

05026

COVENANTS AND RESTRICTIONS

COUNTRYSIDE ESTATES

COUNTRYSIDE ESTATES, INC., owner of certain property in Topsham, Maine, hereby declares that the various lots portrayed on a plan entitled "Final Subdivision Plan of Countryside Homes for Merrymeeting Developers, Inc." dated August 9, 1984 and recorded in the Sagadahoc County Registry of Deeds at Plan Book 21, Page 68, are subject to the following covenants and restrictions which are to run with title to the land to be conveyed and remain in effect until January 1, 2020.

1. Said land shall be used for single family residential purposes exclusively;

2. No structure shall be erected on the above described parcel of land except one detached single family residential dwelling hereinafter referred to as dwelling and optional garage;

3. No duplex residence, garage apartment or apartment house shall be erected or placed on said land and no buildings shall be altered or converted into a duplex residence, garage apartment or apartment house;

4. No business, trade or manufacture of any kind or nature shall be conducted on said premises except that owners may maintain an office in their home if the office does not serve the public and does not cause an increase in traffic;

5. No trailer, house trailer, manufactured home or mobile home, shall be used as or for residential purposes nor may any such vehicle or structure be placed, stored or maintained on said land. No vehicles which do not pass the State of Maine Vehicle Inspection Laws may be kept, maintained or allowed on the land. Trash and garbage must be stored inside;

6. Lots may not be further subdivided;

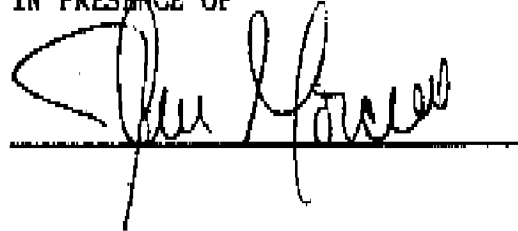
7. Nitrate fertilizers may not be applied at a rate in excess of 20 pounds per lot per year in order to protect the quality of the sub-surface water;

8. By acceptance of this deed the owner of a premises agrees to maintain the premises and its landscaping on a regular basis so that it presents a neat appearance;

9. By acceptance of this Deed, the Grantees, their heirs and assigns, herein covenant, agree and acknowledge the power of Countryside Estates, Inc. or any of the owners of land in Countryside Estates to seek and enforce performance of any restriction or covenant herein contained, notwithstanding a lack of privity.

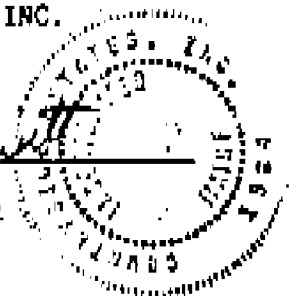
IN WITNESS WHEREOF, the said COUNTRYSIDE ESTATES, INC. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Roy DeWitt, its Vice President, thereunto duly authorized this 26th day of September in the year one thousand nine hundred and eighty-four.

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF



COUNTRYSIDE ESTATES, INC.

By:   
Roy DeWitt  
Its Vice President




State of Maine  
Sagadahoc, ss.

September 26, 1984

Then personally appeared the above named Roy DeWitt, Vice President of said Countryside Estates, Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me   
John Mancure, Attorney at Law

STATE OF MAINE  
SAGADAHOC, ss Registry of Deeds  
RECEIVED SEP 26 1984 11 30 A.M.  
AND RECORDED FROM THE ORIGINAL  
ATTEST: 

06372

AMENDED  
COVENANTS AND RESTRICTIONS  
COUNTRYSIDE ESTATES

WHEREAS, COUNTRYSIDE ESTATES, INC., owner of certain property in Topsham, Sagadahoc County, Maine, caused certain lots in Topsham to be subject to Covenants and Restrictions by recording said Covenants and Restrictions at Book 679, Page 100 in the Sagadahoc County Registry of Deeds; and

WHEREAS, COUNTRYSIDE ESTATES, INC. now desires to amend said Covenants and Restrictions as below provided; and

WHEREAS, COUNTRYSIDE ESTATES, INC. has not conveyed any property out of the development known as COUNTRYSIDE HOMES, the Plan for which is recorded at Plan Book 21, Page 68;

NOW THEREFORE, the Covenants and Restrictions previously recorded in the Sagadahoc County Registry of Deeds at Book 679, Page 100 are amended as follows:

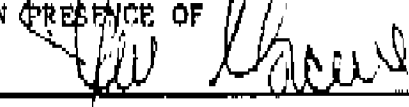
1. Paragraph 2 of the Covenants and Restrictions shall now read as follows:

No structure shall be erected on the above described parcel of land except one detached single family residential dwelling hereinafter referred to as dwelling and optional attached garage;

2. No garage or other exterior addition or alteration may be made, other than by COUNTRYSIDE ESTATES, INC., without obtaining the prior approval of COUNTRYSIDE ESTATES HOMEOWNERS ASSOCIATION, for a period of four (4) years from the date of the first conveyance out of the project by COUNTRYSIDE ESTATES, INC. The purpose of this restriction is to maintain architectural control to preserve the harmony of the external design and location of the structures on the project.

IN WITNESS WHEREOF, the said COUNTRYSIDE ESTATES, INC. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by William F. Slattery, its President, thereunto duly authorized this third day of December in the year one thousand nine hundred and eighty-four.

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF

  
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COUNTRYSIDE ESTATES, INC.

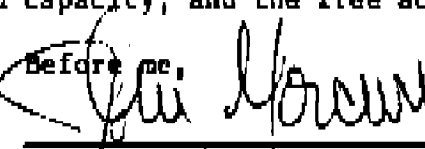
By   
William F. Slattery, President


State of Maine  
Sagadahoc, ss.

December 3, 1984

Then personally appeared the above named William F. Slattery, President of said Countryside Estates, Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

  
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John Moncuré, Attorney at Law

STATE OF MAINE  
SAGADAHOC, SS Registry of Deeds  
RECEIVED DEC 4 1984 9 42 A.M.  
AND RECORDED FROM THE ORIGINAL  
ATTEST:   
REGISTRAR

AMENDED  
COVENANTS AND RESTRICTIONS  
COUNTRYSIDE ESTATES

WHEREAS, Countryside Estates, Inc. was the owner of certain property in Topsham, Sagadahoc County, Maine and caused certain lots in Topsham to be subject to covenants and restrictions by recording said covenants and restrictions in Book 679, Page 100 in the Sagadahoc County Registry of Deeds and by amending those covenants and restrictions by filing amended covenants and restrictions at Book 686, Page 281 in the Sagadahoc County Registry of Deeds; and

WHEREAS, Countryside Estates, Inc. was merged into Merrymeeting Developers, Inc., which successor in merger now desires to further amend said covenants and restrictions as below provided; and

WHEREAS, Merrymeeting Developers, Inc. and Countryside Estates, Inc. has not conveyed any property out of the development known as Countryside Homes, the plan for which is recorded at Plan Book 21, Page 68;

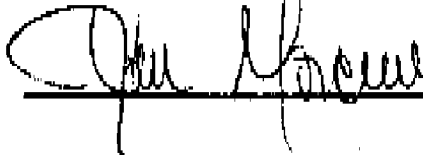
NOW THEREFORE, the covenants and restrictions previously recorded in the Sagadahoc County Registry of Deeds at Book 679, Page 100 and as amended at Book 686, Page 281 are further amended as follows:

1. Every person or entity who is a record owner of a fee or undivided fee interest in any residential lot portrayed on the Plan for Countryside Homes recorded in the Sagadahoc County Registry of Deeds at Plan Book 21, Page 68, including contract sellers, shall be a member of the Countryside Estates Homeowners Association, a Maine non-stock corporation organized pursuant to 13-B M.R.S.A. §101, et seq. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appertinent to and run with the land and may not be separated from ownership of any residential lot which is subject to assessment by the Homeowners Association;

2. All owners of residential lots in said development shall acknowledge, covenant and agree that Countryside Estates Homeowners Association, in addition to Countryside Estates, Inc. or any of the owners of land in Countryside Estates, may seek and enforce performance of any restriction or covenant herein contained notwithstanding a lack of privity.

IN WITNESS WHEREOF, MERRYMEETING DEVELOPERS, INC., successor in merger to COUNTRYSIDE ESTATES, INC., has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Roy DeWitt, its Vice President, thereunto duly authorized this first day of February in the year one thousand nine hundred and eighty-five.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF



MERRYMEETING DEVELOPERS, INC.

BY:   
Roy DeWitt, Vice President

State of Maine  
Sagadahoc, ss.

February 1, 1985

Then personally appeared the above named Roy DeWitt, Vice President of said Merrymeeting Developers, Inc. and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

  
John Mancure, Attorney at Law

STATE OF MAINE  
SAGADAHOC, SS Registry of Deeds  
RECEIVED FEB 7 1985 9 H - M A M  
AND RECORDED FROM THE ORIGINAL  
ATTEST: Lauren L. Matter  
REGISTER