

RESTRICTIONS

1. SINGLE-FAMILY RESIDENTIAL USE. THIS SUBDIVISION IS INTENDED FOR SINGLE-FAMILY RESIDENTIAL USE ONLY. NO OTHER USES, INCLUDING BUT NOT LIMITED TO, COMMERCIAL, INDUSTRIAL, AGRICULTURAL, OR OTHER USES, SHALL BE PERMITTED ON ANY LOT IN THIS SUBDIVISION WITHOUT THE WRITTEN CONSENT OF THE BOARD OF SUPERVISORS AND THE TOWN OF CHINA.
2. SUBDIVISION. THIS SUBDIVISION IS A SINGLE-FAMILY RESIDENTIAL SUBDIVISION. NO LOT IN THIS SUBDIVISION SHALL BE SUBDIVIDED INTO TWO OR MORE LOTS WITHOUT THE WRITTEN CONSENT OF THE BOARD OF SUPERVISORS AND THE TOWN OF CHINA.
3. ACQUISITION. NOT A WAIVER. THIS SUBDIVISION IS A SINGLE-FAMILY RESIDENTIAL SUBDIVISION. NO LOT IN THIS SUBDIVISION SHALL BE ACQUIRED BY ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE BOARD OF SUPERVISORS AND THE TOWN OF CHINA.
4. ROAD ASSOCIATION AND FEE. THIS SUBDIVISION IS A SINGLE-FAMILY RESIDENTIAL SUBDIVISION. NO LOT IN THIS SUBDIVISION SHALL BE ASSOCIATED WITH ANY ROAD WITHOUT THE WRITTEN CONSENT OF THE BOARD OF SUPERVISORS AND THE TOWN OF CHINA.
5. RESERVATION OF RIGHT OF WAY. THIS SUBDIVISION IS A SINGLE-FAMILY RESIDENTIAL SUBDIVISION. NO LOT IN THIS SUBDIVISION SHALL BE ASSOCIATED WITH ANY RIGHT OF WAY WITHOUT THE WRITTEN CONSENT OF THE BOARD OF SUPERVISORS AND THE TOWN OF CHINA.
6. LOTS COVERED BY RESTRICTIONS. THIS SUBDIVISION IS A SINGLE-FAMILY RESIDENTIAL SUBDIVISION. NO LOT IN THIS SUBDIVISION SHALL BE COVERED BY ANY RESTRICTIONS WITHOUT THE WRITTEN CONSENT OF THE BOARD OF SUPERVISORS AND THE TOWN OF CHINA.
7. RESTRICTIONS CONTAINED IN THE DEEDS. THIS SUBDIVISION IS A SINGLE-FAMILY RESIDENTIAL SUBDIVISION. NO LOT IN THIS SUBDIVISION SHALL BE COVERED BY ANY RESTRICTIONS CONTAINED IN THE DEEDS WITHOUT THE WRITTEN CONSENT OF THE BOARD OF SUPERVISORS AND THE TOWN OF CHINA.
8. RESTRICTIONS NOT EXCLUSIVE. THIS SUBDIVISION IS A SINGLE-FAMILY RESIDENTIAL SUBDIVISION. NO LOT IN THIS SUBDIVISION SHALL BE COVERED BY ANY RESTRICTIONS NOT EXCLUSIVE WITHOUT THE WRITTEN CONSENT OF THE BOARD OF SUPERVISORS AND THE TOWN OF CHINA.

DEEDS WILL BE ACQUIRED BY THE BOARD OF SUPERVISORS AND THE TOWN OF CHINA. THE BOARD OF SUPERVISORS AND THE TOWN OF CHINA SHALL BE RESPONSIBLE FOR THE ACQUISITION OF THE DEEDS.

AGREEMENT BETWEEN DEVELOPER OF EVERGREEN ACRES AND THE TOWN OF CHINA. THE DEVELOPER OF EVERGREEN ACRES AND THE TOWN OF CHINA HAVE AGREED TO THE FOLLOWING TERMS AND CONDITIONS:

1. The developer of Evergreen Acres shall be responsible for the construction of the roads and utilities within the subdivision.

2. The developer of Evergreen Acres shall be responsible for the maintenance of the roads and utilities within the subdivision.

3. The developer of Evergreen Acres shall be responsible for the payment of the taxes and fees associated with the subdivision.

4. The developer of Evergreen Acres shall be responsible for the payment of the costs of the subdivision.

5. The developer of Evergreen Acres shall be responsible for the payment of the costs of the subdivision.

6. The developer of Evergreen Acres shall be responsible for the payment of the costs of the subdivision.

7. The developer of Evergreen Acres shall be responsible for the payment of the costs of the subdivision.

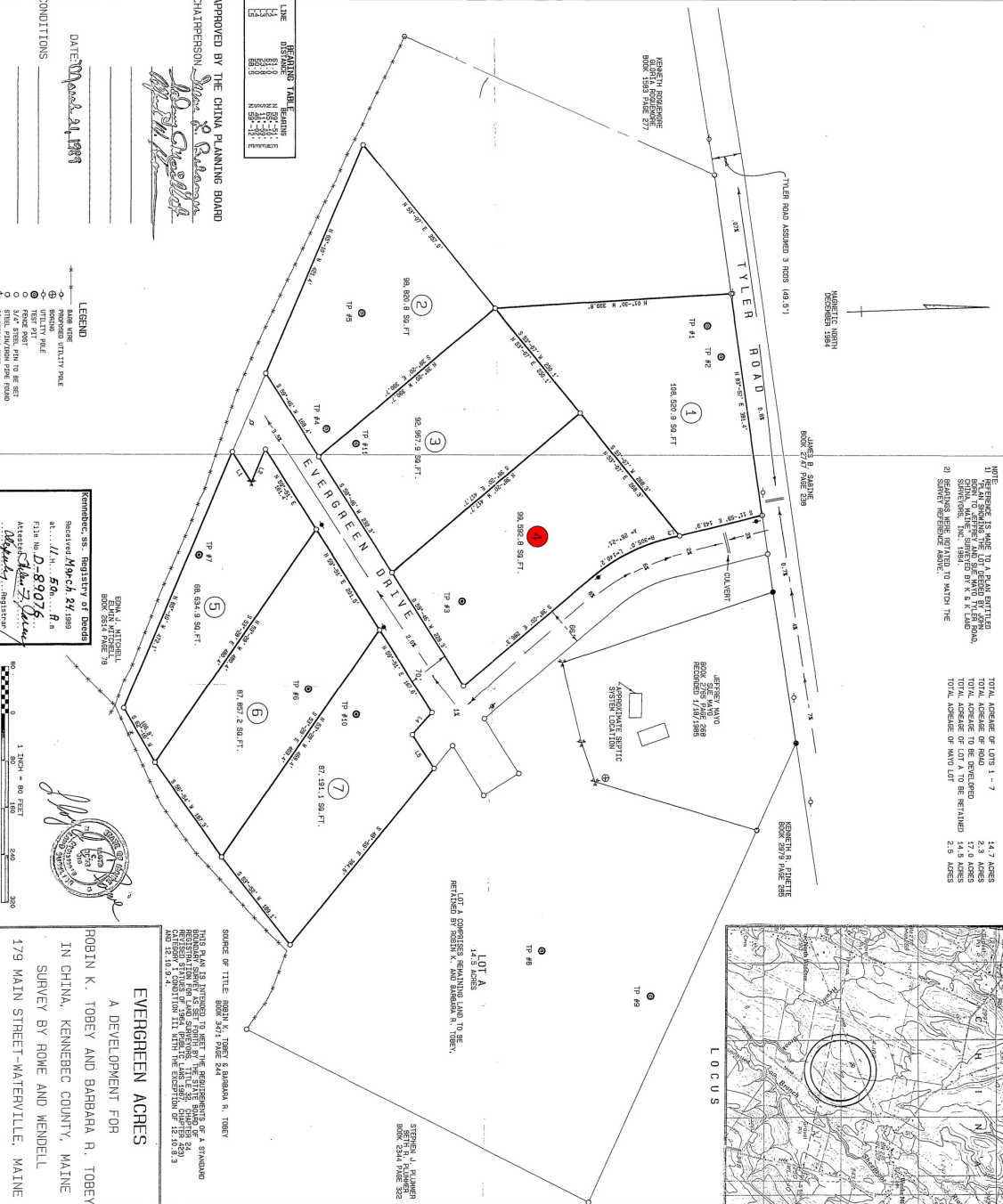
8. The developer of Evergreen Acres shall be responsible for the payment of the costs of the subdivision.

9. The developer of Evergreen Acres shall be responsible for the payment of the costs of the subdivision.

10. The developer of Evergreen Acres shall be responsible for the payment of the costs of the subdivision.

CONDITIONS: 3/20/99 DATE

NOTE: 1) TOTAL ACRES OF LOTS 1-7: 14.7 ACRES
2) TOTAL ACRES OF ROAD: 2.3 ACRES
3) TOTAL ACRES TO BE DEVELOPED: 12.4 ACRES
4) TOTAL ACRES OF RETAINED: 2.3 ACRES
5) TOTAL ACRES OF WARD LOT: 2.5 ACRES



APPROVED BY THE CHINA PLANNING BOARD
CHAIRPERSON: [Signature]
DATE: March 21, 1989

LEGEND
BOUNDARY
UTILITY POLE
ROAD
RAILROAD
WATER

Kennebec, SS - Registry of Deeds
Received March 24, 1989
FILE NO. D-89076
ATTEST: [Signature]

1 INCH = 80 FEET
200
400
600
800
1000

EVERGREEN ACRES
A DEVELOPMENT FOR
ROBIN K. TOBEY AND BARBARA R. TOBEY
IN CHINA, KENNEBEC COUNTY, MAINE
SURVEY BY ROWE AND WENDELL
179 MAIN STREET-WATERVILLE, MAINE
FEBRUARY 1989 - SCALE 1" = 80'