

## RESTRICTIVE COVENANT

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I, MARTHA LOVE, of 785 Palmer Road, Mill Spring, North Carolina, being the owner of a certain parcel of land situated in North Andover, County of Essex, Commonwealth of Massachusetts, shown as Lot 14 (The Premises) on a plan entitled "Planned Residential Development 'Lost Pond', Flintlock, Incorporated", which said plan is recorded with the Essex North District Registry of Deeds as Plan No. 12610 for consideration of \$1.00 paid, the receipt and sufficiency of which are hereby acknowledged hereby grant with Quitclaim Covenants the following restrictions on The Premises to the Inhabitants of the Town of North Andover acting by and through its Conservation Commission pursuant to Massachusetts General Laws, Chapter 40, Section 8C:

1. The Premises shall be retained in perpetuity as one lot and shall not be subdivided into additional lots.

2. The Premises shall be used only for the erection and maintenance of a single family residence thereon and for carrying on of agricultural activities by the occupants of the single family residence. The term Agricultural Activities as herein referred to shall include, animal husbandry, particularly, but not necessarily limited to, the keeping, breeding, boarding, training, and care of horses, the growing and harvesting of crops, the cultivation of fields, the mowing and grazing of meadows and the select cutting of plants and trees, but excluding the raising, breeding and training of dogs, pigs, and fur bearing animals.

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Shea + Dargatzis  
566 Boston Rd.  
Billerica, MA

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Essex Registry of Deeds  
North District

3. In addition to the principal residence which may be located on The Premises, a private garage and accessory buildings, such as sheds, barns, riding arenas, and other buildings, common to agricultural activities and the keeping of horses shall be permitted.

4. All uses other than those specifically permitted herein are hereby prohibited.

5. Nothing herein shall be construed to prohibit or prevent the Declarant or her successors in title from replacing the present buildings situated on the premises with buildings of a like kind and adding additional buildings so long as the replacement buildings and additional buildings are used for single family residential purposes and for agricultural activities as herein provided, and comply with the Zoning By-Laws of the Town of North Andover.

6. The Restrictive Covenants hereby granted shall run with the premises in perpetuity and be binding on the Declarant, her successors in title and assigns and shall be enforceable by the Town of North, and its successors.

In Witness Whereof, the said MARTHA LOVE has hereunder set her hand and seal this 11<sup>th</sup> day of <sup>JAN. 1996</sup> ~~December~~, 1995.

*Martha Love*  
MARTHA LOVE

STATE OF NORTH CAROLINA

COUNTY OF PINK, ss

JAN. 11, 1996  
December, 1995

Then personally appeared the above named Martha Love and acknowledged the foregoing instrument to be her free act and deed, before me



Notary Public  
My commission expires:

11-27-97

FLINT.RST/DMT