Activity 10
Investigate the Legal Constraints on Your Land -
The Nelsons

Check your property deed and homeowners association documents for easements, rights-of-way, and covenants that govern the use of your property. (Some examples of these types of legal constraints were covered in the reading).

Record below any constraints you discover. Mark where they apply on the map you created in Chapter 1. If you find out that your property has none of these constraints, also note that. Go here for the Nelsons' answers.

**Easements** – none

**Rights of way** – none

**Covenants** – The homeowners' association covenants include a provision that grass not be more than a foot tall. This might prevent us from turning some of the lawn into a forested natural area. We figured our best chance of getting an exception to this covenant was accurate information and thorough planning.*

**Other constraints** – We originally wanted to dam Oak Creek to create a pond. But we soon found we couldn't because of state and federal wetland regulations.

*P.S. from Ellen: We continued to work our way through the exercises in this course, and when we were done, Tim presented our land management plan at a meeting of the homeowners association. He emphasized the benefits of improved water quality in Oak Creek and improved air quality and reduced noise pollution from less lawn mowing. In the end the homeowners association agreed to the plan as long as the lawn area to be planted in trees was at least 25 feet back from the road. We agreed to mow between the trees until the forest canopy closes.