Property Name: Bolin Creek East Conservation Area  Date of visit: 4/8/2015
County: Orange
Property Type: Restrictive Covenants

Local Contact: Triangle Land Conservancy
514 S. Duke St.
Durham, NC 27701
919-908-8809 (office)
919-755-9356 (fax)

Lead conservation area monitor: Matt Rutledge
Other person(s) attending inspection: None

The Carolina North Property is subject to a Declaration of Restrictive Covenants recorded in Book 5541 page 360 of the Office of the Orange County Register of Deeds. A copy of the Restrictive Covenants may be found at the Register of Deeds office or the link below.


There is a LAND STEWARDSHIP POLICY on file for this property. The Land Stewardship Policy was completed January 15, 2013 and is available at the link below.


**Problem areas noted from prior visits and areas to pay special attention to:**

None.
Are property boundaries clearly marked? Note any new concerns about boundaries and signs of encroachment, and if existing problems have been corrected?

Yes. Boundaries clearly marked with signs. No areas of concern.

The Restrictive Covenants list eight restricted or prohibited uses and activities. Are there any violations of the following restricted or prohibited uses and activities?

A. **Construction.** Construction or placement of buildings, roads, billboards or other advertising, utilities or other structures on or above the ground is prohibited in the Conservation Areas. Construction or placement of signs is prohibited in the Conservation Areas except for directional and boundary signs, interpretive signs describing the conservation values of the Conservation Areas, and signs and kiosks prescribing rules and regulations for the use of the Conservation Areas. **No new construction was observed.**

B. **Dumping and Landfill Activities.** Dumping or placing soil or other substances or materials as landfill, or dumping or placing trash, waste or unsightly or offensive materials is prohibited in the Conservation Areas. **No dumping or landfill activities were observed.**

C. **Vegetation Destruction.** Removal or destruction of healthy native trees, shrubs or other vegetation is prohibited in the Conservation Areas, unless done as a component of an established forest management plan. **Several trees were cut in the Conservation Area at the edge of the airport runway.** These trees were removed for airport operations maintenance purposes. UNC consulted with TLC prior to taking action and amended their management plan to specifically allow necessary maintenance for airport operations.

D. **Excavation or Dredging.** Excavation, dredging or removal of loam, peat, gravel, soil, rock or other mineral substance in such manner as to affect the surface is prohibited in the Conservation Areas. **No excavation or dredging was observed.**

E. **Detrimental Surface Use.** Surface use except for forest or outdoor recreational purposes or purposes permitting the land or water area to remain predominantly in its natural condition is prohibited in the Conservation Areas. **No detrimental surface use was observed.**

F. **Activities Detrimental to Drainage; Flood Control, etc.** Activities detrimental to drainage, flood control, water conservation, erosion control or soil conservation are prohibited in the Conservation Areas. **No activities detrimental to drainage, flood control or other listed items were observed.**

G. **Other Detrimental Acts.** Other acts or uses detrimental to the retention of land or water areas are prohibited in the Conservation Areas. Based on our observation, the University has been a good steward of the Carolina North property, no detrimental acts were observed during our visits.
H. Construction of New Trails and Greenways. Construction of new trails (except for potential greenways and paths that are located and approved pursuant to the terms of the Development Agreement) is prohibited in the Conservation Areas. No new trails or greenways were observed.

Additional comments or observations

The announcement of the tree removal can be found on the website for Carolina North at the link below.

https://www.carolinanorth.unc.edu/

To the best of your knowledge and observation, is the land owner complying with the restrictive covenants? YES

Steward’s name: Matt Rutledge
Address: 514 S. Duke St.
Durham, NC 27701

Signature: Matthew D. Rutledge
Phone: 919-908-8809

Indicate attachments to the report. Date and sign all materials. Provide descriptions of photograph and illustration locations.

☑ ground photos ☐ aerial photos ☑ maps ☐ illustrations ☐ other
<table>
<thead>
<tr>
<th>Photo Point</th>
<th>Photo Number</th>
<th>Description</th>
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<tr>
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<td>7</td>
<td>8</td>
<td>Tree removal</td>
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<tr>
<td>8</td>
<td>9</td>
<td>Adjustment along the boundary</td>
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<td>Adjustment along the boundary</td>
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<td>17</td>
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<td>Interior corner</td>
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Photo #1. Northeast corner with view south down boundary.

Photo #2. Northeast corner with view west down boundary towards railroad tracks.

Photo #3. Northwest corner with view east back along boundary.

Photo #4. Northwest corner with view south along boundary. Railroad tracks are visible on the right.
Photo #5. Southwestern corner with view north along boundary. Railroad tracks are visible on the left.

Photo #6. Southwestern corner with view northeast along boundary towards the airport.

Photo #7. Stumps at the edge of the airport inside the Conservation Area.

Photo #8. Stumps at the edge of the airport inside the Conservation Area.
Photo #9. Corner along boundary with slight adjustment. View is southwest back down boundary.

Photo #10. Corner along boundary with slight adjustment. View is northeast along boundary.

Photo #11. Southeastern corner with view southwest back down boundary.

Photo #12. Southeastern corner with view northeast along boundary.
Photo #13. Westernmost corner with view southwest back down boundary.

Photo #14. Westernmost corner with view northeast along boundary.

Photo #15. Northern corner on southern arm of Conservation Area with view back down boundary.

Photo #16. Northern corner of southern arm with view southwest down boundary.
Photo #17. Interior corner with view northwest back along boundary.

Photo #18. Interior corner with view north along boundary.