

SWIFTWATER VALLEY SUBDIVISION

Skiway Section – Named Section

Property Covenants and Easements

1. All lots in this subdivision, as shown on a plan entitled, “Skiway at Swiftwater Valley, a proposed Development in Haverhill, New Hampshire,” dated December 22, 1972, drawn by Gordon E. Ainsworth & Associates, Inc. may only be used for residential purposes, except the areas designated on the plan as the “Preserve,” “Life Line,” and “Ski Trails”. No structure or building shall be erected, altered, placed, or permitted to remain on any residential lot other than one single family dwelling and private garage. No buildings, structures, improvements of any type or nature shall be erected, placed, constructed, or permitted to remain in or on the areas shown and designated on the aforesaid plan as the “Preserve”, the “Restricted Area,” the “Lift Line,” and the “Trails,” which areas shall always remain unimproved.
2. Any garage or out building shall conform in appearance to the residential structure on the lot it serves.
3. Before any dwelling is erected, placed or altered on any lot, its plans and specifications must be submitted to the Swiftwater Valley Management Committee, together with a site plan showing the proposed location of the structure on the lot and the proposed location of its leeching field and septic tank.
4. Building permits will be issued upon compliance with the following standards:
 - a. Any residence erected on any lot in this subdivision shall have a minimum habitable floor area of 900 square feet. The main floor shall have at least 600 square feet. The side that faces the street shall be considered to be the front of any dwelling erected in this subdivision.

- b. All dwellings must have adequate private inside bathroom facilities in good working order.
 - c. All sanitary plumbing shall conform with the minimum requirements of the Department of Health of the Town of Haverhill, and the State of New Hampshire.
 - d. All structures shall be completed on the exterior within six (6) months from the start of construction including paint, stain or varnish on any exterior wood surfaces. Stain, paint or varnish will not be required on any real log homes. Exterior walls must be finished with approved siding material or if concrete block is to be used as an exterior surface, it must be painted with two (2) coats of masonry paint.
 - e. Dwellings must be built on a continuous foundation wall. No post, piers or combination of these where the underside of the building is exposed to light and air will be permitted, except that this standard shall not apply to attachments to a dwelling that is not built for year round use.
 - f. The Swiftwater Valley Management Committee shall approve plans and specifications for all structures erected in this subdivision. The committee may reject any plan because of too great a similarity to nearby existing structures or because in the opinion of the committee, the building is improperly placed on the lot.
5. Any structure erected must set back not less than fifty (50) feet from the front lot line and not less than fifty (50) feet from any side street lot line. Side line set back shall not be less than twelve (12) feet.
6. No "For Sale" sign or advertising device of any kind shall be erected on any lot without the express permission of Town & Country Homes, Inc. or its designee or assignee.
7. Easements for the installation and maintenance of utilities or drainage facilities are reserved by Town & Country Homes, Inc., its successors and assigns in, over and under all the ways shown on the subdivision. Such other easements are also reserved to permit entry upon any lot to Construct and maintain public utilities or improvements, pipes, poles,

wires, etc., whether under or above ground, so long as such construction and maintenance does not hinder or prevent the construction of buildings on any lots.

8. Owners of occupied or unoccupied lots shall at all times keep and maintain their property in this subdivision in an orderly manner and prevent accumulation of rubbish and debris on the premises. No tent shall be set on, nor will trailer (s) be permitted on any lot or way in the subdivision except that a lot owner may obtain a permit from the Swiftwater Valley Management Committee to live in a tent or trailer(s) on his lot during construction of a dwelling house. No unregistered motor vehicle, unless garaged, will be permitted on any lot.
9. No business, trade or enterprise of any kind or nature whatsoever shall be conducted or carried on upon any residential lot, except lawyers, doctors, architects, engineers and accountants may practice in a residential building provided any such professional so practicing employs no more than one person, nor shall any animals, birds, fowl or poultry, except common household pets, be kept at any time thereon.
10. Any dwelling or garage on any lot in this subdivision which may in whole or in part be destroyed by fire, windstorm or other casualty, must be rebuilt or all debris removed and the lot restored to a sightly and safe condition with reasonable promptness.
11. There shall be no habitation in structures other than dwelling houses shall be occupied until the owner obtains an occupancy permit from the Swiftwater Valley Management Committee. Approval of the sub-surface sewage disposal system by the New Hampshire Water Supply and Pollution Control Commissioner must be obtained before occupancy can be permitted.
12. In order to maintain and improve the Skiway Section of Swiftwater Valley and particularly the recreational areas, beaches, park areas of the Skiway Section of Swiftwater Valley and the Mountain Lakes and to stock the lakes and to pay the administrative costs, labor and materials used for such purposes, commencing on the first day of January, 1973, and on the first day of January each year thereafter, the purchaser of each lot (or titleholder if title has been conveyed) shall pay twenty-five (\$25.00) dollars to Town & Country Homes, Inc.

at 4780 Prudential Tower, Boston, Massachusetts 02199. From time to time said annual charge shall be adjusted to conform to changes in the cost of living index published by the U.S. Bureau of Labor Statistics. Said charge shall each year be a lien upon the property if unpaid 60 days after January 1st of each year, which shall continue until paid upon recording notice of the same in the Grafton County Registry of Deeds.