

**Silver Lake Forest Reserve
Cowlitz County, Washington**

**Timber Easement
Harvest Activity
Driveways**



Timber Easement

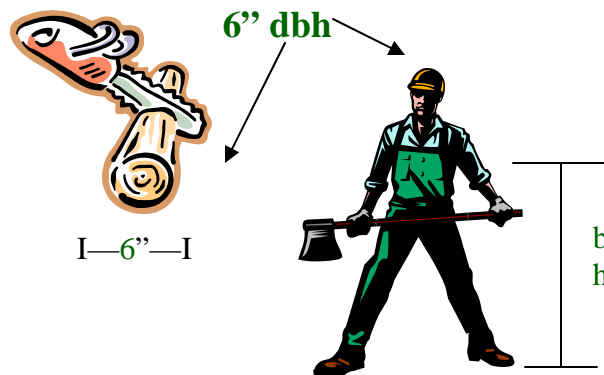
The Silver Lake Forest Reserve is a residential community with private roadways providing access to individual ownership. As part of the Covenants Conditions and Restrictions a timber easement was granted to the Association. The purpose of the easement is to create and protect the forest reserve atmosphere throughout the community. The timber easement runs together with all primary roads and is defined as “within the 100 foot primary road easement”; approximately 50’ from the centerline of the primary roads. To protect and enhance this amenity, the timber easement shall be governed by the following rules and regulations:

1. No harvest activity allowed within the timber/primary road easement
2. No staging of timber may take place within the timber/primary road easement
3. Only the minimum amount of timber necessary to construct two driveways with a maximum surface width of 12 feet shall be removed on any lot; any additional driveways will need Board approval. The Board recommends that driveways be curvilinear so as to not create open corridors in the harvest.
4. If timber is improperly removed within this easement the following shall apply:
 - The property owner shall be required to replace each illegally-cut tree with a 3 to 4-foot tree or better of a similar species.
 - The Nisqually Forest Reserve Association shall collect the following monetary fines:

<u>Trees Removed</u>	<u>Assessment</u>
1—10 trees	\$500
11—20 trees	\$1,000
21—30 trees	\$1,500
Each increment of 10 trees adds \$500 to the assessment	



2'+ illegally cut tree within easement



NOTE: Any tree over 6” dbh (diameter/breast height) will be considered as part of the timber easement. This policy does not apply to trees that are danger trees; fallen trees; dead trees and brush.

Harvest Activity

Prior to any logging activity the Association shall be notified in writing with the following information:

1. Forest Practices Application number (FPA) or Permit by Cowlitz County
2. Approval date of FPA or County Permit
3. Dates of harvest activity (beginning and end)
4. Place a Road Use Deposit with the Silver Lake Forest Reserve Owners Association (see Main Gate & Use & Road Use Deposits flyer)



The purpose and reason behind the notification process is that it allows for the Silver Lake Forest Reserve Owners Association to monitor any and all logging activity. The roads are a common shared area and need to be monitored and maintained in order to protect the integrity of the roads and the ownership interest of each individual.

Driveways

Private driveways provide access to each individual's property. In constructing a driveway the following rules apply:

1. A 18" culvert shall be placed to allow water to flow through ditch lines unobstructed.
2. Driveway surfaces shall be a maximum of surface width of 12 feet.
3. Two driveways per lot will be allowed; any additional driveways will need approval from the Board of Directors.
4. Driveways shall be constructed so that there is no impact to the adjacent road. The crown of the driveway should allow water to run off to the side of the driveway. If the driveway is on a slope that runs down onto the road, then ditch lines shall be established on the either side of the driveway and these shall connect into the ditch lines along the roadway.

The Board recommends that driveways be curvilinear so as to not create open corridors. Below are some examples of driveways for your reference.



Left Good example of a culvert installation



Right Good example of ditch lines on a sloped driveway



Right & Left These driveways will allow rain water to run into the adjacent roadway rather than the ditch line



Right & Left Great examples of curvilinear driveways.

