

**CECIL COUNTY DEPARTMENT OF LAND USE AND DEVELOPMENT SERVICES
DIVISION OF PLANNING AND ZONING**

DECLARATION OF RESTRICTIONS

THIS DECLARATION OF RESTRICTIONS, made this _____ day of _____, in the year _____, by _____, hereinafter referred to as **DECLARANT**;

WHEREAS, this Declaration of Restrictions shall apply to the following described property, all of which is sometimes referred to hereinafter as the “restricted property”; and,

WHEREAS, the DECLARANT is the owner of property located in the ____ Election District of Cecil County, Maryland as described in a deed from _____ (Grantor) to _____ (Grantee) dated _____ and recorded among the Land Records of Cecil County at Liber/Folio _____/_____ (the “Property”); and,

WHEREAS, the DECLARANT is in the process of _____ said Property as shown on a plan titled _____ as prepared by _____ and on file in the Cecil County Department of Land Use and Development Services, Division of Planning & Zoning; and,

WHEREAS, portions of the Property are subject to the Cecil County Forest Conservation Regulations, and DECLARANT intends to comply with such regulations by restricting the use or uses within the areas identified as afforestation/reforestation/forest retention areas shown on Forest Conservation Plan # _____ on file in the Cecil County Department of Land Use and Development Services, Division of Planning & Zoning and the above-mentioned plat.

NOW, THEREFORE, WITNESSETH, the DECLARANT does hereby make the following declarations as to covenants, restrictions, conditions, and use to which the restricted property may be put and hereby specifies that these declarations shall constitute covenants to run with the land which shall be binding upon the **DECLARANT, his/her/its successors and assigns, and upon all subsequent owners of all or any part of the restricted property, and particularly on all purchasers of lots, together with their grantees, successors, heirs, personal representatives, and assigns**:

1) The restricted property shall only be used consistent with valid forest conservation practices. The areas identified on the above-mentioned plat shall remain undisturbed except as provided below:

- a) Timber harvests conducted under a valid forest management plan;
- b) Removal of dead or diseased trees or shrubs only if they present a health hazard or hazard to the health of the forest;
- c) Removal of trees for firewood;
- d) Passive recreational opportunities such as trails;

- e) Wildlife management under the guidance of a qualified manager;
- f) Removal of trees or understory to reduce the threat of wildfire damage to structures located on said property or lot; and
- g) Removal of noxious or invasive species of plants or weeds.

2) At no time shall areas identified as protected on the above-mentioned plat be used for the storage of materials, dumping, burying, fill, or other such uses inconsistent with good forest management practices.

3) The restrictions pertaining to the Cecil County Forest Conservation Regulations that are contained herein shall be amended only with approval from the County Executive or authorized personnel, such as the Director of the Cecil County Department of Land Use and Development Services.

4) The covenants and restrictions contained herein shall apply to and bind the owner(s) and the owner(s) successors, heirs, executors, and assigns.

WITNESS:

DECLARANT:

(Please Print)

Signature

STATE OF _____

COUNTY OF _____, TO WIT:

I HEREBY CERTIFY that on this _____ day of _____, _____ before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared

_____, and the subscriber acknowledged the foregoing DECLARATION to be the act of said DECLARANT, and the subscriber further made oath that the subscriber is duly authorized to make this affidavit.

WITNESS my hand and Notarial Seal the day and year first herein written.

NOTARY PUBLIC
My Commission Expires: