

# **MOUNTAIN LAKES SUBDIVISION**

## **Property Covenants and Easements**

### **(Numbered Sections 1-6)**

1. All lots in this subdivision, as shown on a plan entitled, "Subdivision Plan of Mountain Lakes, Haverhill, New Hampshire," Dated May, 1966, drawn by W. Robert Nolte & Associates shall be used for residential purposes, except those lots designated on the plan as "commercial," "recreational" or "beach area", "Community Center" and "boat landing," and those lots which are from time to time utilized by Town and Country Homes, Inc. as well-water lots. 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 and/or boathouse.
2. Any garage or boathouse shall conform in appearance to the residence structure on the lot it serves.
3. Before any dwelling is erected, placed or altered on any lot, plans and specifications must be submitted to the Mountain Lakes Management Committee, together with a site plan showing the proposed location of its leaching field and septic tank.
4. Every structure must conform to the following minimum standards:
  - a. Any residence erected on any lot in this subdivision shall have a minimum ground floor area of 500 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 private inside bathroom facilities; a leaching field or dry well and five hundred gallon septic tank.
  - 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 start of construction including paint, stain or varnish on any exterior wood surfaces.

Exterior walls must be finished with approved siding materials 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 of a continuous foundation wall. No posts, 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 Mountain Lake Management Committee shall consist of three (3) members appointed by Town & Country Homes, Inc. The Committee may designate one of its members to act in its behalf. In the event of the resignation or death of any member, the remaining members shall appoint a replacement.
  - g. The Mountain Lakes 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 twenty (20) feet from the front lot line and not less than twenty (20) feet from any side street lot line. Side line set back shall not be less than twelve (12).
  6. No "for sale sign or advertising device of any kind shall be erected on any lot exception a new house previously unoccupied which is offered by the developer or builder, except signs placed by Town and Country Homes, Inc.
  7. No wharf or pier may be erected without approval of the Mountain Lakes Management Committee.

8. 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.
9. 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 Mountain Lakes Management Committee to live in a tent or trailer(s) on his lot during construction of a dwelling house. No unregistered vehicle, unless garaged, will be permitted on any lot.
10. 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.
11. 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 slightly and safe condition with reasonable promptness.
12. There shall be no habitation in structures other than dwelling houses and no dwelling shall be occupied until the owner obtains an occupancy permit from the Mountain Lakes Management Committee.
13. Power boats will not be permitted on the lake.

14. In order to maintain and improve the Mountain Lakes subdivision, and particularly the recreational areas, beaches, park, and to stock the lake and to pay the administrative costs, labor and materials used for such purposes, commencing 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) dollars to Mountain Lakes Management Committee, at Box 307, Concord, New Hampshire, which may enforce said lien as provided by law for sales under mortgages or as the lienor shall elect.
15. The annual payment provided for in paragraph No. 14 shall entitle the purchaser and his family to annual membership in the Mountain Lakes Club, owned and operated by Town & Country Homes, Inc. on the lot marked "Community Center and Bath House" on the subdivision plan.
16. The owner of any vacant lot must, when a structure used for habitation or business is erected thereon, use the portable water system installed in the subdivision and pay a tie-in charge therefore and thereafter an annual charge based on a tariff formula to be established from time to time by vote of a Water Precinct as provided by New Hampshire Law.
17. Town and Country Homes, Inc. reserves the right to grant a variance from these restrictions to any lot owner, when literal enforcement thereof would work an undue hardship or prevent utilization of the best features of a lot.
18. These restrictions and easements shall run with the land and shall be binding on all parties claiming under them for the maximum period permitted by New Hampshire Law. Invalidation of any one of these covenants by judgment or Decree shall in no way effect any of the other provisions hereof which shall remain in full force and effect.