

DECLARATION OF COVENANTS,
RESTRICTIONS, AND CONDITIONS

WHEREAS, Ernest R. Belleau, Jr. is owner of certain property situate on the southwesterly side of the Ballard Ridge Road in East Wakefield, Carroll County, New Hampshire, and more particularly described in deed of Evelyn B. McQuade to the said Ernest R. Belleau, Jr. dated December 21, 1973, recorded in Book 561, Page 395, and

WHEREAS, the said Ernest R. Belleau, Jr. has subdivided said property and wishes to convey all lots in the subdivision subject to certain covenants, restrictions, and conditions pursuant to a common scheme of development, and

WHEREAS, it is the intent of the said Ernest R. Belleau, Jr. that the covenants, restrictions, and conditions so imposed shall be enforceable by the said Ernest R. Belleau, Jr. and all purchasers of lots in the subdivision as uniform reciprocal servitudes.

NOW, THEREFORE, the said Ernest R. Belleau, Jr. hereby declares that any lot in said subdivision shall be conveyed subject to the following covenants, restrictions, and conditions, which covenants, restrictions, and conditions shall run with the land acquired by him in the aforesaid deed from Evelyn B. McQuade and shall be enforceable at law or in equity by the said Ernest R. Belleau, Jr. and subsequent purchasers of lots within said subdivision:

1. All lots shall be used for residential purposes only and no commercial enterprise of any sort shall be conducted on any lot in the development without prior approval of Belleau Lake Corporation.
2. No multiple dwelling units, nor more than one single family dwelling unit shall be erected on any lot conveyed. This shall not restrain construction of private garages or barns.
3. No lot shall be subdivided or sold in portions by the lot owner.
4. All sewerage systems construction with the development shall comply with the requirements of the New Hampshire Water Supply and Pollution Control Commission relative to the location and size of said system.
5. In addition to the restrictions and conditions hereinabove contained, said premises are to be conveyed subject to zoning laws and to all rules, regulations and ordinances, if any,

of the Town of Wakefield relative to the construction and erection of buildings, and to the requirements of the Wakefield Board of Health that each lot must be approved by the Wakefield Board of Health before any dwelling is erected thereon, if required, and nothing herein contained shall be construed as a waiver by the Seller of compliance with such rules, ordinances, or regulations or the provisions hereof.

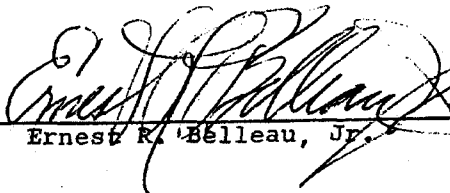
6. That no quonset huts, or other temporary structures shall be placed on the premises.

7. That trailers and mobile homes are to comply with the regulations of the Wakefield Planning Board.

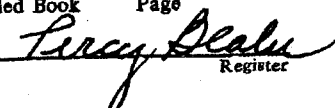
8. No signs for advertising purposes shall be erected or placed on the premises.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 8th day of December, 1975.

CARROLL CO. REGISTRY
Rec'd at 9:00 o'clock AM


Ernest R. Belleau, Jr.

DEC 19 1975

Recorded Book Page
Attest: 
Register