the park.

Mayor Fritz confirmed that the commission and administration wants to prioritize the improvements and understood it as a long term plan. He suggested that the MHHS meet with the service dept., members of the commission, and himself.

Mrs. Geck would like more feed back from the commission and village which was confirmed by Mr. Nielson and will work on a list.

Mr. Olsson added that the initial presentation of the plan was somewhat cumbersome and a prioritized list would be simpler.

### **Veterans Park:**

Mayor Fritz informed the commission that Mr. Cultona had some ideas for improvements to Veterans Park and he wanted to discuss them with Mr. DeWater prior to presenting to the commission. This topic will be moved to a later date.

### **Permitted/Prohibited Improvements to Forest Ridge - WRLC Representative, Shane Wohlken :**

Mr. Wohlken is the land steward assigned to the area that comprises the Forest Ridge.

Mr. Wohlken informed the commission that he has seen lesser Celandine East of Chagrin River Rd., but has not seen any to the West or in Forest Ridge.

Mr. Wohlken presented on the three different easements that make up the Forest Ridge area. They are Lang East, Forest Ridge North, and Forest Ridge South. There are also additional sections in each area that allow for different types of uses. The WRLC requests notification prior to any approved improvements being made. Mr. Wohlken provided the notes that describe the different easements. The presentation notes are "bare bones" and he recommends reading each easement for specifics. These notes are included with the minutes of this meeting.

Mr. Minoff asked about adding flowers to the areas of the park.

Mr. Wohlken stated that he did not see any issue, as long as they were non-invasive species.

Councilman Stanard asked is diverting water from the stream near the community garden was permitted.

Mr. Wohlken responded that as long as they stream was not physically altered in anyway, that should be acceptable but would need to double check. If the village plans to do this, they should contact him.

Mr. Minoff asked if it was possible to put in a well.

Mayor Fritz commented that there had been previous approval, but it was found to be cost prohibitive.

Mayor Fritz asked for an update on the WRLC visit to Forest Ridge.

Mr. Wohlken noted that a visit to Forest Ridge has not occurred this year, but there has been no issues with compliance in the past. He did visit Lang East and noted the approved improvements and found that they are in compliance.

### **Community Garden:**

Mr. Misterka stated that he had recently added 12 yards of compost donated from Orange Village, rototilled, marked out the plots. The signage for the plots will be added soon.

Mrs. Wyatt asked if all of the plots have been taken.

Mayor Fritz stated that there are currently 2 plots left.

Mrs. Freundlich asked if three will be access to water.

Mr. Misterka will be trucking in water for use to the 2 water storage tanks. He will fill the tanks on a weekly basis. In the past, he has had to bring in water more than once a week.

Mr. Minoff asked how the water would be transported from the tanks to the garden.

Mr. Misterka noted that the location of the tanks was decided to keep them out of site from the neighbors. The tanks are blue and highly visible.

Mr. Minoff asked if a hose can be added to get the water to the garden.

Mr. Misterka did not think that there would be enough pressure to use a hose, as the tanks are gravity fed.

Mr. DeWater offered to provide tips for water conservation, if there is interest. He explained that less water is required than typically thought.

Mayor Fritz reminded the commission that this is our first year with the garden and will consider funding for additional solutions to access water if needed.

Mr. Czayka has used the garden in the past and has a great harvest. He seldom had to bring water the the garden.

### **Head for the Hills 2021:**

Chairman Janke asked that Mr. Friedman update the commission on HFTH 2021.

Mr. Friedman commented that he continued to engage with local race companies after the last meeting. He determined the Hermes would be the best option. They are local, well known, and do a good job publicizing events.

He offered Sat. Oct. 9<sup>th</sup>, and is an open date for Hermes. He reviewed the paper work from Hermes to begin the process and will share them with the Mayor for advancement.

Mr. Friedman determined that the event would need to attract 100-120 participants to break even without additional donations. He is confident that this is doable.

Chairman Janke asked if the break even amount was based off a \$30 entry fee used last year.

Mr. Friedman confirmed that is the amount. Hermes recommended a \$25-\$30 range.

Chairman Janke added that about a dozen volunteers would be needed. Mr. Friedman confirmed that we would need participation from the commission to accomplish this event.

Mrs. Hardin-Levine asked how the event was going to be promoted.

Mr. Friedman stated that the efforts last year were "grass roots", which can be used again and Hermes will also provide a lift.

Mrs. Hardin-Levine asked if the purpose is for better visibility of the parks, or is there a fund raising component.

Mr. Friedman explained that both visibility and fund raising are goals for HFTH. Mr. Minoff led the fund raising efforts last year. This is something members of the commission work on.

Chairman Janke commented that this should be an event beyond just the race. There are opportunities for other activities, including a scavenger hunt or live music. He stated that the way to do this is to have small teams work in between meetings to come up with ideas to present to the commission. Fortunately, the commission has more time this year.

Mayor Fritz welcomed help with promotion through internal messaging.

Chairman Janke stated that he needed to identify each component of the event that will require attention prior to the event.

Mayor Fritz added that logistics will need to be a component to coordinate the event. He suggested the Chairman Janke put together a list of the small groups.

Chairman Janke identified 6 components which include logistics, fund raising, promotion, activities, shirts, and race coordination with Hermes.

Mrs. Freundlich commented that the trails in Forest Ridge can be challenging for families with smaller children and suggested a stroller run or fun run for children.

Mr. Friedman stated that it is a great idea and will discuss this option with Hermes.

Chairman Janke will email the commission members with a list of the identified groups and asked that they respond with their areas of interest.

Mr. Olsson asked if it was appropriate for the commission to vote on the date.

Mayor Fritz replied that it would be appropriate so that the commission and administration can begin working on the event based off of a defined date.

**Votes to Approve HFTH 2021 to be held on Oct. 9<sup>th</sup> and using Hermes as the race company:**

Moved by: Mr. Friedman

Seconded by: Mrs. Wyatt

Yes:

Mr. Czayka

Mrs. Freundlich

Mr. Friedman

Mayor Fritz

Mrs. Hardin-Levine

Mr. Janke

Mr. Minoff  
Mr. Olsson  
Mr. DeWater  
Councilman Stanard  
Mrs. Wyatt

No:

Abstain:

Not Voting:

**Open Discussion:**

Mr. Nielson asked if the village has contacted the Schwinds to provide assistance in maintaining the stones at Hogsback Ridge.

Mayor Fritz replied that he has not directly engaged them with this question and he is frequently in contact with them. This issue has not come up yet.

The service dept. did speak with them and are aware of the chemicals that they use.

Mrs. Freundlich asked if there was an opportunity to have a spot light on parks in the monthly news letter. This will provide more visibility to the parks. She also asked who takes care of trails in the event there are issues with fallen trees.

Mayor Fritz stated that the service dept. takes care of the maintenance and agreed that a monthly spot light be added to the new letter.

Mr. Minoff volunteered to review the parks properties with the new members.

Chairman Janke supported that idea.

Mrs. Freundlich also suggested partnering with the school district for opportunities for school groups to visit the parks.

Mayor Fritz asked the service dept. if purchasing buckets for additional water storage.

Mr. DeWater confirmed that was a possibility and would take a look.

**Adjournment**

Motion to Adjourn at 7:56 pm.

Moved by: Mr. Minoff

Seconded by: Mr. Olsson

Yes:

Mr. Czayka

Mrs. Freundlich

Mr. Friedman

Mayor Fritz

Mrs. Hardin-Levine

Mr. Janke

Mr. Minoff

Mr. Olsson

Mr. DeWater

Councilman Stanard

Mrs. Wyatt

No:

Abstain:

Not Voting:





## Western Reserve Land Conservancy

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# LANG EAST CONSERVATION EASEMENT NOTES

### Conservation Easement Property – General Information

- Perpetual Conservation Easement (CE) – “runs with the land” no matter who owns it moving forward
- Baseline Documentation Report (BDR) documents existing conditions and conservation values and has important maps showing the reserved areas.
- 18.6 acres
- Limited Improvements Area: ~8.6 acres
- Natural Area: ~10 acres
- Designated for Passive Park Uses only
- Ohio Public Works Commission (OPWC) Grant used – check CE for OPWC Provisions (Page 20)

### Approval and/or Notification Requirements (partial list)

- When in doubt, please call the Land Conservancy. A written request for approval is often required.
- **Any activity that may conflict with the terms of the CE or impact the conservation values**
- **Reserved Rights:** Grantor shall notify Grantee, in writing, prior to exercising any right reserved in the CE
- **Property Transfer:** Notification to Land Conservancy at least 20 days prior to transferring property
- **Water Rights:** Consent of the Land Conservancy required for any change in water rights
- **OPWC Provision:** CE shall not be amended, released, extinguished, or otherwise modified without prior written consent of OPWC

### Fees

- **10% Stewardship Fee:** 10% of the full sale price shall be paid to the Land Conservancy if the property is sold. Include payment instructions for this fee into the sale agreement. Seller typically pays fee.

### Reserved Rights (partial list)

- **Tree Planting:**
  - Right to plant anywhere on the Protected Property a diversity of native or non-invasive species of trees, shrubs, and herbaceous plants

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- **Tree Removal:**
  - Right to remove from anywhere on the Protected Property dead, damaged, or diseased trees that pose a danger to the public or neighboring properties
  - Right to remove any trees from within existing trails being widened and new trails being created
- **Limited Management Area:**
  - Right to use general maintenance and control techniques to manage and control vegetation including mowing and removal of unwanted vegetation, including native species
  - Permit the use of the Area for a natural play area including climbing structures, a boardwalk with interpretive signs around wetland areas, a community garden, fishing, yoga, farmer's market, and a flexible use open lawn area
  - Right to construct non-residential structures associated with a public park (see Future Improvements below)
    - Impermeable structures and supporting infrastructure cannot cover more than two acres of ground area in the aggregate (excluding area used for a driveway)

**Existing Improvements:**

- Existing Improvements may continue to be maintained in their preserve locations on the Protected Property

**Future Improvements:**

- Non-residential structures and associated improvements typically used in parks
  - Picnic shelters, pavilions, a nature/education center, restrooms, docks, pedestrian bridges, existing and future trails (paved or otherwise), parking area, roads for parking areas, trash cans, landscaping, lawns
  - Future Improvements must be wholly located within the open field area

**Exercised Right (partial list)**

- Removal of house
- Construction of community garden
- Improvements to driveway and construction of parking area
- Construction and improvements to trails
- Installation of park amenities including benches, dock, trash cans, entrance sign, trail signs, and interpretive signs

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### Property/Use Restrictions (partial list)

- **Structures & Signs**
  - Except as otherwise provided in the CE
- **Waste Disposal**
  - Except for leaves, mulch, woodchips, and other similar materials used to create compost used on the CE property for landscaping
- **Filling or Excavation**
  - Except that existing walking trails may be widened and a reasonable number of new trails (including bridges) may be created so long as they do not exceed 8 feet wide and are not covered with impervious materials
- **Mining**
- **Oil and Gas Exploration**
  - Except as may be permitted by the Oil and Gas Leases recorded as Recorder's Instrument No. 200605180123 and No. 200704250259
- **Power Lines & Communication Towers**
- **Habitat Disturbance**
  - Except as is be permitted in the CE
- **Manipulation of Water Courses**
  - Except for the restoration of wetlands and water courses and any bioengineering needed to prevent erosion
  - Except for the maintenance, dredging, and restoring of existing ponds and wetlands and the creation of new ponds and wetlands
- **Limitation on Motorized Vehicles**
  - All types of vehicles may be operated withing the confines of the driveways and parking areas
  - Emergency and law enforcement vehicles may be used anywhere on the CE property
  - Pickup trucks, tractors, and non-recreational all-terrain vehicles may be used anywhere on the Protected Property in connection with maintenance, monitoring, and management activities
- **Density Yield; Transfer of Development Rights**
- **Subdivision**
- **Commercial Recreational Use**

### Management as a Natural Area

- **Management:** Must be managed as a Passive Use Park

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- **Permitted:** Quiet, contemplative, aesthetic, and scientific pursuits including nature study, bird watching, art, photography, hiking, cross-country skiing, snow showing, and nature observation
- **Not Permitted:** Industrial, commercial, agricultural construction or uses, paintball, bicycling, motor-crossing, frequent large gatherings, construction and use of fields for field sports (baseball, football, soccer, field hockey, etc.), constructions and use of golf course, construction and use of courts for sports (tennis, basketball, etc.)

**Land Conservancy Rights** (partial list)

- **Property visits** – Visit at reasonable times after not less than 24 hours written or telephone notice. Usually we only need to visit once per calendar year.
- **CE Enforcement**

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## Western Reserve Land Conservancy

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# FOREST RIDGE PRESERVE-NORTH CONSERVATION EASEMENT NOTES

### Conservation Easement Property – General Information

- Perpetual Conservation Easement (CE) – “runs with the land” no matter who owns it moving forward
- Baseline Documentation Report (BDR) documents existing conditions and conservation values and has important maps showing the reserved areas.
- 61.5341 acres
- Designated for Passive Park Uses only
- Ohio Public Works Commission (OPWC) Grant used

### Approval and/or Notification Requirements (partial list)

- When in doubt, please call the Land Conservancy. A written request for approval is often required.
- **Any activity that may conflict with the terms of the CE or impact the conservation values**
- **Reserved Rights:** Grantor shall notify Grantee, in writing, prior to exercising any right reserved in the CE.
- **Future Improvements Area:** The location of the 2-acre Future Improvements area must be approved by the Land Conservancy
- **Property Transfer:** Notification to Land Conservancy at least 20 days prior to transferring property
- **Water Rights:** Consent of the Land Conservancy required for any change in water rights
- **OPWC Provision:** CE shall not be amended, released, extinguished, or otherwise modified without prior written consent of OPWC

### Fees

- **10% Stewardship Fee:** 10% of the full sale price shall be paid to the Land Conservancy if the property is sold. Include payment instructions for this fee into the sale agreement. Seller typically pays fee.

### Reserved Rights (partial list)

- **Future Improvements:**
  - Non-residential structures and associated improvements typically used in parks including pavilion, parking, restroom facilities, and an access driveway located completely within the 60-foot wide right-of-way
  - All Future Improvements shall be contained wholly within the 2-acre Future Improvements Area

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- **Tree Removal:**
  - Right to remove from anywhere on the Protected Property dead, damaged, or diseased trees that pose a danger to the public or neighboring properties

**Exercised Rights** (partial list)

- Construction and improvements to trails, including tread, culverts, and bridges
- Installation of park amenities including benches, trail signs, and interpretive signs

**Property/Use Restrictions** (partial list)

- **No Building**
  - Except as otherwise provided in the CE
- **No Dumping**
  - Except for the right to compost in a manner that is not detrimental to water quality
- **No Filling or Excavation**
  - Except for existing walking trails that may be widened and new trails (including bridges) that may be created, so long as they do not exceed 8 feet wide and are not covered with impervious materials
- **No Mining**
- **No Oil and Gas Exploration**
  - Except as may be permitted by the Oil and Gas Leases recorded as Recorder's Instrument No. 200704250259
- **No Habitat Disturbance**
  - Except as is be permitted in the CE
- **No Power Lines & Communication Towers**
  - Except for utility lines for structures, uses, and activities permitted on the CE Property
- **No Detrimental Use**
- **No Manipulation of Water Courses**
- **Limitation on Motorized Vehicles**
  - All types of vehicles may be operated withing the confines of the permitted driveway
  - Pickup trucks, tractors, and non-recreational all-terrain vehicles may be used anywhere on the Protected Property in connection with maintenance, monitoring, and management activities
- **No Density Yield; Transfer of Development Rights**
- **No Subdivision**
- **No Commercial Recreational Use**

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### Management as a Natural Area

- **Management:** Must be managed as a Passive Use Park
  - **Permitted:** Quiet, contemplative, aesthetic, and scientific pursuits including nature study, bird watching, art, photography, hiking, cross-country skiing, snow showing, and nature observation
  - **Not Permitted:** Industrial, commercial, agricultural construction or uses, paintball, bicycling, motor-crossing, frequent large gatherings, construction and use of fields for field sports (baseball, football, soccer, field hockey, etc.), constructions and use of golf course, construction and use of courts for sports (tennis, basketball, etc.)

### Land Conservancy Rights (partial list)

- **Property visits** – Visit at reasonable times after not less than 24 hours written or telephone notice. Usually we only need to visit once per calendar year.
- **CE Enforcement**

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## Western Reserve Land Conservancy

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# FOREST RIDGE PRESERVE-SOUTH CONSERVATION EASEMENT NOTES

### Conservation Easement Property – General Information

- Perpetual Conservation Easement (CE) – “runs with the land” no matter who owns it moving forward
- Baseline Documentation Report (BDR) documents existing conditions and conservation values and has important maps showing the reserved areas.
- 52.3611 acres
- 3-acre Future Improvements Area (see Future Improvements Area map in BDR)
- Designated for Passive Park Uses only
- Ohio Public Works Commission (OPWC) Grant used

### Approval and/or Notification Requirements (partial list)

- When in doubt, please call the Land Conservancy. A written request for approval is often required.
- **Any activity that may conflict with the terms of the CE or impact the conservation values**
- **Reserved Rights:** Grantor shall notify Grantee, in writing, prior to exercising any right reserved in the CE.
- **Property Transfer:** Notification to Land Conservancy at least 20 days prior to transferring property
- **Water Rights:** Consent of the Land Conservancy required for any change in water rights
- **OPWC Provision:** CE shall not be amended, released, extinguished, or otherwise modified without prior written consent of OPWC

### Fees

- **10% Stewardship Fee:** 10% of the full sale price shall be paid to the Land Conservancy if the property is sold. Include payment instructions for this fee into the sale agreement. Seller typically pays fee.

### Reserved Rights (partial list)

- **Future Improvements:**
  - Non-residential structures and associated improvements typically used in parks including pavilion, nature or education center, parking, and restroom facilities
  - All Future Improvements shall be contained wholly within the 3-acre Future Improvements Area

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- **Tree Removal:**
  - Right to remove from anywhere on the Protected Property dead, damaged, or diseased trees that pose a danger to the public or neighboring properties

**Exercised Rights** (partial list)

- Construction of driveway and parking area
- Construction and improvements to trails, including tread, culverts, and bridges
- Installation of park amenities including benches, bike rack, trash cans, entrance sign, trail signs, and interpretive signs

**Property/Use Restrictions** (partial list)

- **No Building**
  - Except as otherwise provided in the CE
- **No Dumping**
  - Except for the right to compost in a manner that is not detrimental to water quality
- **No Filling or Excavation**
  - Except for existing walking trails that may be widened and new trails (including bridges) that may be created, so long as they do not exceed 8 feet wide and are not covered with impervious materials
- **No Mining**
- **No Oil and Gas Exploration**
  - Except as may be permitted by the Oil and Gas Leases recorded as Recorder's Instrument No. 200704250259
- **No Habitat Disturbance**
  - Except as is be permitted in the CE
- **No Power Lines & Communication Towers**
  - Except for utility lines for structures, uses, and activities permitted on the CE Property
- **No Detrimental Use**
- **No Manipulation of Water Courses**
- **Limitation on Motorized Vehicles**
  - All types of vehicles may be operated within the confines of the permitted driveway
  - Pickup trucks, tractors, and non-recreational all-terrain vehicles may be used anywhere on the Protected Property in connection with maintenance, monitoring, and management activities
- **No Density Yield; Transfer of Development Rights**
- **No Subdivision**

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- **No Commercial Recreational Use**

#### **Management as a Natural Area**

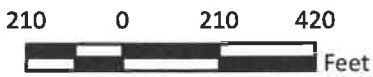
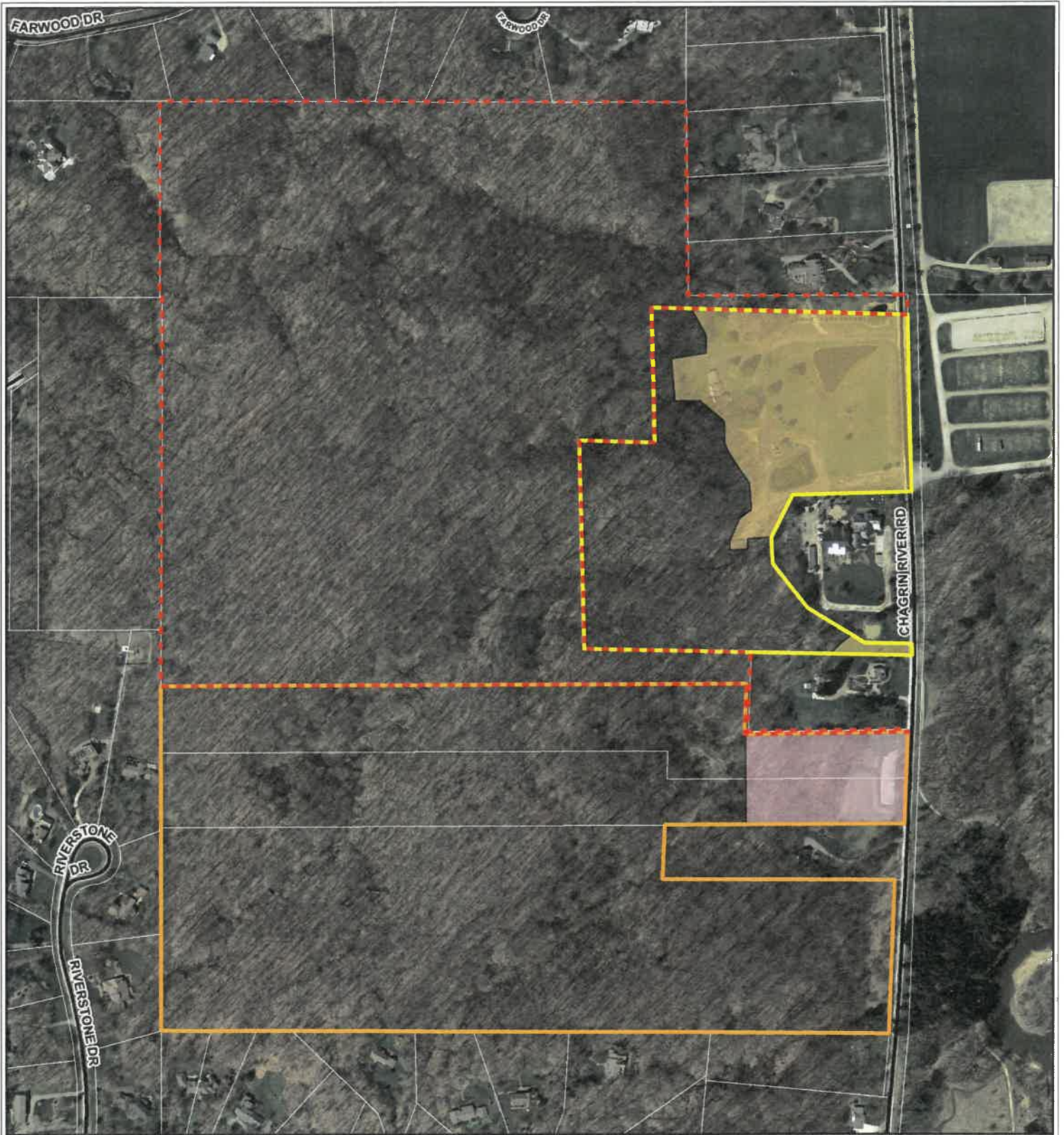
- **Management:** Must be managed as a Passive Use Park
  - **Permitted:** Quiet, contemplative, aesthetic, and scientific pursuits including nature study, bird watching, art, photography, hiking, cross-country skiing, snow showing, and nature observation
  - **Not Permitted:** Industrial, commercial, agricultural construction or uses, paintball, bicycling, motor-crossing, frequent large gatherings, construction and use of fields for field sports (baseball, football, soccer, field hockey, etc.), constructions and use of golf course, construction and use of courts for sports (tennis, basketball, etc.)

#### **Land Conservancy Rights** (partial list)

- **Property visits** – Visit at reasonable times after not less than 24 hours written or telephone notice. Usually we only need to visit once per calendar year.
- **CE Enforcement**

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2013 Aerial Photo (OSIP)  
Map Created 5/17/2021 sw

### Village of Moreland Hills CE Properties and Reserved Areas

- Forest Ridge Preserve-  
North CE Boundary:  
61.5341 acres
- Lang East CE  
Boundary: 18.6 acres
- Reserved Areas**  
Limited Management  
Area: ~8.6 acres
- Forest Ridge Preserve-  
South CE Boundary:  
52.3611 acres
- Future Improvements  
Area: ~3 acres
- Roads - Cuyahoga Co.