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## DECLARATION OF PROTECTIVE COVENANTS

This Declaration of Protective Covenants (hereinafter called the "Declaration") made as of the 8th day of June, 1988, by MERRYMEETING DEVELOPERS, INC., a Maine business corporation (hereinafter called the "Developer");

## WITNESSETH:

WHEREAS, Developer is the owner of certain real property situated on the westerly side of Route 24 in Brunswick, Maine, more particularly described and portrayed on a Plan entitled "Subdivision Plan of Wildwood, Route 24, Brunswick, Maine, for Merrymeeting Developers, Inc.", dated January 19, 1987, by Brian Smith Surveying, Inc., (hereinafter called "Plan") which Plan is recorded in the Cumberland County Registry of Deeds at Plan Book 165, Page 4, and which Plan portrays certain numbered lots on said Plan; and

WHEREAS, Developer is desirous of subjecting the numbered lots shown on said Plan to the restrictions and covenants set forth herein for the benefit of the owners of each lot, their heirs, executors, administrators, successors and assigns;

NOW THEREFORE, Developer hereby declares that the lots are and shall be held, transferred, sold and conveyed subject to the covenants, restrictions, and agreements hereinafter set forth:

1. Each lot shall be used for single family residential purposes exclusively;
2. No duplex residence, garage apartment or apartment house shall be erected or placed on said land and no building shall be altered or converted into duplex residences, garage apartments or apartment houses;
3. No livestock, animals or poultry other than household pets shall be kept, maintained or allowed on any of the lots. No boarding or breeding kennels may be kept or maintained on any of the lots;
4. No trailers, mobile homes, house trailers or temporary dwellings of any size shall be placed, erected or maintained on any of the lots. Automobiles which are not registered and which do not have a current safety sticker may not be parked on any of the lots;
5. Until such time as the roads in the development are accepted by the Town of Brunswick, no owner may alter his house, add on to his house or paint his house a different color without the prior written approval of Developer;
6. Until such time as the roads in the development are accepted

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by the Town of Brunswick, Developer shall have the exclusive and sole authority and right to waive or amend any or all of these covenants and restrictions by certificate filed in the Cumberland County Registry of Deeds;

7. These covenants and restrictions are for the benefit of all of the owners of the lots in the Wildwood Subdivision. By acceptance of the Deed to the lot in Wildwood, the Grantee(s), their heirs and assigns, covenant, agree and acknowledge the power of Developer or any of the owners of land in Wildwood, to seek to enforce performance of any of the restrictions or covenants herein contained, notwithstanding a lack of privity. Should a judicial determination be made that there was, in fact, a breach of one of the covenants and restrictions herein contained, the party breaking the restriction or covenant shall be responsible for all the costs of enforcing these restrictions and covenants, including reasonable attorneys fees.

IN WITNESS WHEREOF the said MERRYMEETING DEVELOPERS, INC. has caused this instrument to be signed and sealed with its corporate name this 8th day of June, 1988.

Signed, sealed and delivered  
in the presence of:

Lena C. Bagushinski

MERRYMEETING DEVELOPERS, INC.

By:

William F. Slattery, President

State of Maine  
Cumberland, ss.

June 8, 1988

The foregoing instrument was acknowledged before me this 8th day of June, 1988, by William F. Slattery, President of Merrymeeting Developers, Inc. on behalf of the corporation.

Lena C. Bagushinski  
Notary Public  
Attorney at Law

Wildwood:dec.cov

LENA C. BAGUSHINSKI  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES OCTOBER 22, 1993

SEAL

RECEIVED  
RECORDED REGISTRY OF DEEDS

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CUMBERLAND COUNTY

James J. Walsh