

BK 192016132
POCOMOONSHINE LAND PURCHASE
COVENANTS AND RESTRICTIONS

1. All lots and all structures built thereon are subject to and shall comply with all zoning laws and all rules and regulations and ordinances of the municipality, county, and state, relative to the construction and use of buildings, sewage disposal, and all other uses of the property.
2. Any lot shall be used only for a single family residence or cottage. Further lots may be created including but not limited to a division to immediate family members of the owner. Further subdivision may be allowed provided that they are in compliance with municipal ordinances. Any single lot shall include not more than one single family residence or cottage and its auxiliary structures if any.
3. No mobile home or temporary structure shall be used as a residence on any lot. Temporary structures shall be allowed during the construction period only.
4. Livestock and animals may be kept on any lot provided that they and other domestic animals can be controlled and kept within the confines of said lot.
5. No unregistered vehicles shall be stored on any lot unless garaged.
6. After commencing the building of any residence or cottage the structure shall be completed within 18 months.
7. Sideline setback shall be a minimum of 15 feet, right-of-way setback shall be a minimum of 25 feet.
8. There shall be no conduct of business on any lot other than those classified as homebased, farm or agricultural business.

We, the within Grantees, acknowledge we have read the foregoing "Covenants and Restrictions" and understand that we will, as owners of a lot in said Subdivision be bound by them, as well as anybody claiming title or interest by, through or under us.

Date: 4/28/94, 1994

STATE OF MAINE
WASHINGTON CO.
REGISTRY OF DEEDS

Received MAY - 2 1994
at 9 H 25 M A M recorded
in Book 1920 Page 150
Attest:

Sharon D Strout
Register

Francis A. Pike
Francis A. Pike
L. Pike
Laurie A. Pike