

## **8. ASSOCIATIONS ADJACENT TO THE SCA: VEGETATION MANAGEMENT GUIDELINES**

### **8a. AUTHORIZED ACTIVITIES WITHIN THE SCA BY THE ADJACENT ASSOCIATIONS**

Associations, on behalf of the people listed on property deeds as owners of residential property that is immediately adjacent to the SCA, are afforded the opportunity to enjoy certain additional private residential uses of the SCA upon obtaining a written agreement from WRPCO. *(A SCA Development Application and Application Guidelines is included in Appendix A)*

A WRPCO-approved SCA Development Application, issued to the Association for each property owner adjacent to the SCA, authorizes the following activities on WRPCO property, *unless* expressly prohibited and/or additionally limited by WRPCO in the approved agreement or by any other WRPCO written notice:

- Creation of a view shed. *(See Appendix A for an example of the view shed and View Shed Development Application.)*
- The creation of an access path connecting to the SCA public trail; constructed in accordance with the requirements set forth by WRPCO. *(See Appendix A for an example of the access path and Access Path Development Application.)*
- Salvaging dead and downed tree trunks and controlling nuisance vegetation with a WRPCO approved Association SCA Development Application.

An on-site visit by WRPCO may be required prior to any permitted activities.

Non-compliance with the design guidelines will be considered a violation of this policy and may lead to the cancellation of the approved SCA development application for the entire Association, which could include removal of docks, as well as required removal of all encroachments and/or remediation of damages incurred.

### **8b. VIEW SHEDS**

Property owners with land immediately adjacent to WRPCO-owned shore land meeting the criteria of a SCA are afforded the opportunity to request that WRPCO grant a SCA Development Application to allow for *one, thirty (30) foot view shed per adjacent lot*. Proposed view sheds must follow the requirements/restrictions outlined below:

- View shed areas will be allowed, with prior WRPCO written approval, on WRPCO SCA project lands.
- A SCA Development Application to include view sheds should be submitted by the Association for each Association property lot adjacent to the SCA.

- An on-site visit by WRPCO may be required prior to and/or during the installation and clearing activities.
- From the water's edge inland to the SCA/property owner lot line, the enhanced view shed areas shall be no wider than 30 feet.
- Only one view shed per lot adjacent to the SCA is allowed
- A ten (10) foot setback from adjacent property owners' property line is required. This means that two property owners next door to each other can not create a 60 foot continuous view shed area. There must be at a minimum of 20 feet separating each 30 foot view shed area.
- The view shed area may be created by removing vegetation that is less than two (2) inches in diameter, at a height of five (5) feet above ground level to a height of one (1) foot above ground level and/or the trimming of tree limbs as approved in writing by WRPCO. No trees with a diameter greater than (2) inches, at a height of five (5) feet above ground level may be removed.
- No ground disturbing and burning activities are allowed in the development or maintenance of the view shed; stump removal is not permitted.
- A four (4) foot wide path, with three (3) feet mowed on either side, for a total cleared area of ten (10) feet wide, may be located within the 30 foot view shed. ***The 10 foot section is the only part that may be mowed within the view shed.***
- Unless within a designated access path, no vegetation lower than one (1) foot in height shall be removed from the view shed. Vegetation higher than (1) foot may only be trimmed beginning at a height of one (1) foot above ground level.
- Downed tree trunks can be salvaged within the SCA, but Associations must obtain a written permit from WRPCO prior to the activity.
- Pesticides and herbicides may only be used within the approved view shed. Pesticides and herbicides may only be used for control of nuisance plants and insects. WRPCO written approval is required prior to the activity.

Non-compliance with the design guidelines will be considered a violation of this policy and may lead to the cancellation of the approved SCA development application for the entire Association, which could include removal of docks, as well as required removal of all encroachments and/or remediation of damages incurred.

### **8c. ADJACENT PROPERTY OWNER ACCESS PATHS**

- At WRPCO's sole discretion, and only with written approval, access paths may be permitted to provide walking access to the SCA public trail. The access path must remain within the designated and approved 30 foot view shed area.
- An on-site visit by WRPCO may be required prior to the installation and clearing activities.
- A SCA Development Application including the access path location shall be submitted by the Association for each Association property lot adjacent to the SCA.
- To the extent possible, new access path development will follow existing access paths.
- The natural wood chip and/or bark area can be spread no more than four (4) feet wide.
- The access path and three (3) feet on either side of the access path can be mowed to ground level. The purpose of the removal is to avoid negative impacts from nuisance plants and insects.
- The total clearing area for the path may not exceed ten (10) feet.
- When feasible, new access paths should not be laid out in a straight line; rather they should meander through the SCA to a reasonable extent taking into consideration topography, visual impact and natural features in an effort to reduce adverse aesthetic impacts and shoreline erosion.
- To the extent possible, any new access path development shall be located near the center of the view shed.
- Access paths are for pedestrian use only; no motorized vehicles are permitted on the paths (with the exception of WRPCO vehicles necessary for maintenance or other official business).
- No ground disturbing and burning activities are allowed in the development or maintenance of the access path; stump removal is not permitted.
- Associations may apply for a permit to allow motorized vehicle use for the purposes of maintaining WRPCO approved Association improvements within the SCA.
- Access paths will be developed and maintained in a manner that avoids, where possible, and otherwise minimizes the removal of trees.

- Wetland areas cannot be filled during the construction of an access path; however a boardwalk may be placed over the wetland area if WRPCO has conducted a site visit prior to construction and provides written approval to the Association.
- Only natural wood chips and/or bark may be placed within the four (4) foot section of the ten (10) foot cleared area. No other materials including, but not limited to, stone, brick, gravel, sand, stepping stones, flagstone, and colored stones, or any other materials, may be used on the paths. (To avoid the introduction of invasive species, wood chips should originate from the localized area).
- Grass sod and/or grass seed cannot be placed on the access path
- In limited instances where extreme topography or sensitive ecological areas warrant, steps or wooden walkways may be incorporated into an access path.
- Steps and elevated walkways (not more than two (2) feet above the contour of the ground) may be permitted. They shall be constructed of wood. An on-site review is required for steps and elevated walkways.

**8d. PROHIBITED ACTIVITIES WITHIN THE SCA BY THE ADJACENT ASSOCIATIONS**

WRPCO prohibits any use or activity conducted without prior WRPCO written permission for that use or activity.