

Hillcrest

Deed Restrictions and acknowledgements (first revision)

The land herein conveyed is made and conveyed subject to the following permanent restrictions (not conditions subsequent) to wit:

1. The conveyed premises shall be used solely for residential purposes. Title to the premises may be held by more than one person in common with others but said land shall not be divided for purposes of separate ownership.
2. No dwelling shall be constructed on the premises consisting of less than nine hundred sixty (960) square feet of living space measured at the foundation. The horizontal measurements (length and width) of the dwelling, measured at the foundation, shall not be less than twenty-eight (28) feet.
3. There shall be no single-wide mobile homes temporarily or permanently stored or used on the premises, whether or not attached to a foundation. Recreation vehicles and Campers shall not be used as residences on the premises.
4. No farm animals, other than customary household pets, shall be kept on the premises. The intent of this restriction is to eliminate the risk of noise, odor, and other nuisances created by farm animals. This shall include, but not limited to, chickens, geese, cows, sheep, pigs, rabbits, goats, horses, llamas and alpacas.
5. The conveyed lot shall share equally the cost of maintenance of the 50-foot wide right of way, road and utilities as shown on the site plan entitled "Amendment #1 For Kenneth Hutchins et. al. Hillcrest Circle, Southwest Harbor, Maine and any future extensions of said right of way. Said road maintenance shall include, but not limited to, snow plowing, sanding, grading, repairing the road and repairing the water and sewer utilities as needed. This requirement shall begin as soon as title passes from the Grantor to another person or entity and shall not be affected by seasonal use, or whether or not the premises have been improved. As lots are conveyed with access easements to use said right of way, those lots will share equally in road maintenance costs thereby reducing the share each lot owner must pay. The Grantor (E.M.R., Inc.), shall not be required to share the cost of road maintenance.

The herein conveyed lot is hereby conveyed expressly SUBJECT to the following restrictions (NOT conditions subsequent) enforceable by an appropriate action in the Courts of the State of Maine by these Grantors or by any owner of a lot in the aforesaid subdivision.

The lot herein conveyed shall not be further subdivided; no building shall be erected upon the premises other than a one family dwelling house, together with appurtenant structures; that the premises shall not be use for any commercial purposes; that such dwelling shall contain at least four rooms and a bath with at least 1,000 square feet of living area; the market value of the residence at the time of construction, excluding the lot, well, and sanitary waste system shall be at least \$35,000.00; the construction of any such dwelling shall meet FHA minimum standards; the exterior of any building and the grading of the lot shall be completed within one year from the date of the initial excavation; no building shall be erected upon the lot unless it shall be at least forty-five feet from any right of way line and twenty-five feet from any side or rear line. The foregoing restrictions shall run with the land herein conveyed, shall be binding upon the Grantees herein, their heirs and assigns, and shall inure to the benefit of the Grantors, their heirs and assigns, and the owners of all other lots in the said subdivision.