

MADEIRA AT ST. AUGUSTINE MASTER OWNERS' ASSOCIATION, INC.

Notice To Homeowners

This is a reminder that there are several conservation easements within the community which were required to be designated as such under the St. Johns River Water Management District (SJRWMD) Permit No. 4-109-94964. At the closing of your home, you should have received a survey of your property which indicates if your lot is adjacent to or partially encumbered by any conservation easement.

The purposes of the conservation easements are to ensure that the subject property will be retained forever in its existing natural condition and to prevent any use of that property that will impair or interfere with the environmental value of the property. In order to achieve this, there are several prohibited uses within these conservation easement areas:

- *Removing or destroying of trees, shrubs or other vegetation*
- *Dumping or placing soil or other substance or material as landfill dumping or placing of trash, waste or unsightly or offensive materials*
- *Excavating, dredging or removing loam, peat, gravel, soil rock or other material substances in such a manner as to affect the surface*
- *Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground*
- *Surface use, except for purposes that permit the land or water area to remain predominately in its natural condition*
- *Activities detrimental to drainage, flood control, water conservation, erosion, soil conversation, or fish and wildlife habitat preservation*
- *Acts or uses detrimental to such retention of land or water areas*
- *Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological or cultural significance.*

Please understand that any violations noted above could result in the SJRWMD personally citing you and your property and holding you responsible for correcting the violation which could include, but not be limited to, restoring an area to its original state and requiring monitoring of the area for a certain time period or monetary fines. Should you wish to conduct any activity near a conservation easement, it would be highly recommended that you contact the SJRWMD offices first to ensure you do not find yourself or your property in violation.

For this mailing, a map has been included reflecting the current recorded conservation easements in the community. Should you wish to read more about the permit establishing these easements, please visit www.madeira-staug.com and click on the **Member Log-In** link and enter **32095** as the generic password to view a copy of the conservation easement documents. In addition, the recorded plats for the community have been added to the community website which would allow you to view your lot to determine where the closest conservation easement may be located.

ALL of the green shaded areas shown on this map are subjected to the limitations as outlined in the attached notice.

