

RWC HOA Covenants, Conditions, & Restrictions
Article IV, Section I

(b) Conservation Easements: Certain lots within the Subdivision contain wetland preservation areas and upland buffers which are protected under conservation easements. The conservation easements as shown on the recorded Subdivision plat are hereby responsibility of the Association in accordance with the Deed of Conservation Easement granted by the South Florida Water Management District recorded in the Public Records. These areas/easements may in no way be altered from their natural state unless permitted otherwise (i.e., boardwalks, access docks/restoration work/canal maintenance) as may be permitted in the management plans.

Activities prohibited within the conservation easements include, but are not limited to, construction or placing of buildings on or above the ground, dumping or placing soil or other substances such as trash; removal or destruction of trees, shrubs or other vegetation – with the exception of exotic/nuisance vegetation removal; restoration in accordance with the Restoration Plan included in the conservation easement; or any other activities detrimental to drainage; flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation. Exotic vegetation may include Melaleuca, Brazilian, Pepper, Australian Pine and Japanese Climbing Fern. Nuisance vegetation may include Cattails, Primrose Willow and Grape Vine.

A copy of the Deed of Conservation Easement and the Restoration Plan substantially in the same form and content as will be recorded in favor of the South Florida Management District is attached hereto as Exhibits “D” and “D-1” and by this reference are made a part hereof. The Association will be responsible for enforcing the use restrictions contained herein. The Association also will be responsible for the monitoring and maintenance of the Conservation Easement Areas as specified in the Maintenance and Monitoring Plan attached hereto as Exhibit “E” and by this reference made a part hereof.

Permanent physical markers designating the preserve status of the wetland preservation areas and buffer zones shall be placed at the intersection of the buffer and each lot line. These markers shall be maintained in perpetuity by the Association. Individual lot owners shall not disturb the signs and shall cooperate in the maintenance of said signs.