



Meaning and intending to convey and hereby conveying lot number three (3) as depicted on a Sub-Division Plan of Worcester Associates dated July, 1973 prepared by Robert Rayner and recorded in Plan Book 13, Page 54 at the Hancock County, Maine, Registry of Deeds.

The above-described premises are hereby conveyed subject to the following restrictions which shall be binding upon the Grantees, their heirs and assigns:

1. The Grantee shall not, nor permit others, to hunt, trap, or in any other manner disturb the wildlife on the herein conveyed premises.
2. The conveyed premises shall not be subdivided and shall be used solely for residential purposes.
3. No animals, other than customary household pets, shall be kept or allowed on the conveyed premises without the prior written approval of the Grantor.
4. No sign of any kind (except the usual type of sign identifying the owner) shall be placed or maintained on the premises without the prior written approval of the Grantor.
5. Any sewage disposal system installed on the conveyed premises shall be located, constructed and equipped in accordance with the requirements and standards of the Federal, State and local laws and regulations.
6. The conveyed premises shall be used for single family residential purposes only.
7. Except as hereinafter provided, no elevated tanks of any kind shall be erected, placed or permitted on any part of the conveyed premises. Any tanks for the use in connection with any residence constructed on the conveyed premises, including tanks for the storage of fuels, shall be buried or walled sufficiently to conceal them from the view from adjoining lots, roads, or streets.
8. No building, structure, fence, hedge, outbuilding or appurtenance of any nature shall be located closer, from any boundary line of the conveyed premises, than twenty (20) feet and no dwelling shall be constructed on the conveyed premises consisting of less than nine hundred forty (940) square feet of living space measured at the foundation, if the dwelling has only one story. No two story dwelling shall be constructed on the conveyed premises consisting of less than eight hundred seventy five (875) square feet living space measured at the foundation and total living space (including first and second stories) shall

not be less than nine hundred forty (940) square feet. No three story dwellings shall be constructed on the conveyed premises. No building or structure shall be constructed within sixty (60) feet of any right of way, road or street.

9. The conveyed premises shall not be used in whole or in part for the storage of rubbish of any character whatsoever, nor for the storage of any property or thing that will cause such premises to appear in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing or material be kept upon said premises that will emit foul or obnoxious odors, or that will cause any noise that will or might disturb the peace, quiet, comfort or serenity of the adjoining or surrounding property owner.
10. No commercial vehicles, construction vehicles or light equipment (except pickup trucks), or mobile or stationary trailers or tents of any kind, shall be permitted to be used or kept on the conveyed premises, unless first approved in writing by the Grantor.
11. Garden equipment, sporting equipment, bicycles, carriages, snowmobiles, boats and similar items placed on the premises shall be kept in enclosed areas.
12. If at such time, before the Town of Southwest Harbor has assumed the responsibility and ownership of Salem Towne Road, the maintenance of Salem Towne Road will be managed by Worcester Associates and those property owners bordering said road will be charged their proportionate share of the maintenance costs, based on road frontage. The property owner will be billed by Worcester Associates."

Meaning and intending to convey all and the same premises as conveyed from Barry A. Brady and Elizabeth D. Brady, to David F. Mahon by deed dated June 12, 1980, and recorded in the Hancock County Registry of Deeds in Book 1380, Page 164.

WITNESS my/our hand(s) and seal(s) this 10<sup>th</sup> day of September, 2019.

Witness

David F. Mahon  
DAVID F. MAHON

STATE OF MAINE  
COUNTY OF HANCOCK ss.

SEPTEMBER 10, 2019

Then personally appeared the above-named, David F. Mahon, and acknowledged the foregoing instrument to his/her/their free act and deed.

Karen M. Hamilton  
Attorney at Law/Notary Public

Print Name: KAREN M. HAMILTON  
NOTARY PUBLIC - MAINE  
COMM. EXPIRES 5/2/2026

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