

QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS

That, **PATCO CONSTRUCTION, INC.**, a corporation duly organized and existing under the laws of the State of Maine with a principal place of business in the City of Sanford, County of York and State of Maine, whose mailing address is 1293 Main St., Sanford, ME 04073, for consideration paid,

grants, to _____ of the _____, County of York and State of Maine, whose mailing address is _____, Sanford, ME 04073

with QUITCLAIM COVENANT,

A certain lot or parcel of land together with any buildings and improvements thereon, situated on the easterly side of State Route 109, but not adjacent thereto, in Wells, York County, Maine and being that lot designated as Lot “___” on a plan entitled “Plan Showing Rolling Woods Preserve, A 17 Lot Cluster Subdivision By Jackson, Drysdale & Associates L.L.C.” dated _____, 2022, prepared by Corner Post Land Surveying, Inc. and recorded in the York County Registry of Deeds in Plan Book ___ Page ___, to which Plan and the record thereof reference is made for a more particular description of the within conveyed premises.

The above described premises are conveyed subject to the following covenants and restrictions:

1. No building or other structure of any kind other than single-family residence with garage, separate storage shed, or barn shall be erected on said property. Outbuildings may only be erected when associated with a residence.
2. Dug or driven wells are prohibited.
3. The premises shall be used only for single family residential purposes and without limitation, no commercial, industrial, business, farming or animal

husbandry use or enterprise of any nature or description shall be carried on at the premises. Residential use shall include temporary or seasonal residence and shall not preclude leasing or rental, provided that Lot Owner(s) may not lease or rent the premises more often than one (1) time in any twelve (12) month period.

4. No machinery, unregistered motor vehicles, commercial vehicles exceeding a one ton truck, or equipment of any kind shall be placed, operated or maintained upon said property except such machinery or equipment as is usual and customary in connection with and during the use, maintenance or construction of a residence.
5. No structure of a temporary character, trailer, mobile home, basement, tent, shack, garage, barn or outbuilding shall be used as a residence on any lot.
6. No poultry, swine, dog kennels or livestock shall be kept or maintained on any part of the premises except dogs, cats, or birds may be kept for pleasure and use of the occupants. Animals shall not be housed or penned outdoors overnight.
7. All residential structures and accessory outbuildings shall conform to the codes, ordinances and regulations of the municipality, provided however, that the exterior of every dwelling house and accessory outbuilding must be completed, including painting or staining and landscaping, within one (1) year from the date construction is started.
8. No dead trees or other unsightly growth shall be permitted to remain on any part of the premises. No refuse pile or unsightly object shall be allowed to be placed on any part of the premises. No lawn ornaments, statuary, monuments or the like shall be allowed to be placed on the premises. All grills, clotheslines, screenhouses, swingsets, playgrounds, playhouses, and the like shall be screened from public view. Rubbish or waste containers must be enclosed and screened from public view. Compost piles are not allowed. Lot Owner(s) shall be responsible for keeping the premises and all improvements in good order and repair and free of debris, which shall include, without limitation, the regular mowing of all lawns, the pruning of trees and shrubbery, and painting or other external care of all buildings and other improvements, all in a manner and with such frequency as is consistent with good property management. No signs shall be erected on the premises except signs "for sale" or "for rent" of reasonable size, type and appearance. By acceptance of a deed, Lot Owner(s) acknowledge(s) that these restrictions are reasonable and necessary to protect the

appearance of the neighborhood and property values of all lots in the development.

9. No noxious or offensive acts shall be carried upon any lot, nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.
10. All plans for the erection, additions, or alteration of buildings on the premises for shall be submitted for approval to the Declarant, its successors or assigns or its duly authorized representative before any construction is undertaken and such approval shall be endorsed in writing on said plans or by separate instrument. The covenants contained in this Paragraph 9 shall remain in effect for twenty (20) years after the conveyance of the premise, or until released by instrument executed and recorded by Declarant, or its successors and assigns, whichever shall first occur.
11. These covenants may be enforced by the Declarant, its successors and assigns, and owners of those properties benefited by the Private Way Maintenance Agreement benefitting Lot Owner(s)'s property as part of a common scheme of development.

The above described premises are conveyed subject to and together with the benefit of all terms, conditions, obligations, restrictions, easements and matters set forth on said Plan and also the "Rolling Woods Preserve Declaration of Protective Covenants and Common Easements by Jackson, Drysdale & Associates L.L.C." dated _____, 2022 and recorded in the York County Registry of Deeds in Book ___, Page ___, which is hereby incorporated by reference.

Together with an easement in common with others over land now or formerly of Jackson, Drysdale & Associates L.L.C., over the Private Way, also known as Rolling Woods Lane, depicted on the aforementioned Plan. This easement is subject to all terms, conditions, obligations and matters set forth on the aforementioned Plan, and the aforementioned Declaration, and also the "Private Way Maintenance Agreement" dated _____, 2022 and recorded in the York County Registry of Deeds in Book ___, Page ___, which is hereby incorporated by reference.

By acceptance of this deed the Grantees, their heirs and assigns agree to become and remain members in good standing in the Rolling Woods Preserve Homeowners Association, referenced in the above described Declaration.

Being the same premises conveyed in deed of Jackson, Drysdale & Associates L.L.C. to Patco Construction, Inc. dated [redacted] and recorded in the York County Registry of Deeds in Book [redacted], Page [redacted].

WITNESS WHEREOF, the said Patco Construction, Inc., has caused this instrument to be signed in its corporate name by Mark I. Patterson, its Treasurer thereunto duly authorized, this [redacted] day of [redacted], 2022.

PATCO CONSTRUCTION, INC.

By: Mark I. Patterson
Its: Treasurer

STATE OF MAINE,
YORK, SS.

[redacted], 2022

Personally appeared the above named Mark I. Patterson, Treasurer of said grantor corporation as aforesaid 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,

Notary Public / Attorney at Law