

EXHIBIT A

~~WEST ROCKPORT MEADOWS SUBDIVISION~~

DECLARATION OF RESTRICTIVE COVENANTS

FOR LOTS # 1-3

_____ hereby declares that it is the owner of certain real estate depicted on a plan of lots captioned Granite WAY Subdivision and recorded in the Knox County Registry of Deeds, It further declares that all lots depicted upon the plan shall be subject to the following restrictive covenants:

2. Mixed Business and Residential use The premises conveyed shall be used for _____ family residential purposes provided, however, that:
- a. An apartment may be incorporated with the principal residence or a guest house may be constructed on the premises for temporary use by friends or relatives or by a certified or licensed health care practitioner who is employed for the purpose of providing medical or life assistance services to the owner, or for full-time use by a person related to the owner and provided further that such use is in compliance with the zoning ordinance of the Town of Rockport, or
 - b. A home occupation or profession accessory to the residential use and customarily carried on in a dwelling unit may be conducted on the premises by a member of the family residing in the dwelling unit provided that the home occupation is clearly incidental and secondary to the use of the dwelling unit for residential purposes and conforms to the following conditions:
 - i. The occupation or profession shall be carried on wholly within the principal building or within a building or other structure accessory thereto.
 - ii. There shall be not more than one full-time or two part-time employees not residents in the place of business.
 - iii. There shall be no exterior storage of materials, no exterior display or other exterior indications of the home occupations other than one sign containing no more than the name and

business of the proprietor and no other variations from the residential character of the principal building.

- iv. No nuisance, offensive noise, vibrations, smoke, dust, odors, heat, glare or electrical disturbance shall be generated. In furtherance of this standard, a home occupation shall not process goods, materials or foods with commercial or industrial machinery, ovens or other equipment normally associated with high volume commercial industrial scale facilities.
 - v. No traffic shall be generated by the home occupation in greater volumes than would normally be expected in the neighborhood. In furtherance of this standard, the business shall not generate more than an average of six customer trips per day, nor shall it cause large delivery trucks to travel over residential streets.
 - vi. In addition to the off-street parking provided to meet the normal requirements of the dwelling, adequate off-street parking shall be provided for the vehicles of each employee and the vehicles of the maximum number of users the home occupation may attract during peak operating hours.
 - vii. The home occupation shall not utilize more than . . . % of the total floor area of the dwelling unit, or in the case of an accessory structure, the equivalent of . . . % of the total floor area of the dwelling unit.
 - viii. Where more than one home occupation is carried on in a dwelling, or its accessory structure, the standards contained herein relating to the number of employees, signs, exterior appearance, traffic generated and percentage of floor space shall apply cumulatively such that all home occupations taken together shall not exceed the standard for one.
3. Design Review – Before any dwelling or structure is erected or altered on any lot, plans and specifications must be submitted for approval to _____ and _____ their heirs and assigns, together with site plans showing the proposed location of the structures on the lots and the proposed location of its septic tank, leaching field, and drilled well. Approval of the plans shall include review of designs, site location (including view and placement considerations for other lots owners), roof lines, exterior materials, and a minimum landscaping plan. Exterior color schemes shall be either Historic or Earth tones as marketed by most leading brands of paints and manufactured siding and roofing products.
4. General Design Requirements - Each dwelling unit and appurtenant structure (s) must conform to the following minimum standards:
- a. All residential dwellings shall have a minimum overall finished living area of not less than _____ square feet, exclusive of garage and any accessory structures.
 - b. All residences must be built on a continuous foundation. No posts or piers shall be utilized except under decks, porches, or accessory structures that are not enclosed for year round occupancy.

- c. All structures must be completed on the exterior within one year from the start of construction.
 - d. All home designs must incorporate at least an attached or semi-detached one car garage or comparable storage structure and shall conform to the general appearance of the residential structure on the lot.
5. Trailers and Temporary Structures - No house trailer or mobile home shall be placed on any parcel. Tents or pods used for storage purposes may only be placed on the premises for short term storage use. Registered trailers and/ or campers may be stored on the premises other than temporarily if they are stored in a garage, barn or other similar permanent structure or if they are screened by substantial vegetation, fencing, or a combination thereto.
 6. Nuisance - Noxious, dangerous, offensive or unduly noisy activities of any nature shall not be carried on upon any parcel.
 7. Refuse Disposal - Trash, garbage or other waste shall be kept in sanitary containers not visible from any road or any other parcel.
 8. Vehicles - Vehicles not registered for use on public ways must be stored in a garage or similar accessory structure.
 9. Home Owners Association - If an association is warranted and formed, the grantees shall become members once it is organized for the purpose of snow removal and sanding, roadside mowing, and any necessary road repairs.
 10. Antennas. No antennas, dish or similar appurtenant structure shall extend more than four (4) feet above any ridgeline of any residence constructed upon a lot.
 11. Occupancy - There shall be no habitation in structures other than dwelling houses and no dwelling shall be occupied until the local Code Enforcement Officer issues a Certificate of Occupancy Permit.

These restrictive covenants shall run with the land and shall be binding upon the grantor and its successors and assigns. The covenants imposed herein shall remain in force for a period of twelve years from the date of this Declaration, provided, however, that they may be renewed for successive six year periods by a majority vote of all the owners or lots or parcels of property out of the subject property. A certificate of such vote shall be executed by each owner of record comprising the majority of owners of lots or parcels out of the subject property and recorded in the Knox County Registry of Deeds prior to the expiration of the initial twelve year period and each successive six year period in order to extend the restrictive covenants for any additional period.

A determination that any one or more of these restrictive covenants is invalid by a judgment or decree of court shall not invalidate any other restrictive covenant, which shall

remain in full force and effect. The Declarant and its successors and assigns and every person having any right, title or interest in any subdivision lot shall have the right to prevent and stop any violation of any of the restrictive covenants contained herein or to enforce compliance herewith by means of injunction or by any other means of lawful procedure and to recover any damages resulting from such violation.

If a final judgment is rendered against a lot owner, the owner shall pay all reasonable costs including attorney's fees incurred in the prosecution of the claim. Proceedings may be maintained regardless of the waiver of any prior violation or attempt to violate by the same owner and the failure to enforce any one violation shall not be deemed to be a waiver of the right to do so thereafter whether by the same or a subsequent owner.

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