

KNOW ALL MEN BY THESE PRESENTS,

That GEORGETOWN ASSOCIATES, INC., a Maine corporation with a place of business at Augusta, County of Kennebec and State of Maine, does hereby subject that part of the premises conveyed by John Kief to Georgetown Associates, Inc. dated March 1, 1969, recorded in Hancock County Registry of Deeds in Book 1075 at Page 64, designated as lots 1 to 36 inclusive on "Development Plan of Eagle Point, Lamoine, Hancock County, August 4, 1973 by S. Sewall Webster, Jr., Land Surveyor Me. Reg. No. 152," to the following restrictions, which shall run with the land, and are a part of a general plan for developing said tract, to wit:

(a) No more than one dwelling unit shall be built on any one lot; no building of any nature shall be built or moved on, or caused to be built or moved on any lot without the consent of Georgetown given in writing. Lots shall be used only as a residence or vacation property, and shall not be used for business, commercial or industrial purposes. No building or part thereof shall be closer than twenty-five feet (25') to a lot boundary line. The restrictions in this paragraph (a), other than the limitation as to use, may be waived, modified or amended as to any lot or lots by Georgetown Associates, Inc., at any time before conveyance of the lot as to which such waiver, modification or amendment applies without a reciprocal restriction arising as to any other lot.

(b) Each owner of a lot or part thereof shall become a member of Eagle Point Association, an association formed for the common welfare of the owners at Eagle Point, shall abide by all rules promulgated by the Association, and shall pay promptly his share of all dues and assessments voted by the Association. Such dues and assessments shall be a charge upon the premises of such owner, and Eagle Point Association shall have a lien on the premises to secure the same.

IN WITNESS WHEREOF, Georgetown Associates, Inc. has caused these presents to be executed in its corporate name and on its behalf by William T. Webster, its President thereunto duly authorized, this fifteenth day of May, in the year of our Lord one thousand nine hundred and seventy-four.

GEORGETOWN ASSOCIATES, INC.

By William T. Webster
President

STATE OF MAINE
COUNTY OF KENNEBEC

May 15, 1974

Personally appeared William T. Webster, President of Georgetown Associates, Inc. and acknowledged the foregoing to be the free act and deed of Georgetown Associates, Inc. and his free act and deed in said capacity.

Before me,

Charles E. [Signature]
Justice of the Peace

STATE OF MAINE, HANCOCK COUNTY REGISTRY OF DEEDS.

Rec'd May 21/1974 at 9 h - m A.M. and recorded in book 1191 Page 732

by

Mary P. Sprague Register.