

**Buffalo Niagara River Land Trust (BNRLT) & The City of Buffalo**  
**Summary of Conservation Easement for**  
**Undeveloped Portions of Stachowski- Houghton Park (AKA “The Fields” or “The Woods”)**

**BNRLT Can:**

- Can assure that the Protected Property will be retained forever predominantly in its open and natural condition
- Can coordinate with the community to engage in stewardship activities
- Can protect the natural habitat and limit development
- Can provide opportunities for passive recreational use
- Can erect signs, gates and fences or other barriers
- Can designate and maintain paths and trails; and install new trails and/or non-paved walkways
- Can coordinate maintenance with existing pipeline easement holder(s)

**BNRLT Cannot:**

- Cannot install facilities that are inconsistent with maintaining the property in an open and natural condition or that diminish the natural resource values of the property (i.e playing fields, basketball courts, tennis courts)
- Cannot install structures, such as building, facility, edifice, or manmade development of any kind or nature, whether of a permanent or temporary nature, including but not limited to: any residence, commercial or industrial building, tower, antenna, mobile home, dock, utility, pavilion, fence, sign, billboard or other advertising material, outhouse and other sanitary facility, bunkhouse, lean to, camp, cabin, recreational facilities, roads, bridges or other man made improvements.
- Cannot install roads, trails, parking lots
- Cannot pave or cover paths with impervious surface materials
- Cannot install new utilities
- Cannot dump or store waste
- Cannot mine or extract soil, sand, rock, etc.
- Cannot apply chemical treatments except to control pest or disease outbreak, or to control non-native plant or animal species
- Grantee cannot install permanent exterior artificial lighting. Note: Grantor CAN install permanent exterior artificial lighting if approved by Grantee for the purposes of enjoyment of the easement area.
- Cannot install dams and water impoundments
- Cannot cut or remove vegetation except as consistent with the Restoration Plan.
- Cannot introduce non-native species
- Cannot use trucks, ARVs, trail bikes, and other motorized off-road vehicles/equipment except for maintenance, monitoring, or emergency purposes
- Cannot initiate ditching, diking, draining and/or filling