

Summary of Conservation Easement

**Brookland Plantation**

**60 Acres on SC Highway 174 and Shingle Creek, Edisto Island, SC**



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**Charleston County, South Carolina**

**Summary of Restrictions and Allowed Uses:**

This summary is for informational purposes. For direct interpretation, refer to the terms of the Conservation Easement.

Protected Features

- Laurel Hill Road Buffer (150 feet): No Impervious Surface, new road, nor structures (other than fencing and gates); no alteration to the vegetation, except for limited landscaping associated with the permitted gate, and provided there shall be no clearcutting, and to maintain existing open field; no activities that endanger Significant Trees without Approval.
- Shingle Creek Buffer (100 feet): No Impervious Surface, Agricultural Activities, structures (other than fencing and the permitted docks, boat ramp, or gates), nor new road; limited landscaping permitted, including small openings in the vegetation for scenic views and vistas, provided there shall be no clearcutting; no activities that endanger Significant Trees without Approval.
- Significant Tree Protection: There shall be no activities that endanger the health or survival of any cypress, live oak, or magnolia tree having a DBH of 12 inches or greater.

Restrictions and Limitations

- No Subdivision.
- Total Impervious Surface limited to 20,000 square feet in the aggregate.
- Residential Structures limited to 1 Main Houses and 2 Secondary Houses.
- No Residential Structure, Related Outbuilding or Agricultural Structure shall exceed 35 feet in height.
- Related Outbuildings and Agricultural Structures shall be permitted within the Impervious Surface allowance.
- The one existing dock located by the existing Main House and providing access to Shingle Creek can be maintained or replaced, provided it shall be restricted to a structure substantially the same in size and character provided that there shall be no fixed or permanent Superstructures, boatlifts, or any constant/automatic lighting. The one existing dock located at the easternmost point of the Protected Property and providing access to

Shingle Creek can be maintained and replaced, provided it shall be restricted to a covered pierhead limited to 200 square feet, a floating dock limited to 200 square feet, and one covered boatlift limited to 200 square feet; no constant/automatic lighting. No additional docks.

- The existing boat ramp may be maintained or replaced, limited to 15 feet in width.
- No towers.
- No industrial uses, activities, structures, or right of passage.
- No commercial uses, activities, structures, or right of passage other than home-based business, equine activities and movie productions, provided such activities are not inconsistent with the Purposes, without prior Approval.
- Services and utilities are limited to serve the allowed uses.
- Road maintenance and creation of additional new roads as minimally necessary, provided none are paved.
- Landscaping limited to the management of vegetation associated with the allowed uses.
- Signage limited to 8 square feet in size, individually, and placed as to minimally impact the scenic view from Laurel Hill Road or Shingle Creek.
- Sustainable agriculture uses. No intensive animal production facilities.
- Limited archaeological and paleontological activities. All artifacts or fossils must be preserved and retained on the Protected Property or contributed to an accredited institution. The sale of artifacts or fossils is prohibited.
- Enlargement and construction of ponds limited to 90 acres in the aggregate. Impoundments are permitted subject to Approval. No sale of extracted materials permitted.
- Mineral rights reserved, but extraction methods are limited to be consistent with IRS guidelines.
- No alteration to topography or hydrology, except as provided for in Paragraph 5.
- No placing of refuse on the property.
- No adverse or inconsistent uses.

**Future Board Obligations:**

- Approval for removal of significant trees.
- Approval for other commercial uses.
- Approval for ponds and impoundments.