

Understanding Conservation Easements & Land Management within Wildlight

When owning a home, or considering owning a home, within Wildlight on a lot that is located next to a Conservation Easement, you should understand that the land under easement must be maintained in accordance with requirements set forth in several associated permits and other documents, including:

- Development permit issued by the U.S. Army Corps of Engineers
- Development permit issued by the St. Johns River Water Management District
- Recorded Deed of Conservation Easement

Please also note that Conservation Easements within the Wildlight development will ultimately be, if they have not been already, conveyed to the East Nassau Stewardship District and Resolution 2024-20 sets forth a District Manual for Land Management for Conservation Lands.

Key aspects of the land management plans referenced in the above documents are to preserve, restore, enhance and maintain the encumbered lands to ensure their long-term ecological integrity. This includes initial restoration work performed by the Developer, which may consist of plant and tree removal along with continuous maintenance to be carried out by the Stewardship District and its consultants, ensuring that the land is free from invasive and/or exotic plant species and is in compliance with all permit conditions.

Additional information about Conservation Easement Land Management can be found through the following resources:

- The Recorded Deed of Conservation Easement. This deed would have been reflected in an owner's Title Commitment Report found in buyer's closing documents. Recorded deeds can be found through the Nassau County Clerk of Courts: <https://www.nassauclerk.com>
- US Army Corps of Engineers: www.usace.army.mil
- St Johns River Water Management District: <https://sjrwmd.com>
- East Nassau Stewardship District, Resolution 2024-20, Stewardship District Manual for Land Management for Conservation Lands: <https://eastnassausd.net/>