

MOUNTAIN PROPERTY

ACTIVE ADULT | LAND FOR SALE | HUNTING

½ Acre of cleared
building area

**12E Mountain View Dr,
Temple**

820ft Owned waterfront
on Conant Brook



\$128,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Set high in the hills of Temple, this 11.48± acre surveyed parcel offers sweeping mountain views, privacy, brook frontage, and a ready-to-build setting in western Maine. The property features approximately 820 feet of owned frontage along Conant Brook and 615 feet of frontage on Mountain View Drive, with a mix of open, rolling, and wooded terrain.

A cleared building site is already in place, taking advantage of the elevated setting and long-range views across the surrounding mountains and forest. Power is available along the road, and the property has previously been soil tested, giving a future owner a strong head start toward building a year-round residence, vacation home, or private Maine retreat.

The land is located within the private Mountain View subdivision, accessed by a dead-end gravel road. The subdivision includes a road association along with a trail system and scenic overlook area maintained for the benefit of the property owners. Annual association dues are currently \$1,000 and contribute toward maintenance of the private roads, trails, fire pond, and designated buffer and drainage areas.



Much of the property is currently enrolled in Maine's Tree Growth Tax Law program, with the town records showing approximately 9.24 acres of hardwood and 1.24 acres of mixed wood enrolled, along with a one-acre primary lot.

Located in rural Franklin County, this property offers the combination that is increasingly difficult to find: acreage, substantial brook frontage, mountain views, privacy, power nearby, and an established building area—all within reach of Farmington and the outdoor recreation of western Maine. Whether you're looking to build a full-time home, four-season getaway, or hold a quality piece of Maine land for the future, 12E Mountain View Drive is ready for its next owner.



**Lifestyle
Properties
of Maine**





12E MOUNTAIN VIEW DR, TEMPLE

PRICE

\$128,500

TAXES

\$665/2026

11.48± ACRES

ROAD FRONTAGE 615FT

HOW FAR TO...



Shopping | Farmington, 13± miles



Hospital | Farmington, 13± miles



Airport | Portland, 80± miles



Interstate | Exit 112B, 47± miles



City | Augusta, 46± Miles



Boston | 183± miles 3 Hours
20 Minutes





Spencer Wood

ASSOCIATE BROKER | REALTOR®



603.568.2475 cell



207.794.6164 office



spencer@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Spencer's bio and
other listings



Testimonial:

'My husband and I would like to thank Spencer for helping us sell our property in Addison. He was so helpful guiding us through the whole process from listing, to negotiating, to closing. Spencer would always return my phone calls or text promptly. If we ever need a realtor again we would want to have Spencer and would highly recommend him to others.'

Ann Fernald



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Franklin County Sheriff's Office
207-778-2680

Fire

Temple Volunteer Fire Department
207-778-6680

Town Office

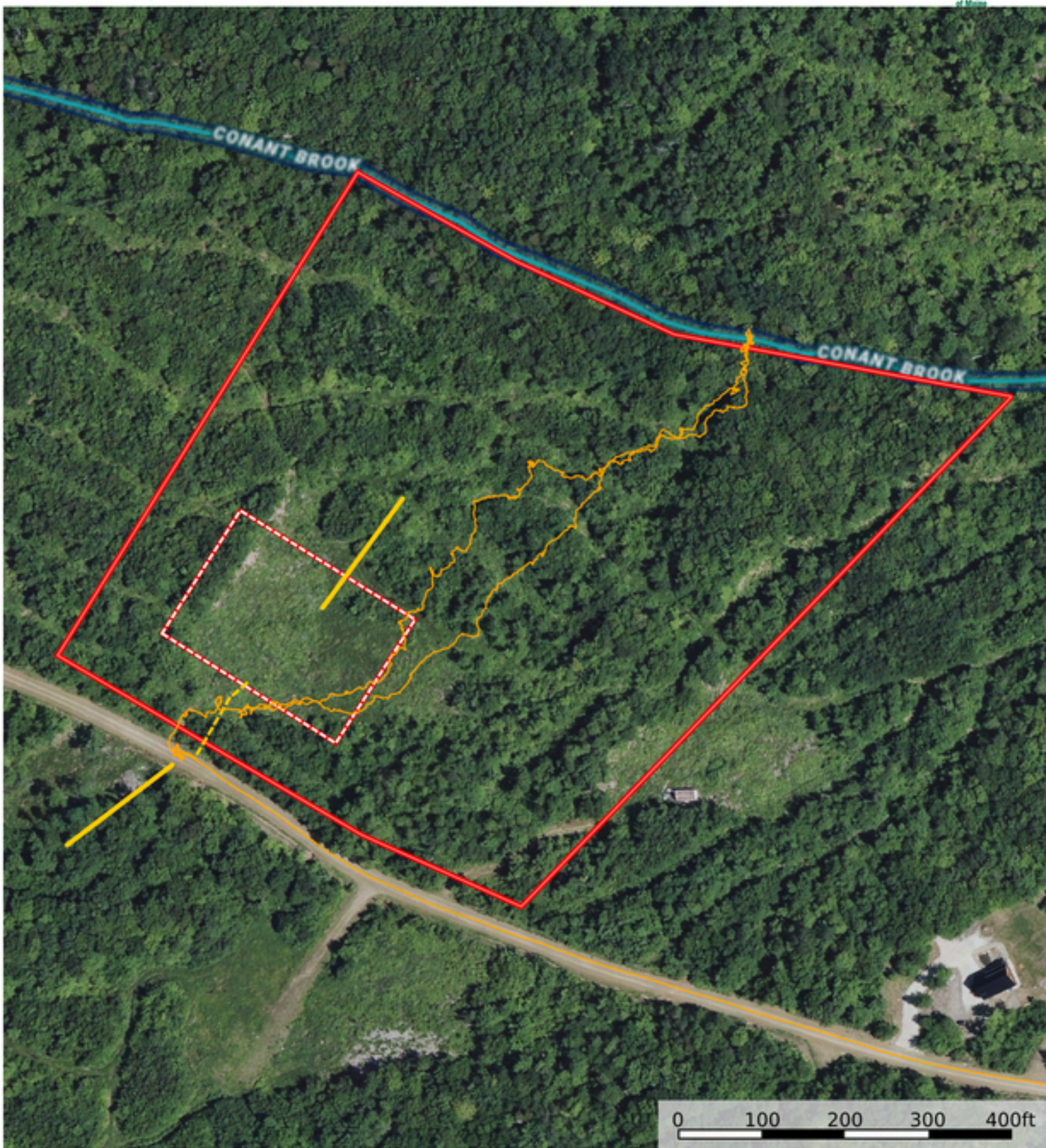
258 Temple Road, Temple, ME 04984
207-778-6680
templetownoffice@yahoo.com
Monday 11-7 and Thursday 9-5

Tax Assessor

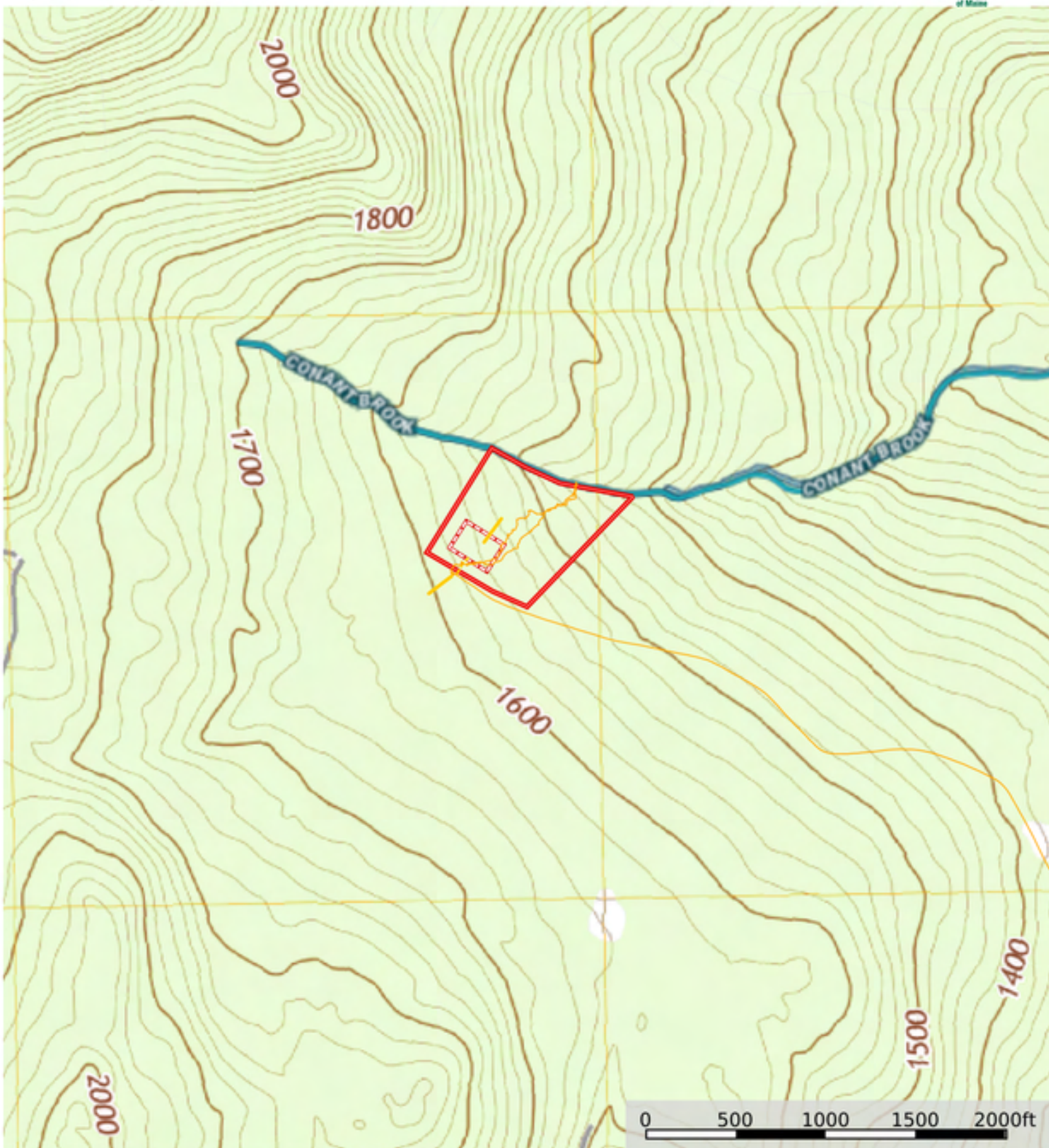
John E. O'Donnell & Associates
207-926-4044
info@jeodonnell.com

Code Enforcement

Jon Arnold
207-242-3331
jonarnold4477@ymail.com



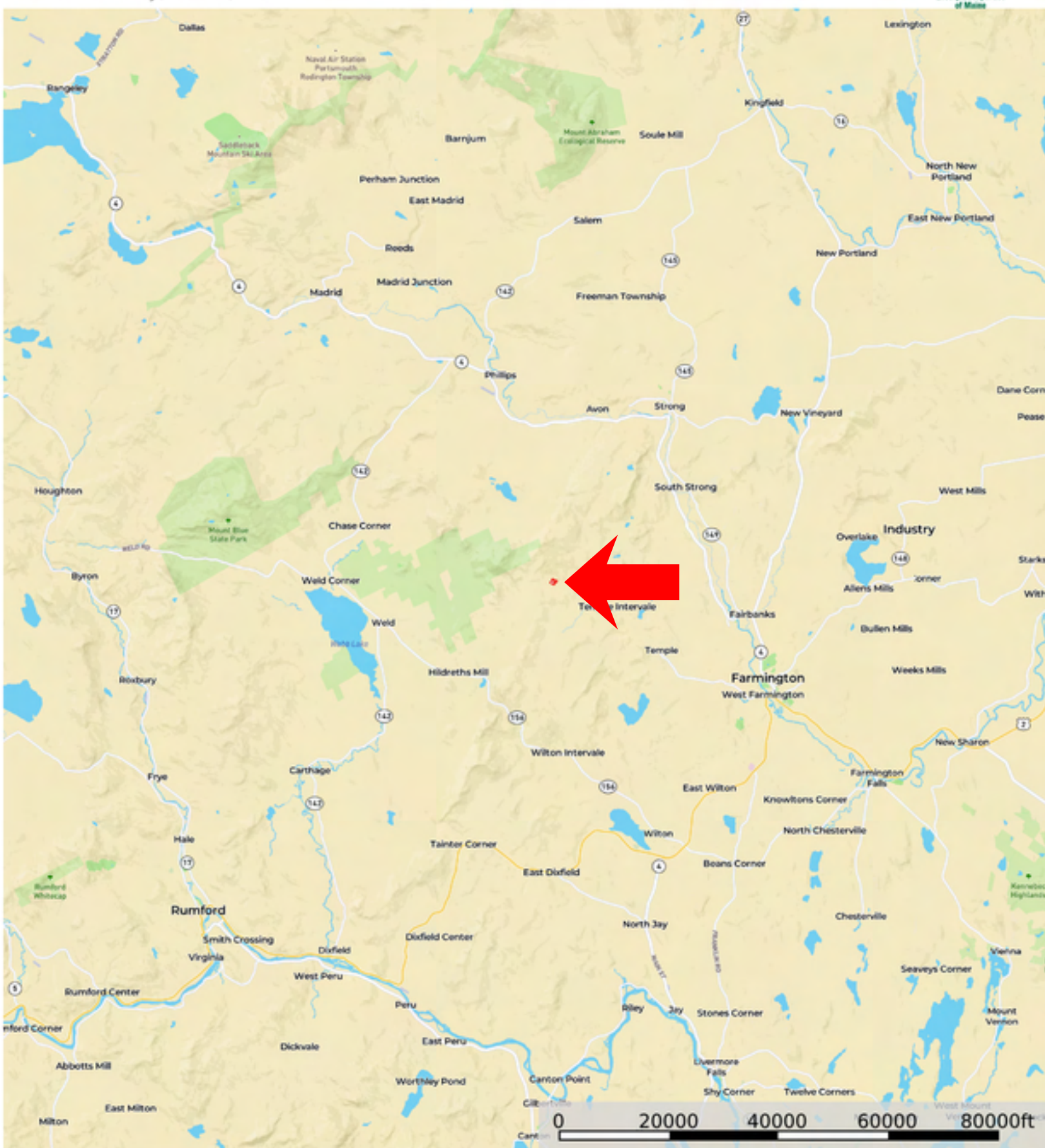
Track Direction Road / Trail Boundary Boundary Wetlands Riparian Stream, Intermittent River/Creek Water Body



Track Direction Road / Trail Boundary Boundary Wetlands Riparian Stream, Intermittent River/Creek Water Body

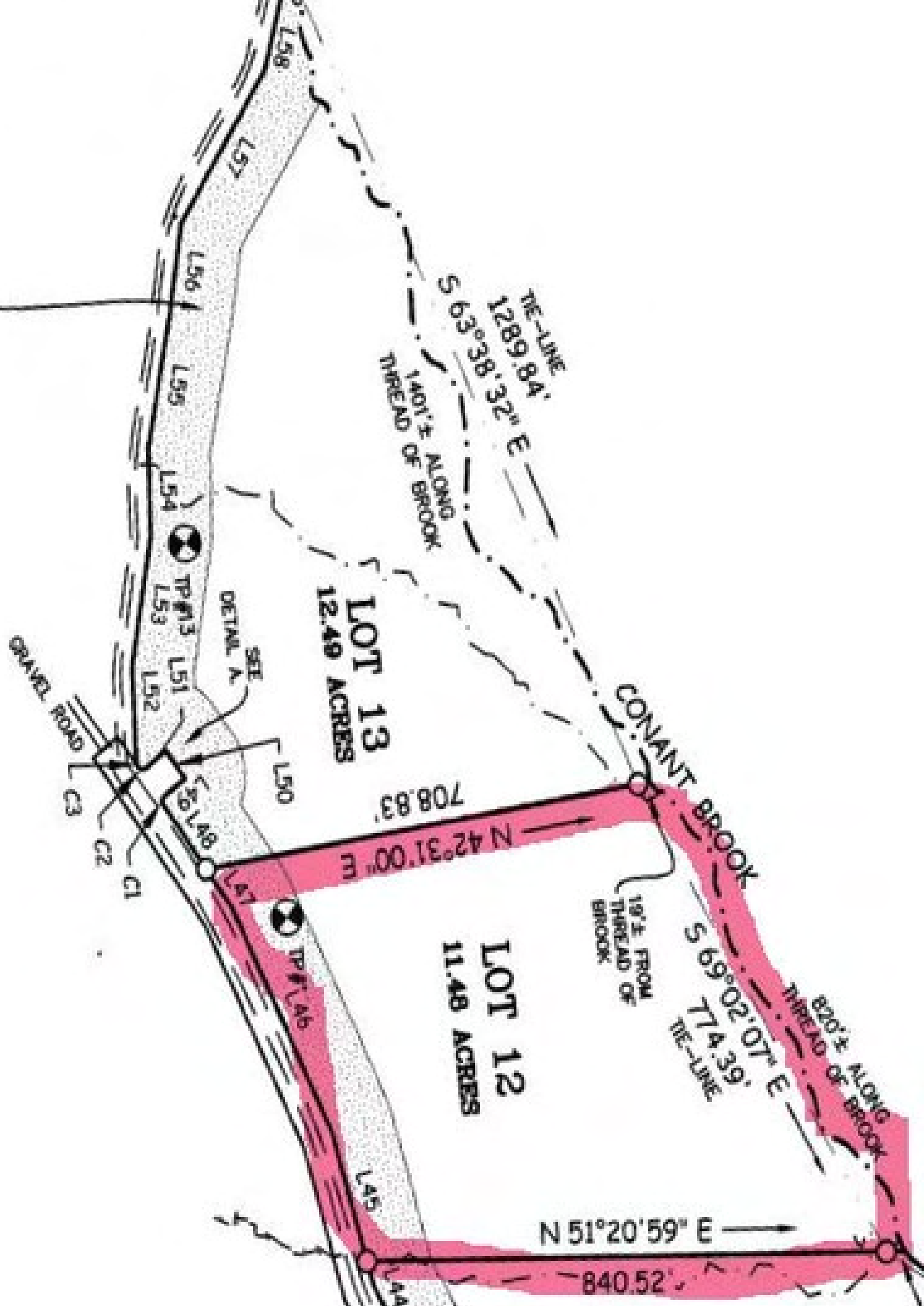
Temple - Mountain View Drive

Franklin County, Maine, AC +/-



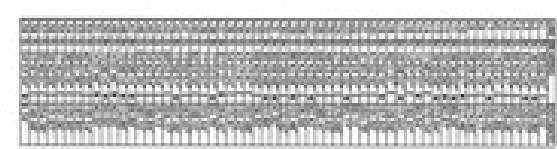
Boundary Boundary

STOPWATER BUFFER
NOT SHOWN HEREON



OFFICE OF THE NOTARY PUBLIC STATE OF NEW YORK

NOTARY PUBLIC GEORGE T. C. I.

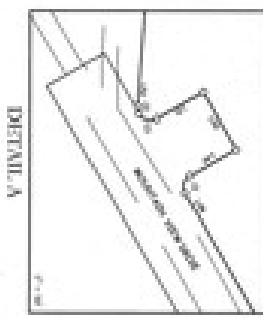
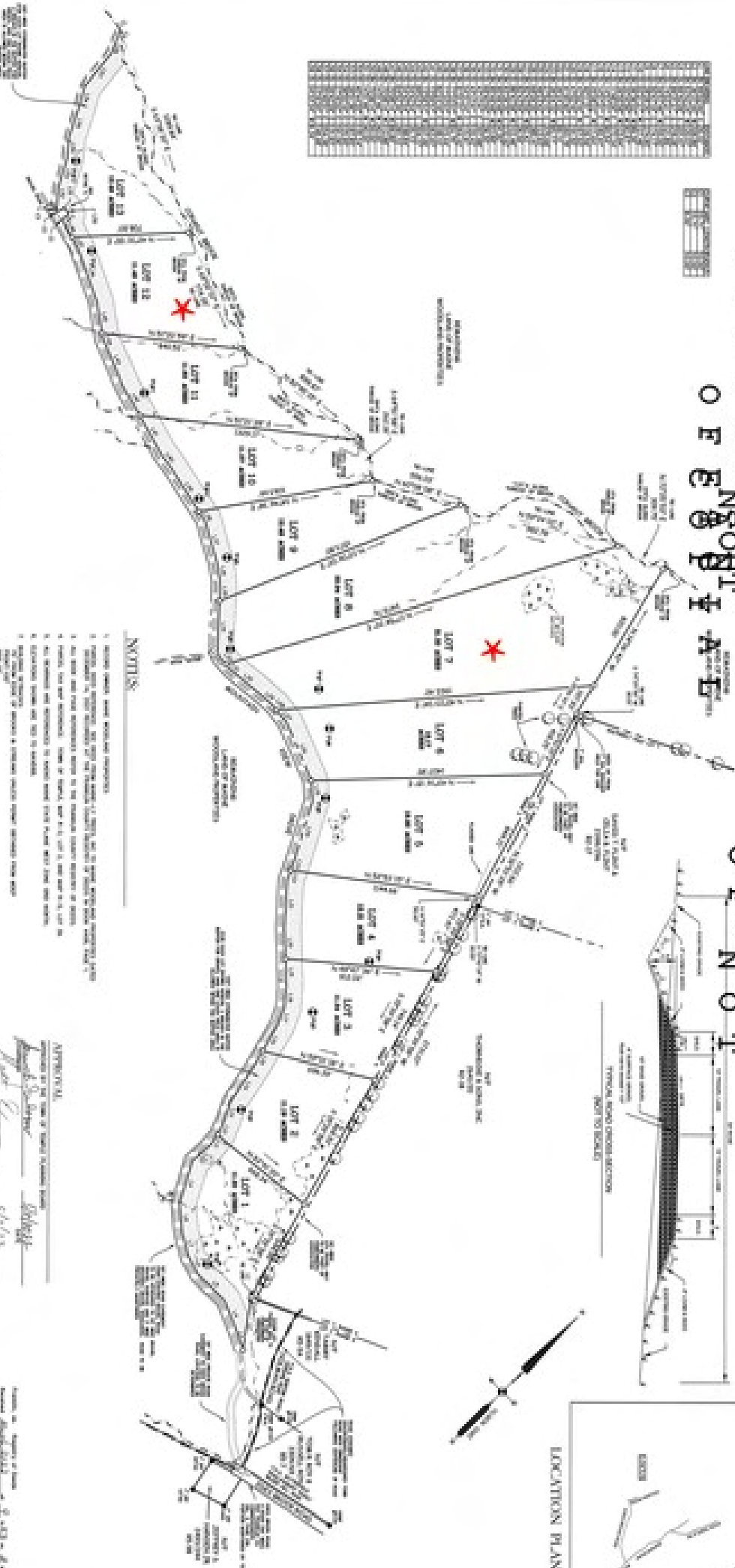


NOTARY PUBLIC
STATE OF NEW YORK

NOTARY PUBLIC
STATE OF NEW YORK

TYPICAL ROAD CROSS-SECTION
PART TO SCALE

LOCATION PLAN



DETAIL A

- LEGEND**
- 1. LOT 12
 - 2. LOT 11
 - 3. LOT 10
 - 4. LOT 9
 - 5. LOT 8
 - 6. LOT 7
 - 7. LOT 6
 - 8. LOT 5
 - 9. LOT 4
 - 10. LOT 3
 - 11. LOT 2
 - 12. LOT 1

NOTES

1. THE LOTS SHOWN ARE SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, AND OTHER RIGHTS OF THIRD PARTIES.
2. THE LOTS SHOWN ARE SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, AND OTHER RIGHTS OF THIRD PARTIES.
3. THE LOTS SHOWN ARE SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, AND OTHER RIGHTS OF THIRD PARTIES.
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11. THE LOTS SHOWN ARE SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, AND OTHER RIGHTS OF THIRD PARTIES.
12. THE LOTS SHOWN ARE SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, AND OTHER RIGHTS OF THIRD PARTIES.

CERTIFICATION

I, the undersigned, being a Notary Public for the State of New York, do hereby certify that the foregoing is a true and correct copy of the original as the same appears to me.

George T. C. I.
Notary Public
State of New York

Michael A. Johnson
Notary Public
State of New York



JONES ASSOCIATES INC.
1000 ROUTE 91
SUITE 100
MOUNTAIN VIEW, NEW YORK 10549
TEL: 914.234.1234
FAX: 914.234.1235
WWW.JONESASSOCIATES.COM

MOUNTAIN VIEW EAST
SUBDIVISION
2000 ROUTE 91, MOUNTAIN VIEW, NEW YORK 10549
TRAPPE, MARY
GUYTON, MISSOURI
SARASOTA, FL 34230

NOTARY PUBLIC
STATE OF NEW YORK
NOTARY NO. 123456789
EXPIRATION DATE: 12/31/2025
PRINTED: 12/31/2025



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
*Unless you enter into a written agreement
for agency representation, you are
a customer—not a client.*

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.



Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine



@lifestyleproperties · 85.5K subscribers · 1K videos

Maine Real Estate property listings | Interested in residential, land, recreational, hunting. ...more

lifestylepropertiesofmaine.com and 4 more links



Do you need to sell your Maine property?



Scan the code to learn how to get the most money for your property, with the least amount of hassle.

Testimonial

"We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm."

Allen LeBrun, Previous Client

PROPERTY LOCATED AT: 12E Mountain View Dr., Temple, ME 04984**PROPERTY DISCLOSURE – LAND ONLY**

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? ☐ Yes ☒ No ☐ Unknown

If Yes: Are tanks in current use?..... ☐ Yes ☒ No ☐ Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP?..... ☐ Yes ☒ No ☐ Unknown

Are tanks registered with DEP?..... ☐ Yes ☒ No ☐ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

What materials are, or were, stored in the tank(s): _____

Have you experienced any problems such as leakage: ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: Seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL:..... ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☒ No ☐ Unknown

METHAMPHETAMINE:..... ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: Seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Buyer Initials _____ Page 1 of 4 Seller Initials JC _____

PROPERTY LOCATED AT: 12E Mountain View Dr., Temple, ME 04984

SECTION II – ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Deed restrictions, road association and private ways and trails

Source of information: seller, survey, and deed restrictions

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?..... ☐ Yes ☒ No ☐ Unknown

If No, who is responsible for maintenance? Lot owners in Mountain View subdivision

Road Association Name (if known): Mountain View Association

Source of information: Seller

SECTION III – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Buyer Initials _____

Page 2 of 4

Seller Initials JC

PROPERTY LOCATED AT: 12E Mountain View Dr., Temple, ME 04984

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map? _____

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section III information: **FEMA Mapping**

SECTION IV — GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: **Seller**

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: **New subdivision in 2022**

Source of information: _____

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: **Tree growth**

Is a Forest Management and Harvest Plan available?..... ☒ Yes ☐ No ☐ Unknown

Has all or a portion of the property been surveyed?..... ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available?..... ☒ Yes ☐ No ☐ Unknown

Has the property ever been soil tested?..... ☒ Yes ☐ No ☐ Unknown

If Yes, are the results available?..... ☒ Yes ☐ No ☐ Unknown

Are mobile/manufactured homes allowed?..... ☐ Yes ☒ No ☐ Unknown

Are modular homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Source of Section IV information: **Seller**

Additional Information: _____

Buyer Initials _____

Page 3 of 4

Seller Initials **JC**

PROPERTY LOCATED AT: 12E Mountain View Dr., Temple, ME 04984

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

SELLER DATE

Benchmark Real Estate Capital LLC

Jonnoy Connell 08/10/2026

SELLER DATE

SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

BUYER DATE

BUYER DATE



Susan A. Black, Register of Deeds
Franklin CountyBk 4821 PG 167
Instr # 2026-2002
03/30/2026 12:19:19 PM
Pages 2**WARRANTY DEED**

BENCHMARK REAL ESTATE CAPITAL LLC, a Massachusetts Limited Liability Company, with a mailing address of 55A Bailey Lane, Georgetown, Massachusetts 01833, for consideration paid, grant to **JONROY CONNELL** of 55A Bailey Lane, Georgetown, Massachusetts 01833, with **WARRANTY COVENANTS**, the following:

A certain lot or parcel of land situated in **Temple**, County of Franklin and State of Maine, and bounded and described as follows: Being **Lot 12** as shown on a Plan titled Plan of Mountain View East Subdivision Plan, Edes Brook Road, Holman Road, Temple, Maine, prepared by Michael A. Hartman, P.L.S. #2433 of Jones Associates Inc. dated March 21, 2022, and recorded in the Franklin County Registry of Deeds in Plan File #6851 (the "Plan").

Together with and subject to all easements, rights of way, covenants, reservations, restrictions, terms and conditions as set forth in the Plan and as set forth in the Declaration of Protective Covenants, Reservations, Restrictions, and Easements of Mountain View East & West Subdivisions, dated October 10, 2022, and recorded in the Franklin County Registry of Deeds in Book 4499, Page 131, and any amendments thereto.

Also, together with and subject to the terms, conditions and obligations contained in the Agreement Regarding the Formation of a Homeowners' Association, Road Maintenance and Trail System Maintenance between Maine Woodland Properties and Benchmark Real Estate Capital LLC dated September 8, 2023, recorded in said Registry of Deeds in Book 4579, Page 97.

Being the same premises conveyed by Maine Woodland Properties to Benchmark Real Estate Capital LLC by Warranty Deed dated September 8, 2023, recorded in said Registry of Deeds in Book 4579, Page 95.

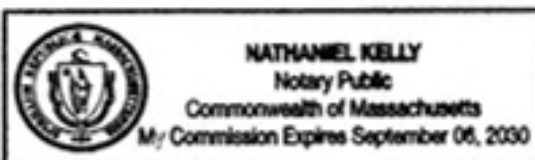
WITNESS my hand and seal this 19 day of March, 2026.

Benchmark Real Estate Capital LLC

Witness

By

[Signature]
Jonroy Connell, Sole Member
duly authorized



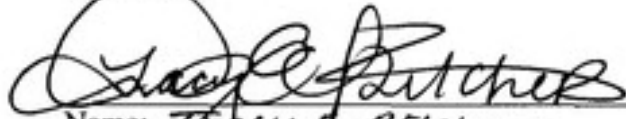
**Maine Real Estate
Transfer Tax Not Paid**

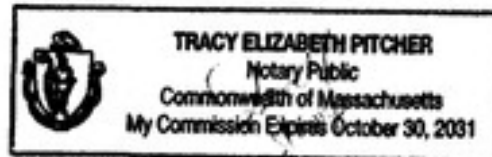
COMMONWEALTH OF MASSACHUSETTS
ESSEX, ss.

March 19, 2026

Personally appeared the above named Jonroy Connell, in his aforesaid capacity, and acknowledged the foregoing to be his free act and deed and the free act and deed of said Benchmark Real Estate Capital LLC.

Before me,


Name: Tracy E. Pitcher
Notary Public: MA County: Essex
My commission expires: 10/30/2031



Mills Shay et al
Shaw, Env.

**DECLARATION OF PROTECTIVE COVENANTS,
RESERVATIONS, RESTRICTIONS, AND EASEMENTS OF
MOUNTAIN VIEW EAST & MOUNTAIN VIEW WEST SUBDIVISIONS
TEMPLE, MAINE**

WITNESS THIS DECLARATION OF PROTECTIVE COVENANTS, RESERVATIONS, RESTRICTIONS AND COMMON EASEMENTS, made this 10th day of October, 2022, by Maine Woodland Properties, a Maine corporation with an address of 5210 Paylor Lane, Sarasota, FL 34240 hereinafter referred to as the "Declarant".

WHEREAS, Declarant has acquired by deed of Maine-ly Trees, Inc. dated December 14, 2021 and recorded in the Franklin County Registry of Deeds in Book 4406, Page 1, a certain parcel of land situated off of Edes Brook Road, in the Town of Temple, County of Franklin, and State of Maine; and

WHEREAS, Declarant is in the business of developing and selling real estate situated in said Town of Temple, which is the above-referenced land acquired from Maine-ly Trees, Inc. et al, which development is known as Mountain View East and Mountain View West Subdivisions and is more particularly described in a Plan of Subdivision "Mountain View East & Mountain View West" made by Jones Associates, Inc., approved by the Town of Temple Planning Board on May 2, 2022 and recorded in the Franklin County Registry of Deeds on May 6, 2022 as Plan: 6850 (Mountain View West) and Plan: 6851 (Mountain View East); and

WHEREAS, Declarant desires to provide for the improvement of Mountain View East & West Subdivisions and future development, a harmonious plan for the relative location of residential structures, garages, rights-of-way, easements, roads, and general land use, all to assure the purchasers of Parcels in Mountain View East & West Subdivision, their heirs and assigns owning such Parcels, that the use, benefit, and enjoyment of the individual Parcel shall not conflict with the harmonious plan; and

WHEREAS, the Declarant desires to establish the Mountain View East & West Subdivisions and future development as a residential subdivision providing for the greatest possible degree of health, safety, environmental beauty, and amenity for the property owners and inhabitants thereof, and to effect the foregoing purposes, desires to subject the property to protective covenants and common easements and enforcement of same, the maintenance of improvements and facilities, and the establishment, collection and disbursement of assessments, all as set forth hereinafter, each and all of which are for the benefit of the property and of each Parcel of the protective covenants and easements hereinafter set forth, maintaining and improving certain rights-of-way and/or facilities, and otherwise carrying out objectives of this Declaration;

NOW, THEREFORE, Declarant hereby declares that Parcels within the Mountain View East & West Subdivisions and future development shall be held, occupied, improved, transferred, sold, leased, and conveyed subject to the protective covenants and restrictions, the reservations and exceptions, the common rights and easements, all of which are declared to be in furtherance of a uniform scheme for the development of the property and that said protective covenants,

reservations, and common easements are intended to enhance and protect the value and desirability of the property as a whole, to mutually benefit each of the Parcels located thereon, to create mutual, equitable servitudes upon each of the Parcels in favor of each and all other Parcels therein and to create reciprocal rights and privities of contract and estate between all persons acquiring or owning any interest in any portion of the property including Declarant, and Declarant's grantees, successors, administrators, and assigns and shall be deemed to run with the land and be a burden and benefit to and enforceable by all such persons, including Declarant, and Declarant's grantees, successors, administrators, and assigns.

ARTICLE I

Definitions

The following words, shall, as used here have the following meanings, unless the context plainly requires otherwise:

- a. Road. All roads and ways as shown on the Plan of Mountain View East & West Subdivisions.
- b. Declarant. Maine Woodland Properties, as aforesaid, and any successor to all of Declarant's right, title, and interest in and to the property.
- c. Owner. The record owner, whether one or more persons or entities, of the fee simple title to any Parcel or Parcels, but not including Declarant.
- d. Parcel. Any one of the numbered Parcels, numbered 1 through 13, within the Mountain View East & West Subdivisions as shown upon the Plan, which may hereafter be conveyed by Declarant.
- e. Plan. That Plans labeled "Mountain View East & West", approved by the Planning Board of the Town of Temple, Maine, on May 2, 2022, and recorded in the Franklin County Registry of Deeds on May 6, 2022 as Plan: 6850 (Mountain View West) and Plan: 6850 (Mountain View East)

ARTICLE II

Reservations, Exceptions and Easements

Each conveyance of a Parcel shall be deemed to be subject to the following as applicable:

- a. Drainage and Utility Easement. Each Parcel shall be subject to an easement of 15 feet measured from the edge of the Road right-of-way, over the land of each Parcel owner for the benefit of Declarant, its successors and assigns for the perpetual right to enter upon the land for all purposes necessary to maintain utilities and ditches.
- b. Access. A right-of-way for all purposes over and along the road, in the subdivision, as shown on the Plan of the Subdivision, in common with Declarant and the owners of the other parcels and future development.

ARTICLE III

Protective Covenants and Restrictions

The following use restrictions and protective covenants shall apply to each Parcel conveyed from the Mountain View East & West Subdivisions, to be construed as real covenants, running with the land, enforceable by Declarant and the owner of each Parcel within the Mountain View East & Mountain View West Subdivisions:

- a. Residential Use. No more than one principal residential building designed and occupied for single-family use shall be maintained on any single Parcel at any one time. For the purposes hereof, "family" shall mean persons related by blood, marriage, or adoption, or not more than four unrelated persons, living together as a single housekeeping unit. This restriction shall not prevent the erection of such auxiliary structures such as garages, storage buildings, or the like to be maintained in connection with the private residential use of the property, nor shall it prevent either the attachment to or inclusion within the principal residential building an apartment or a separate guest house (with municipal approval).
- b. No Commercial Use. No Parcel shall be used for any commercial purpose whatsoever, but solely for private residential purposes. This restriction shall not be construed to prevent rental of any home on said Parcel for private residential purposes, nor to prevent the conduct of professions, craft work, artistic endeavors and similar home occupations, but only when conducted from within a private residence, solely by individuals regularly living therein.
- c. Surface Water, Stormwater and Groundwater. No owner of a Parcel, his agents, or successors in interest shall alter the natural course of surface water on any Parcel in a way that would alter the natural flow of such water across any other Parcel, unless such alteration is approved in writing by the owners of all Parcels affected.
- d. Underground Storage/Hazardous Materials. There shall be no underground storage of fuel oil or activities involving the use or storage of hazardous materials as defined by the Resource Conservation and Recovery Act of 1976, 40 CFR, Part 261, as amended.
- e. Compliance with Ordinances. All construction activities, including the siting of buildings, septic systems, and water supply shall be in accordance with all local, state, and federal laws, codes, ordinances, and regulations.
- f. Completion of Construction. All structures erected on any Parcel shall be completed as to their exteriors, including paint, stain or varnish, on all exterior surfaces above the foundation, within twelve months from the date construction is commenced.
- g. No Mobile Homes, Trailers and Tents. There shall be no mobile homes placed or stored on any Parcel. Travel trailers, camping trailers, tents or other form of mobile or temporary residence are allowed to be used and kept on the premises no longer than 120 days per calendar year. Once a home has been constructed, a motor home/camper can

be stored on the property. Modular homes, pre-fabricated homes and log cabin kits are allowed to be built on the property.

- h. Siding and Roofs. No dwelling or other building erected on any Parcel shall be covered with tar paper, asphalt siding, or corrugated metal siding but shall be covered with clapboards, shingles or other suitable material. Roofs of all buildings erected on any Parcel shall be pitched.
- i. Trash. Trash, garbage, and other waste shall be kept in sanitary containers where they are not visible from the road or any other Parcel.
- j. Business/Commercial and Unregistered Motor Vehicles. No unregistered motor vehicles may be kept on any property located in the subdivision unless said vehicle is parked in an enclosed garage. No business or commercial vehicle, or vehicle of similar nature (including tractor trailers) shall be brought upon, or be maintained, or be permitted to remain on the property except a business vehicle normally used by a Parcel owner in his or her occupation may remain on the property provided said vehicle is parked in an enclosed garage.
- k. Water Supply. The water supply for each Parcel shall be provided by means of drilled wells.
- l. Road Maintenance Association. Each parcel owner in the Subdivision will be a member of the Association and shall have right, duty and obligation to maintain the following: Mountain View Drive, the 30' wide ATV travel way between Lots 1 & 2 on Mountain View East subdivision and all additional trail and road systems developed throughout the property. The roads in Mountain View subdivision are to remain open to ATV traffic for land owners, guests and members of the Temple ATV Club.
- m. Animals. No animals or fowl shall be kept on the premises except ordinary household pets, regularly housed within the home. Horses are allowed.
- n. Power. Each parcel owner in the Subdivision will be responsible for extending power to their building site from the power lines roadside.
- o. For Sale Signs. There shall be no "For Sale" signs placed on any of the lots. The Developer, Maine Woodland Properties, is allowed to place promotional signs on any lots they are selling.
- p. Subdividing Existing Lots. Any lot may be divided one time after waiting 5 years from the original purchase with approval from the Town of Temple. The newly created lot must have a minimum of 5+ acres. Any lot created by the division of a lot must become a separate member of the Association and will be responsible for paying the current Association fees.

IN WITNESS WHEREOF, Maine Woodland Properties has caused this Declaration to be duly executed as of this 10th day of October, 2022.

MAINE WOODLAND PROPERTIES

By:



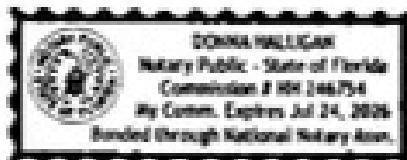
Name: Michael T. Emmons

Title: President

State of Florida
County of Sarasota, ss.

The above-named Michael T. Emmons, in his capacity as President of Maine Woodland Properties personally appeared before me this 10th day of October, 2022 and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said corporation.

Before me,


Notary Public/Attorney at Law