



Sewall Wetland Consulting, Inc.

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September 16, 2021

Mr. j. Andrew Miller
Senior Land Entitlement Manager
Trailside Homes and FRPP Phase 1 LLC
405 NW Gilman Blvd, Suite 102
Issaquah, WA 980247

RE: Biologist Review of Open Space Management Plan for Forest Ridge Project

Dear Mr. Miller

I have reviewed the Open Space management Plan for Forest Ridge I project in conjunction with the studies regarding critical areas I have conducted on the property. I understand this is a cluster development requiring a large percentage of open space. The total project area is approximately 479 acres and that when fully developed the project will have no less than 191 acres of open space and, as you have reported, likely significantly more than that.

The Open Space Management Plan allows for trails for walkers, hikers, runners, bikers, bird watching and other similar outdoor activities. The Open Space Management Plan also calls for protection of the riparian corridors, wetlands and monitoring of the open space areas over time. I have reviewed the Plan and the project layout and the site itself and I agree that the Open Space Management Plan will avoid and minimize impacts to wildlife habitat.

If you have any questions or require any additional information please feel free to contact me at (253) 859-0515 or at esewall@sewallwc.com.

Sincerely,
Sewall Wetland Consulting, Inc.

Ed Sewall
Senior Wetland Ecologist, PWS #212

Forest Ridge

OPEN SPACE MANAGEMENT PLAN

I. Goals and Objectives

This Open Space Management Plan (OSMP) is intended to guide the management and use of Forest Ridge Open Space Tracts (“OS Tracts”) for conservation and recreational purposes. This OSMP is required as a Condition of the Mitigated Determination of Non-Significance (MDNS) for the Forest Ridge Preliminary Plat. The OSMP is to describe uses and improvements allowed in the open space areas and include a statement from a professional biologist demonstrating that the proposed uses and improvements will avoid and minimize impact to wildlife habitats.

Forest Ridge (“Skyline Ridge” or “SLR”) ownership shall create the Open Space Management Plan and the HOA will be manage the OSMP implementation.

Goals and Objectives include:

- Year-round recreational opportunities for Forest Ridge residents and their guests. Walkers, hikers, bicycle riders and recreationalists will have access to the trails to be within the SLR open space.
- Reserve riparian buffers in OS Tracts for wildlife habitat,
- Actively manage the forest and vegetation growth
- Develop management plans for the OS Tracts;
- Maintain existing trails and easements, and create new trails where desired and appropriate.;
- Diversify recreational opportunities available to residents;
- Provide opportunities for passive recreational activities that require trails or paths

II. Stewardship of Open Space Properties

Management of the OS Tracts will include periodic monitoring by the HOA. The HOA may modify and/or amend the OSMP from time to time.

A. Management of Open Space Lands

1. Common Element Committee

Per the Declaration of Covenants, Conditions, and Restrictions, the Declarant or the Association shall create a Common Element Committee. Among other Common Elements oversight, the Common Element Committee will provide support for

management, and generally review the condition and direction of land management for OS Tracts.

B. Maintenance and Stewardship of Open Space Lands

1. Physical Improvements

Physical improvements or maintenance of the properties and access are to be conducted when desirable to promote the goals of the management plan.

2. Trails and Crossings

In general, trail development for passive recreational use is encouraged in the OS Tracts. Riparian crossings will be monitored and trail improvements will be provided as necessary. In all cases safety, erosion control, and sensitivity of the land will control the creation and closing of trails. Trail functions will be diverse including but not limited to pedestrian trails for hikers/runners/walkers, slow and fast bicycle trails including one-way and two-way traffic, dual purpose tracts, etc.

3. Boundary Markers

Markers will be employed at reasonably placed intervals along property lines that abut private lands (50-100' intervals are standard).

4. Natural Area Designation

Some areas within OS Tracts may be designated to be left in their natural state without physical changes, routine maintenance, or possibly public access.

5. Fencing

In general, use of fencing on open space lands is discouraged. Under certain conditions, fences may be required in specific areas for specific needs.

6. Forest Management

Forest Management activities shall only be conducted in consultation with a forest professional or certified arborist specializing in forest management. In general, the OSMP will avoid clear-cutting or extensive selective cutting of forests, except as needed for public safety, planned recreational needs, or for specific wildlife management plans.

III. Uses of Properties

SLR may grant public access where environmentally and socially appropriate. Activities on these properties should be accompanied by improved user awareness. Where lands are environmentally sensitive or human use may be detrimental, public use should be

discouraged.

Types of access and use of the OS Tracts are varied and may be amended, added, or modified over time. Suggested uses, to meet the goals and objectives listed in Section I, include trails for pedestrians and bicycles, ATV trails, Owner or HOA directed structures for resident use. Other uses may be allowed or disallowed by the Common Element Committee over time.

A. Conditions of Use for All of Open Space Properties

- All OS Tracts shall be carry in/carry out or “nothing left behind”. No person shall drop, throw, or place any litter, garbage, or other refuse on town open space lands. Trash receptacles shall not be provided.
- No person shall injure, deface, destroy, remove or carry off any sign, structure, facility, trash receptacle, or other property or equipment in the OS tracts.
- Organized events or groups of 30 or more people require a written approval from the Common Element Committee with a minimum of one week approval to allow advanced information to be provided to the residents.
- The OS Tracts may periodically be open for use by non-resident members of the public, but the use is temporary and the invitation may be revoked at any time and for any reason by the HOA.

B. Prohibited Activities in the OS Tracts

- Smoking
- Campfires
- Destruction of trails, streams, wildlife
- Littering or disposing of household or commercial garbage, trash, or other materials;
- Fouling of any well, brook, stream, or any body of water;
- Disposal of animal carcasses;
- Use of open fires, grills or fuel stoves, except by written prior approval of the Common Element Committee
- Use of bicycles off-trails except where noted;
- The possession or discharge any firearm, air rifle, bow and arrow, handgun, fireworks, paintball gun, or explosives;
- Digging, disturbing, cutting or removing vegetation, except by written approval from the Common Element Committee
- Disposal of sand, gravel, fill, brush, and other household or commercial materials or refuse without the permission of the Common Element Committee
- Harvesting or collection of animals and plants except for scientific or educational purposes, and with prior written approval by the Common Element Committee
- Hunting and trapping.

IV. Enforcement, Emergencies, and Communication

A. Enforcement of Open Space Management Plans

The Common Element Committee will enforce the rules and regulations as necessary to preserve the OS Tracts for their intended uses, including such fines and restrictions as may be permitted by law.

B. Communication

Comments, suggestions, requests for permission, and all other communication with regard to this Plan should be initially directed to the Common Element Committee as follows:

Skyline Ridge, LLC
Common Element Committee
405 NW Gilman Blvd, Suite 102
Issaquah, WA 98027
Tel: (206) 388-3121