

3. The property may not be subdivided without the specific and written approval of the foundation.

4. No signs, billboards or outdoor advertising structure may be displayed on the property other than one sign not exceeding four feet by four feet for each of the following purposes: (i) to state the name of the property and the name and address of the occupant; (ii) to advertise an activity permitted under paragraph 1 above; and (iii) to advertise the property for sale or rental. However, this paragraph shall not limit the grantee's right, hereinafter described, to display on the property a small marker or sign evidencing the ownership of the open-space easement granted herein.

5. No dump of ashes, sawdust, bark, trash, rubbish or any other unsightly or offensive material, except that which is for regular agricultural use, may be permitted on the property visible from the public roads and highways.

6. Timber lands shall be managed in accordance with sound forestry practices, and trees may be selectively or clear cut from time to time in such manner as will not alter the character of such land as forest lands subject to the approval of the Maryland Agricultural Land Preservation Foundation. Notwithstanding the provisions of this paragraph the foundation may approve the clearing of timber land for agricultural use subject to any conditions deemed appropriate.

The grantee and its representatives may after appropriate notice to the grantors and any person residing on the property enter the property from time to time for the purpose only of inspection and enforcement of the terms of the easement granted herein, and, in its discretion, and with the consent of the grantor, may erect a single marker or sign, not exceeding two feet by two feet, which states the name of the grantee and advises that the grantee owns the easement granted herein.

Although this easement in gross will benefit the public in the ways recited above, nothing herein may be construed to convey a right to the public of access or use of the property and the grantors, their heirs, successors and assigns shall retain exclusive right to such access and use, subject only to the provisions herein recited.

Acceptance by the Maryland Agricultural Land Preservation Foundation of this conveyance is authorized by § 2-504 of the [Annotated Code of Maryland]