DECLARATION OF PROTECTIVE COVENANTS, And RESTRICTIONS

FOR Lots on Olde Homestead Drive and Colonial Farm Circle, Marstons Mills, MA

WHEREAS, the undersigned are the owners of the land and buildings located in Marstons Mills on Olde Homestead Drive and Colonial Farm Circle and,

WHEREAS, the owners wish to impose certain protective covenants and restrictions with regard to their land and,

WHEREAS, it is the intention of the owners to maintain their residential subdivision in its present natural wooded setting for the lots shown on the various subdivision plans described in the deeds to the lots; and the owners wish to maintain the proper and pleasing site development as it exists and to assure a high quality of community appearance in the future;

THEREFORE, to protect and preserve the natural beauty and to create and maintain a desirable residential community and to maintain the value of all the homes, the owners of the various lots, hereby impose the following restrictions, and conditions which shall run with said lots and be binding on all parties hereafter having any right, title or interest in said lots for a period of thirty years and it is anticipated that these restrictions may be extended as contemplated in M.G.L.c. M.G.L.c. 184 §§ 23 and 27:

Declaration of Protective Covenants

1. No trade or business activity shall be carried out upon any lot;
2. No commercial vehicles shall be parked in the open or on the street overnight;
3. No unregistered vehicles shall be placed or stored on any property where they may be exposed to the public view or adjacent property;
4. No house trailers, manufactured homes/metal buildings or dumpsters shall be parked or exposed from the street. Dumpsters may be used only during property construction and must be removed upon receipt of an occupancy permit;
5. Boats are permitted and must be stored on the side or back of the property and when practical covered in a green tarp;
6. No vehicles shall be parked on the street overnight except for temporary guest parking of automobiles;
7. No animals, other than household pets shall be kept on the lots exclusive of lot 1 which may keep animals as set forth in the restriction recorded in Book 4950 Page 309. All owners of said animals shall be responsible for cleanup after their animals;
8. No clotheslines, drying yards, rubbish or waste cans shall be placed outdoors except if screened from view of the street or adjoining properties;
9. No obnoxious or offensive activity shall be carried out upon any property, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood;
10. The structure and grounds of any property shall be maintained in a neat and attractive manner, and the entire property shall be kept free of rubbish, debris or material of any kind which render the same to be unsanitary or offensive to the neighborhood;
11. No permanent building or structure shall be erected on any lot except one single family dwelling containing no less than 1,200 square feet of first floor living space for a ranch style. 1,000 square feet for a 1 ½ or 2 story house;
12. The exterior of all dwellings erected must be traditional or modified Cape Cod, Salt Box, Ranch or Colonial styles;
13. All roofs shall have a 9-inch per foot pitch, roof materials shall be either red cedar shingles or architectural grade shingles;
14. All dwellings shall have at least a one-car attached garage;
15. All dwellings shall have an outside post light to the front of the property;
16. Mail boxes are permitted and must show house number and must be maintained;

17. No dwellings, permanent structures or improvements shall be erected placed, altered or maintained on the premises until such building plans showing the exterior design and minimum square footage of the dwelling and including other structures have been approved in writing by the Homestead Resident Association, Inc., Board of Directors;
18. Exterior of any building erected and the landscaping and grading in connection therewith shall be completed within twelve months after commencement of construction. No house trailers may be brought onto or maintained on any lot at any time; and
19. No cutting of live trees or brush upon Homestead open space area is allowed without the written approval of the Homestead Resident Association, Inc., Board of Directors.
20. No ground mounted solar panels are permitted.

Executed as a sealed instrument this _____ day of _____ 2017.

Owner: Address:		Title reference by Book/Page
_____ Theresa M.Cullen 24 Olde Homestead Drive		16677/210
_____ John W. Fiske 27 Olde Homestead Drive	_____ Jane F. Fiske 27 Olde Homestead Drive	29048/03
_____ Frank P. Fuller 32 Olde Homestead Drive	_____ Joyce P. Fuller 32 Olde Homestead Drive	13047/212
_____ Daniel W. McDermott 38 Olde Homestead Drive	_____ Judith A. Broas 38 Olde Homestead Drive	24314/72
_____ Thomas E. Brown 41 Olde Homestead Drive	_____ Rebecca H. Brown 41 Olde Homestead Drive	26617/28

_____ Eric W. Banks 50 Olde Homestead Drive		11519/12
_____ Michael J. Fullam 53 Olde Homestead Drive	_____ Andrea J. Fullam 53 Olde Homestead Drive	29017/309
_____ Craig T. Curtin, Sr. 64 Olde Homestead Drive	_____ Ann Marie Curtin 64 Olde Homestead Drive	18492/332
_____ Samual W. Patellos 65 Olde Homestead Drive	_____ Deborah A. Patellos 65 Olde Homestead Drive	7574/182
_____ Thomas H. Benton 75 Olde Homestead Drive	_____ Nancy P. Benton 75 Olde Homestead Drive	5893/194
_____ John F. Reeves, Jr., Trustee John F. Reeves Jr. Trust 76 Olde Homestead Drive		29806/136
_____ Charles Conrad Case III 85 Olde Homestead Drive	_____ Jennifer Case 85 Olde Homestead Drive	30264/348
_____ William W. Fiske 91 Olde Homestead Drive	_____ Anna R. Fiske ` 91 Olde Homestead Drive	29653/165

Leslie F. Shelton 128 Olde Homestead Drive		27781/317
John M. Alogna, Trustee CB Cotner 2004 Trust 136 Olde Homestead Drive	C. Beth Cotner, Trustee CB Cotner 2004 Trust 136 Olde Homestead Drive	20471/247
John W. Kenney 137 Olde Homestead Drive	Martha A. Kenney 137 Olde Homestead Drive	16061/101
John J. Horner 146 Olde Homestead Drive	Ellen M. Heffernan 146 Olde Homestead Drive	22231/242
Jeffrey Owen Pietro 151 Olde Homestead Drive	Ashley Lillian Pietro 151 Olde Homestead Drive	30316/155
Peter L. Sterndale 156 Olde Homestead Drive	Susan E. Sterndale	30274/10
Michael A. Mike 163 Olde Homestead Drive	Stacy M. Mike 163 Olde Homestead Drive	27849/201
James L. Walker 166 Olde Homestead Drive	Jeanne E. Walker 166 Olde Homestead Drive	28902/133
Kenneth E. Leary 175 Olde Homestead Drive	Teresa Leary 175 Olde Homestead Drive	9790/175

Barbara Tarbox 176 Olde Homestead Drive		8929/306
Bruce A. Besse, Jr. 205 Olde Homestead Drive	Patricia Besse 205 Olde Homestead Drive	10161/76
Ernest F. Kenney 210 Olde Homestead Drive	Shirley S. Kenney 210 Olde Homestead Drive	29641/185
Bruce A. Besse, Jr., Trustee Alden Luke Nominee Trust 213 Olde Homestead Drive		9285/16
Ann D. Bain, Trustee Olde Homestead 219 Nominee Trust 219 Olde Homestead Drive		15886/136
Corey J. Mackey 228 Olde Homestead Drive	Chynna G. Mackey 228 Olde Homestead Drive	29249/305
Brooke V. Thorley 229 Olde Homestead Drive	Beatrice Thorley 229 Olde Homestead Drive	7915/55
Susan C. Hatch 238 Olde Homestead Drive		7704/296

Barbara G. Holt 241 Olde Homestead Drive		7723/89
Peter V. Vangel, Trustee 248 Olde Homestead Revocable Trust 248 Olde Homestead Drive	Joan M. Vangel, Trustee 248 Olde Homestead Revocable Trust 248 Olde Homestead Drive	24186/125
Warren J. Rutherford 251 Olde Homestead Drive	Carol A. Rutherford 251 Olde Homestead Drive	7244/100
Thomas S. Fulham 257 Olde Homestead Drive	Louise M. Fulham 257 Olde Homestead Drive	7941/209
Neil Hoffman 260 Olde Homestead Drive	Donna Hoffman 260 Olde Homestead Drive	14214/26
Robert W. Nelson, Trustee Nelson Realty Trust 271 Olde Homestead Drive	Patricia Conte Nelson, Trustee Nelson Realty Trust 271 Olde Homestead Drive	13381/195
Anthony F. Mulone, Jr. 275 Olde Homestead Drive	Joyce Mulone 275 Olde Homestead Drive	8546/220
Carmine Richard Torrisi, Trustee Helene S. Torrisi 2002 Trust 279 Olde Homestead Drive	Helen Sandra Torrisi, Trustee Helene S. Torrisi 2002 Trust 279 Olde Homestead Drive	26145/231

John F. LaFlamme, Jr., Trustee LaFlamme Revocable Trust 285 Olde Homestead Drive	Barbara J. LaFlamme, Trustee LaFlamme Revocable Trust 285 Olde Homestead Drive	28279/127
Sean Michael Donahue, Trustee Donahue Family Revocable Trust of 2005 303 Olde Homestead Drive	Mary Donahue, Trustee Donahue Family Revocable Trust of 2005 303 Olde Homestead Drive	24203/282
James R. Spina 325 Olde Homestead Drive	Maureen M. Spina 325 Olde Homestead Drive	10255/46
Joan Spiegel, Trustee Hoof Hearted Acres Realty Trust 330 Olde Homestead Drive		30045/124
Lisa D. Johnson 341 Olde Homestead Drive		7358/104
Stephen P. Wade, Trustee Jeanne K. Wade Living Trust 5 Colonial Farm Drive	Jeanne K. Wade, Trustee Jeanne K. Wade Living Trust 5 Colonial Farm Drive	27395/12
David S. Martin 10 Colonial Farm Drive	Susan K. Martin 10 Colonial Farm Drive	13897/244
Nicholai Kolesnikoff 11 Colonial Farm Drive	Marilyn P. Kolesnikoff 11 Colonial Farm Drive	24739/299

Robert N. Bownes 16 Colonial Farm Drive	Alys B. Bownes 16 Colonial Farm Drive	28286/25
Robert Gingue, Trustee of Robert Gingue Trust 17 Colonial Farm Drive		28331/1

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss March _____, 2017

Then personally appeared before me, the undersigned notary public, the above-named _____ who proved to me through satisfactory evidence of identification, which was _____, or who is known by me and to me known to be, the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose, and who swore or affirmed to me that the contents of the document are true and accurate to the best of her knowledge and belief.

_____

Notary Public:

My Commission Expires: