

Tapley Farm – A Legacy of Beauty, Simplicity, and Stewardship

Welcome to **Tapley Farm**, a place where nature, history, and thoughtful stewardship come together to create a one-of-a-kind coastal living experience in beautiful Brooksville, Maine.

Tapley Farm is more than a residential community—it's a commitment to preserving the scenic charm, farmland heritage, and environmental integrity of this extraordinary landscape. The **Moss Deed Additions and Residential Restrictions** are designed to ensure that every homeowner enjoys a harmonious, low-impact lifestyle, while protecting the land and its views for generations to come.

Here's what makes Tapley Farm so special:

1. Peaceful Simplicity

Each homesite is limited to a single-family residence—no additional outbuildings or secondary units—ensuring a quiet, uncluttered neighborhood where nature remains the centerpiece. Every home is for residential use only, maintaining the serenity and sense of place that defines Tapley Farm.

2. Historic Character, Thoughtfully Preserved

Homes may not be expanded beyond established building lines, preserving open space and respecting the layout of the original farmstead. Architectural changes must reflect the historic colonial-period charm—celebrating the region's heritage while allowing for beautiful, authentic homes.

3. Uninterrupted Views

The sweeping views to the south and west are protected forever. No view-blocking trees or fences are permitted. Should vegetation become invasive or overgrown, the sellers—or their heirs—retain the right to prune or manage it, preserving the shared beauty for all.

4. Eco-Friendly Living

All driveways and parking areas will remain unpaved to preserve the natural permeability of the land. And to keep the landscape clear and clutter-free, recreational vehicles, trailers, and large storage containers are not allowed on site.

5. Boating with Care

Boats and trailers under 22 feet may be neatly stored in designated areas southeast of the barn, while larger boats will be stored off-site. Homeowners may apply for

mooring permits and keep a small dinghy above the high tide line at the water access point on South Wharf Road—making it easy to enjoy the water while respecting the shared shoreline.

6. **Organic Stewardship**

Each lot is committed to **organic, chemical-free land use**. Maine Organic Farm and Garden practices guide the land management, and when possible, household practices, too. Additionally, the farmland surrounding each one-acre homesite is **permanently protected** through an easement with the Maine Farmland Trust—supporting local agriculture and ensuring that Tapley Farm remains a working landscape.

7. **Community-Focused Design**

Home sizes are capped at 2,400 square feet to encourage compact, efficient living. Home locations are carefully chosen to preserve view corridors for every lot. In special areas like the Boat House and Stevens lots, only single-story homes are allowed to further preserve the character and sightlines of the property.

8. **Collaborative Architecture**

Architectural designs for new homes must be approved by both the sellers and the buyers, ensuring consistency, quality, and respect for the land's historic identity.

9. **Long-Term Vision with Flexibility**

These covenants are designed to last—but they're not written in stone. After twenty years, if 80% of directly affected homeowners agree, these provisions may be updated or amended, allowing the community to evolve while staying true to its founding values.

At Tapley Farm, you're not just buying land—you're becoming part of a vision. A vision rooted in **historic charm, organic living, and enduring natural beauty**. A place where the land is loved, the views are shared, and the future is thoughtfully protected.

Tapley Farm—live simply, live beautifully, live with purpose.