

COUNTRYSIDE DEED COVENANTS

The Grantees, by the acceptance of this deed, covenant and agree that they will not violate any of the covenants and restrictions hereinafter set forth and that the delivery of this deed is accepted by the Grantees herein upon the following covenants and restrictions.

1. No building, or part thereof, or addition thereto, shall be erected, the outside walls of which shall be less than 35 feet from the street line, 15 feet from the sidelines or 20 feet from the rear line.
2. Only a single dwelling structure shall be erected or maintained on the lot herein conveyed.
3. In the event that the zoning Ordinance of the Village of Essex Junction shall at any time hereafter be repealed or otherwise become ineffective, the herein conveyed lot and any building or part thereof erected thereon shall not be used for retail or wholesale manufacturing or sale purposes or occupied as a livery of sale, stable or as a public garage, nor shall anything be done or permitted on said premises which may be or become a nuisance to the immediate neighborhood.
4. No animals, or fowls, except domestic pets, shall be kept on said lot and no nuisance shall be permitted thereon.
5. Said lot shall not be subdivided for sale purposes or otherwise.
6. No signs, signboards or advertising structures of any kind shall be erected or placed on said lot at any time except for signs advertising the property for sale.
7. There shall be no disposal of trash, rubbish or garbage or the burning of same on said lot.
8. From the date hereof no building, fence, wall or other structure shall be commenced, erected, maintained or placed on this lot, nor shall any addition or external alteration be made, until the design and location or alterations **have been approved in writing by the Grantor or in its absence the Board of Directors of the Countryside Homeowners Association, Inc. its successors or assigns.**
9. No antenna or dish type receivers, etc shall be installed on said lot or on the exterior of any building erected thereon **until approved in writing by the Grantor or in its absence the Board of Directors of the Countryside Homeowners Association, Inc. its successors or assigns.**
10. No commercial vehicles, recreation vehicles, travel trailers, boats, boat trailers, snowmobiles, snowmobile trailers, etc. shall be stored outside of any building on said lot for more than thirty days **unless first approved in writing by the Grantor or in the absence the Board of Directors of the Countryside Homeowners Association, Inc its successors or assigns.**
11. From the date hereon, no live tree six (6") inches or larger on the stump shall be cut **until approved in writing by the Grantor or in its absence the Board of Directors of the Countryside Homeowners Association, Inc. its successors or assigns.**
12. The burden of the covenants, conditions and restrictions above set forth shall run with the land and shall be construed as covenants real for a period of fifty years from the date hereof.