

# *Proposed Deed Restrictions*

## **Penobscot Heights**

1. Lots for single family residential purposes only, with a limit of one outbuilding or garage. An attached garage is not considered an outbuilding.
2. No further subdivision of the lots is permitted for sale, rent or lease.
3. Principal dwelling to be a minimum of 1000 square feet of living space with houses and buildings utilizing wood siding and roofing appropriate for the area.
4. House trailer, mobile home and campers are limited to 60 days on the property during construction.
5. Once construction commences on a building it must be enclosed and completed in no longer than 18 months.
6. Further lot clearing and grading is subject to local cutting regulation as well as shore land zoning ordinances.
7. A fifty 50 buffer from lot boundary lines cannot be cleared, but must be left in a natural state when placing a home on the lot.
8. Lot owners will become members of a homeowners association for ongoing maintenance of the roads. Developer shall be responsible for the road maintenance until 2 lots are sold or 3 years which ever is earlier.
9. No unregistered or commercial vehicle or other vehicle in excess of 1 ton shall be stored on any lot outside of a garage. There shall be a limit of one over the road recreational vehicle designated for temporary occupancy on any lot.
10. No noxious or offensive activities shall be carried on upon any lot nor shall anything be done to create an annoyance or nuisance.
11. No trash, ashes or other garbage shall be thrown, dumped or stored on any lot.
12. No non-native wild animals, domesticated livestock or domesticated fowl shall be maintained on any lot. Household pets are permitted so long as they do not interfere with the quiet enjoyment of the property by other lot owners.

