

## Auerfarm State Park Scenic Reserve Easement Outline

Easement Conditions	Easement Reference
<b>Purpose:</b>	
Retain forever as park land that is open to the public (available for hiking, certain types of camping and passive recreation) with unspoiled vistas. Additionally, it shall remain predominantly natural with protection for rare and endangered plants and animals.	Article 1
<b>Allowed Uses:</b>	
Posting of signs (smaller than 9 sq. ft) only for name of park, information on park values, controlling trespass, marking trails and other park public notices.	Article 3B, Article 4D
Industrial or commercial activities only when related to public passive recreational, farming and forestry uses.	Article 3A
Quarrying, excavation, depositing or removal of rocks, minerals, gravel, sand, topsoil only when connected to permitted activity or construction. Any soils removed need to be minimal and completely replaced with comparable soil from other properties.	Article 3C
Mining or removal of groundwater only when required for permitted agricultural, camping and park uses.	Article 3D
Subsurface disposal of effluent only from facilities providing water and septic waste disposal, or other utility services necessary for permitted uses and structures.	Article 3E
Lawful application of herbicides, pesticides, fungicides and fertilizers utilizing best management practices only for agricultural or forestry purposes.	Article 3E
Constructing permanent structures only for park and agricultural uses with approval from CFPA. Permanent structures are not to include housing and are to be located where parking is permitted and sized and sited to not interfere with views. Buildings currently near southern end of Cider Hill Road are to be demolished by the State.	Article 3F, Article 4F
Constructing temporary agricultural structures with approval from CFPA. The total combined footprint of roofed temporary structures shall not exceed 1,000 square feet.	Article 2A, Article 4F
Constructing of paved or unpaved parking areas limited to an area along Mountain Rd. (sides not to exceed 400 by 400 ft.) and/or an area in the southern end of Cider Hill Rd. (sides not to exceed 500 by 500 ft.) No parking area can exceed ½ an acre in size.	Article 4F
Paving of Cider Hill Road, paving of a path or trail (with related structures) for handicap accessibility.	Article 4F
Constructing paths, trails, woods roads, stonewalls, bridges, culverts, gates and fences for permitted purposes. Paving for the above only with permeable materials and trail width not to exceed 10 ft.	Article 2J, Article 4F, Article 4I
Vehicle use for maintenance and monitoring related to park, forestry and agricultural activities and for public access. Public vehicle access and parking limited to existing roadways and parking areas.	Article 3H, Article 3I, Article 4I
Motorized mobility devices powered by electricity or other means that produce a low level of noise.	Article 3H
Cutting and removal of trees and vegetation and planting consistent with park, forestry and agricultural practices.	Article 3G, Article 4E
Hunting and trapping only to prevent overpopulation, maintain health and diversity, and remove nuisance animals with approval from CFPA.	Article 3G
Camping only for youth under 18 with a reasonable number of supervising adults. Camping areas exclude the use of tent platforms or structures.	Article 2B, Article 3K, Article 4A
Public passive recreational uses with understanding that the State can restrict access to reasonable times of day and for preserving conservation values.	Article 2H, Article 4A

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Farming and forestry activities consistent with best management practices.	Article 2A, Article 2C, Article 4B
Placing trash receptacles and constructing toilet facilities.	Article 4C, Article 4F
Archaeological excavation as long as it does not interfere with primary uses and the property is restored to its original condition.	Article 4G
Selling, giving, mortgaging and leasing the property subject to the easement terms.	Article 4H
Subdivision with prior approval from CFPA.	Article 5
<b>Restricted Uses:</b>	
No billboards shall be erected or maintained.	Article 3B
No depositing, dumping, of hazardous material, solid wastes, junk, liquid wastes, or chemical substances.	Article 2D, Article 3E
No shooting ranges.	Article 3G
No recreational use of motorized all-terrain or off-road vehicles.	Article 3H
No use of snowmobiles or motorcycles for any purpose.	Article 3H
No horseback riding.	Article 3J