



## **SCOPE**

This policy addresses Avalonia Land Conservancy, Inc.'s ("Avalonia") responsibility to monitor all of the conservation easements it holds. Its implementation is the responsibility of the Stewardship Committee.

## **DEFINITION**

When Avalonia acquires a conservation easement it takes on the legal obligation to ensure that the landowner adheres to the terms and conditions of the easement. Avalonia recognizes that the key to fulfilling this obligation lies in

- consistently monitoring each easement on a regular basis.
- enforcing the terms of each easement.
- developing good relationships with the landowner.

## **PURPOSE**

The purpose of this policy is to ensure that all Avalonia volunteers and employees understand Avalonia's legal and ethical obligations.

Monitoring easements will be

- done at least annually.
- carried out by two or more volunteers assigned by the Stewardship Committee.
- tracked by the Stewardship Committee, which is responsible for ensuring that every easement is monitored annually.
- preceded by a letter to the landowner detailing the upcoming visit.
- followed up by a written report by the monitor which will be filed in the Avalonia office.
- followed up by a written letter to the landowner detailing the monitor's findings.

Violations of an easement

- will be reported to the appropriate Avalonia personnel, depending on the nature of the violation.
- will be reported to the landowner by letter.
- will require a plan for remediation by the landowner.
- may require recourse to legal means to achieve remediation.

Developing a good relationship with the landowner will

- help to develop a partnership between the landowner and Avalonia.
  - reduce the likelihood of violations.
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