

Amendment to Declaration of Restrictions

Oxbow Point Subdivision Phase 2

(now called Sunset Shores)

Waltham, Maine

Pursuant to Paragraph E of the Declaration of Restrictions for the Oxbow Point Subdivision Phase 2, Waltham, Maine the Declaration of Restrictions are hereby amended as follows:

1. Maine Woodland Properties acquired all right title and interest in and to the Oxbow Point Subdivision, including Phase 2 by virtue of certain deeds as follows:
 - a. Dale Henderson Logging Inc. to Maine Woodland Properties by deed dated December 26, 2018 and recorded in Book 6930 Page 153 at the Hancock County Registry of Deeds;
 - b. Dale Henderson Logging Inc. to Maine Woodland Properties by deed dated December 26, 2018 and recorded in Book 6930 Page 151 at the Hancock County Registry of Deeds;
 - c. Dale Henderson Logging Inc. to Maine Woodland Properties by deed dated December 26, 2018 and recorded in Book 6930 Page 149 at the Hancock County Registry of Deeds;
2. The Declaration of Restrictions for A. INDIVIDUAL LOTS states in relevant part:
 1. Use shall be restricted to single family residence only, with only one residence per Lot.
 5. All dwellings constructed shall be a minimum of 1,000 square feet of living space (not including basement space).
 6. No principal buildings shall be constructed within seventy-five (75) feet of any street line or within twenty (20) feet of any lot line.
 12. No all-terrain vehicles, snowmobiles or other recreational vehicles shall use the common roadways.

E. AMENDMENT

Any provision contained in this Declaration may be amended or revoked only by the recording of a written instrument or instruments specifying the amendment or the revocation and (1) signed by the Declarant or Declarant's applicable successor in interest and the owner or the owners of the Covenant Area and (2) approved by MDEP (or any successor thereto).

3. The "Oxbow Point Subdivision" renamed "Sunset Shores" amends the Declaration as follows:

1. Use shall be restricted to single family residence only. One guest quarter may be built upon each Lot provided the guest quarters contains no less than five hundred (500) square feet. Guest quarters, if built, shall be built along with or after the construction of the main dwelling and may not be built or occupied prior to the main dwelling unit being occupied. Guest quarters must be constructed with material harmonious with the main dwelling, and cannot exceed one-half the square footage of the main residence.

4. All dwellings constructed shall be a minimum of 1,000 square feet of living space (not including basement space) except for guest quarters as set forth in paragraph 1.

6. No principal buildings shall be constructed within thirty (30) feet of any street line or within twenty (20) feet of any lot line.

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5. The appropriate amended plan shall be submitted to the Town of Waltham and, following approval, recorded at the appropriate registry of deeds. Such subdivision shall be subject to the Declaration of Restrictions and all amendments thereto, including this amendment.

6. In all other respects the Declaration of Restrictions shall remain in full force and effect. In witness whereof the said Maine Woodland Properties has caused the foregoing instrument to be signed in its corporate name by MICHAEL T. EMMONS, its President and Dated this 14th day of August, 2020.

Witness

Michael T. Emmons

Michael T Emmons, President

State of Maine
Hancock County, ss.

Dated: 14th day of August, 2020

Personally appeared before me the said Michael T. Emmore in his capacity as President of Maine Woodland Properties and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Maine Woodland Properties.

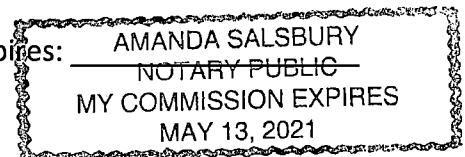
Before me,



Notary Public./Attorney at Law: Bar Id# _____

NAME: _____

Commission Expires: _____



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Cleary Law