Property Name: Bolin Creek West Conservation Area  Date of visit:  April 4, 2019
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: Caroline Durham
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:

Minor dumping has occurred along western boundary that is shared with residences, as noted in prior reports. No incidents of dumping were observed on the day of the visit.
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 was observed, but University personnel may wish to monitor all boundaries more frequently than annually to ensure new homeowners understand the Restrictive Covenants.

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. University personnel may wish to monitor the silt fence near the northwestern boundary more frequently than annually, especially after heavy rains.

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

None.

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

Steward’s name: Caroline Durham
Address: 514 S. Duke St.
Durham, NC 27701
Signature: L. Caroline Durham
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

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### Photo Documentation Table

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Photopoint 1a: Corner with view north along conservation boundary.

Photopoint 2a: Midpoint with view northwest along conservation boundary. Adjacent property has been clear cut, but there is no encroachment onto conservation land.

Photopoint 1b: Corner with view northwest along conservation boundary.

Photopoint 2b: Midpoint with view southeast along conservation boundary.
Photopoint 2c: View southwest of adjacent property.

Photopoint 3a: Corner with view southwest along conservation boundary.

Photopoint 3b: Corner with view southeast along conservation boundary.

Photopoint 4a: Corner with view west along conservation boundary.
Photopoint 4b: Corner with view northeast along conservation boundary.

Photopoint 5b: Corner with view north along conservation boundary.

Photopoint 5a: Corner with view east along conservation boundary.

Photopoint 6a: Midpoint with view north along conservation boundary.
Photopoint 6b: Midpoint with view south along conservation boundary.

Photopoint 7a: Near boundary line with view north along conservation boundary.

Photopoint 7b: Near boundary line with view south along conservation boundary.

Photopoint 8a: Midpoint with view south along conservation boundary.
Photopoint 8b: Midpoint with view north along conservation boundary.

Photopoint 9a: Corner with view south along conservation boundary.

Photopoint 9b: Corner with view southeast along conservation boundary.

Photopoint 10a: Midpoint with view northwest along conservation boundary.
Photopoint 10b: Midpoint with view southeast along conservation boundary.

Photopoint 11a: Corner with view northwest along conservation boundary.

Photopoint 11b: Corner with view east along conservation boundary.

Photopoint 12a: Corner with view west along conservation boundary.
Photopoint 12b: Corner with view southwest along conservation boundary.

Photopoint 13a: Corner with view northeast along conservation boundary.

Photopoint 13b: Corner with view southeast along conservation boundary.

Photopoint 14a: Corner with view northeast along conservation boundary.
Photopoint 14b: Corner with view northwest along conservation boundary.

Photopoint 15a: Midpoint with view southwest along conservation boundary.

Photopoint 15b: Midpoint with view northeast along conservation boundary.

Photopoint 16a: Corner with view southwest along conservation boundary.
Photopoint 16b: Corner with view east along conservation boundary.

Photopoint 17a: Corner with view south along conservation boundary.

Photopoint 17b: Corner with view west along conservation boundary.