Property Name: Bolin Creek West Conservation Area  Date of visit: 4.8.15
County: Orange
Property Type: Restrictive Covenants

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

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:

Debris from neighboring properties, especially along the western boundary of the Conservation Area, was a problem noted in the 2014 monitoring report. Subsequent monitoring in 2014 showed that the violations were rectified after UNC talked to the neighboring landowners.
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. 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. **No vegetation destruction was observed.**

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 southern and western boundaries of the Bolin Creek West Conservation Area are adjacent to the rear of private homes, and have had encroachments in past years. This year, there were no identified problems from trash deposited in the Conservation Areas from neighbors. The University has done a good job addressing the problem and educating the neighbors about the Conservation Area.

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.

- [x] ground photos
- [ ] aerial photos
- [x] maps
- [ ] illustrations
- [ ] other
<table>
<thead>
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<th>Photo Number</th>
<th>Description</th>
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<td>East bank of Bolin Creek</td>
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<td>Expanse of mahonia along western boundary</td>
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<td>View of retention ponds west of boundary</td>
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<td>17</td>
<td>30</td>
<td>Northeastern corner on Seawell School Rd.</td>
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Photo #1. Southeastern point on Seawell School Road with view northwest along southern boundary.

Photo #2. Southeastern point on Seawell School Road with view north along the road.

Photo #3. Interior corner along southern boundary. View is southeast towards Seawell School Road.

Photo #4. Interior corner along southern boundary. View is southwest towards Bolin Creek.
Photo #5. East bank of Bolin Creek with view northeast back along boundary.

Photo #6. East bank of Bolin Creek with view west across creek along the southern boundary.

Photo #7. Spring beauties in bloom along Bolin Creek.

Photo #8. West bank of Bolin Creek with view east along boundary.
Photo #9. West bank of Bolin Creek with view west down boundary.

Photo #10. Southwestern corner of Conservation Area with view south along boundary.

Photo #11. Southwestern corner of Conservation Area with view north along boundary.

Photo #12. Plastic chair a short distance from the boundary. The chair is among remnants of an old treehouse.
Photo #13. A small expanse of invasive mahonia. There were a couple dozen plants in the area.

Photo #14. Retention ponds for the new development being constructed at the northeast corner of the property.

Photo #15. New additions to the silt fence – the gravel is used to trap sediment, while a screen allows water to pass. Sediment still flows onto the CN property.

Photo #16. Northwestern corner of the property with view south back down boundary.
Photo #17. Northwestern corner with view east along the northern boundary.

Photo #18. Playground construction adjacent to the Conservation Area at the northwestern corner.

Photo #19. Corner along northern boundary with view west back along boundary.

Photo #20. Corner along northern boundary with view east across the creek.
Photo #21. Northeastern corner of Conservation Area with view west back along boundary.

Photo #22. Northeastern corner of Conservation Area with view southwest along boundary.

Photo #23. Interior corner of the Conservation Area with view northeast back along boundary.

Photo #24. Interior corner of the Conservation Area with view east along boundary.
Photo #25. Interior corner of the Conservation Area with view west back along the boundary.

Photo #26. Interior corner of the Conservation Area with view east along boundary.

Photo #27. Corner along the northern boundary with view west back along boundary.

Photo #28. Corner along the northern boundary with view east towards Seawell School Road.
Photo #29. Northeastern point on Seawell School Road with view west back along boundary.

Photo #30. Northeastern corner along Seawell School Road with view south along boundary.