

DECLARATION OF RESTRICTIVE COVENANTS
for
RIPLEY HEIGHTS

All of three (3) lots and premises shown on the Plan of Ripley Heights, being land of RMJJ, Inc., a Maine corporation with a place of business in the Town of Paris, Oxford County, Maine dated October 15, 2004, and duly filed at the Oxford County Registry of Deeds on October 29, 2004 as Plan No. 3766, are conveyed subject to the following restrictive covenants, which shall be real covenants running with the land, not conditions or restraints on alienability, and shall be binding upon the Grantor and the Grantees herein, their respective heirs, personal representatives, devisees, successors and assigns. These restrictive covenants are imposed upon the premises for the benefit of all of the lots shown on the above-mentioned Plan, as well as for the benefit of the owners of said premises and lots, their heirs, personal representatives, devisees, successors and assigns. These restrictive covenants shall be enforceable either in law or in equity by the Grantor, the owner or owners of the premises or any lot contained therein, and their respective heirs, personal representatives, devisees, successors and assigns, but said parties shall not be required to enforce said restrictive covenants, which are as follows:

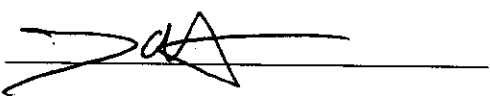
1. Each lot will be for residential use only.
2. Only one single family dwelling with one garage is permitted on any lot.
3. Each dwelling unit will be limited to two stories and supported by a full perimeter foundation. No mobile homes, camper trailers, travel trailers, or other similar objects, or housing of any temporary nature, will be allowed on any lot or premises.
4. No more than one unregistered motor vehicle will be allowed on each lot. Unlicensed vehicles shall not be parked in the driveway or any lot or operated within the subdivision.
5. No further subdivision of any lot or lots is allowed.
6. No business or commercial activities shall be conducted on any lot or premises. Further, there shall be no signs evidencing any "in home" business.
7. No homes having a living area of less than 1200 square feet above ground shall be constructed or occupied.
8. To ensure full solar exposure for all dwellings within the subdivision, there shall be a minimum 50 foot setback from the dedicated road.
9. Nuisance animals such as roosters may not be housed or otherwise maintained on any of the lots. Only domesticated animals shall be allowed in the subdivision. No swine, poultry, livestock, or horses shall be kept, raised or maintained on said premises.
10. Any satellite dishes which are set up on any lot shall be not less than 100 feet from the nearest sideline of the dedicated road, nor within 50 feet of the sideline of any lot.
11. No dumping of garbage, rubbish, or other refuse or hazardous or toxic material shall be permitted on any lot.

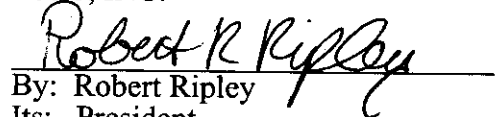
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12. The lots and all buildings subsequently erected or placed upon them shall be maintained in good order and repair, lawns shall be kept mowed, and landscaping shall be kept neat, and structures shall be painted and repaired in a timely fashion.
13. Clotheslines, pet runs and pet shelters, equipment and fuel tanks shall be kept a minimum of 20 feet from any property line and to the rear of dwellings insofar as possible.
14. No trash, garbage and other waste shall be placed or maintained on the premises.
15. No stripped or junk vehicles shall be placed or maintained on the premises.
16. No lot owner shall do any work which may jeopardize the soundness or safety of the property, reduce the value thereof or impair any easement, rights, appurtenances or other hereditament consisting of common elements without the unanimous consent of all other lot owners.
17. The well for each lot shall be drilled into bedrock, encased and sealed to prevent overburden from mixing with drinking water.
18. All exterior lighting shall be directed downward to reduce glare by the use of a shade. No lighting shall be allowed to directly shine beyond the limit of the property line of said lot.
19. Children of residents or their guests shall not be permitted in drainage ditches during wet weather.
20. These restrictions shall be enforceable by the Grantor or by the owner of any lot/unit in said subdivision, but the Grantor shall be under no obligation to enforce any of said restrictions.

In the event of breach of any of the above restrictive covenants, the Grantor, as the Declarant hereof, and its successors and assigns, may exercise any remedies at law or equity to enforce the terms of these restrictions or of any corporate by-laws and acts pursuant hereto, and all costs, including reasonable attorneys fees, incurred by Grantor, its successors and assigns, in enforcing these restrictions shall be paid personally by the owner of the lot which is in violation of any provision of this Declaration, together with all other rights and remedies permitted by law, which may be enforced personally and in rem.

IN WITNESS WHEREOF, RMJJ, INC., Grantor herein, has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Robert Ripley, its President, thereunto duly authorized, this sixth day of December, 2004.

Witness:


RMJJ, INC.

By: Robert Ripley
Its: President
Grantor

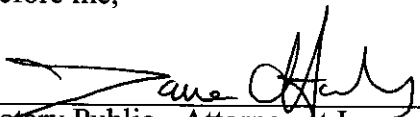
STATE OF MAINE

Oxford, SS.

December 6, 2004

Personally appeared the above-named Robert Ripley, President of RMJJ, Inc., and acknowledged this instrument to be his free act and deed in his said capacity and the free act and deed. of said corporation.

Before me,



Notary Public - Attorney at Law

Print Name: DANA C HANLEY

Received
Recorded Register of Deeds
Dec 13, 2004 10:27:15A
Oxford East County
Jane Rich