008082

AMENDMENT AND SUPPLEMENTAL DECLARATION Of MOOSEHEAD ISLES ESTATES DECLARATION OF PROTECTIVE COVENANTS AND EASEMENTS

Whereas, the Declarants Niles McBreairty and Anne McBreairty caused to be recorded in Book 927, Page 01 of the Piscataquis Registry of Deeds a Declaration of Protective Covenants and Common Easements dated 1/12/1994 for the development known as Moosehead Isles Estates, shown on a plan dated 1/26/1993 and recorded in Cabinet K, File #73 and

Whereas, Article IV of the declaration allows that so long as the Declarant is the owners of ten percent (10%) or more of the lots it may in its sole discretion and without joiner of any Owner amend, revise or abolish any one or more of the provisions of this Declaration by instrument duly executed and recorded in the Piscataquis County Registry of Deeds, and

Whereas the declarants own more than 10% of the lots and desire to modify several of the covenants,

Now, therefore the declarants do hereby amend or modify the Declaration of Protective Covenants and Common Easements as follows:

1. The last sentence of section 10 Television Antennas which prohibited a satellite dish is stricken based on the fact that modern dishes are of substantially smaller diameter. Older very large dishes are not intended to be appropriate regardless of the change.

Section 10 will now read:

10. Television Antennas No satellite dish, radio or television aerial wires, or antennae shall be maintained on any portion of any Lot forward of the front building line of any Lot nor shall any attached or free-standing antennae of any style be permitted to extend more than twenty (20) feet above the roof of the principal building on the Lot. For the purposes of this section "front" shall mean that end of a Lot which abuts the main access road.

2. Section 5 entitled 5: Construction of Residence will be amended to correct an error in draftsmanship of the section – due to the slope of the land it is not practical to build a home which is only 25' at its highest point on the downward slope and maintain a reasonable height on the high slope. This result was not intended.

Section 5 will now read:

5. Construction of Residences. All exterior construction of buildings on any Lot shall be completed within two (2) years from the date that construction, as evidenced by excavation of the foundation, commences. All landscaping and grading and construction of a paved or crushed gravel driveway shall be completed within six months of occupancy by the initial Owner. Buildings shall not extend vertically more than twenty-five feet (25') from the top of the foundation.

We, further certify that on this date we sent a copy of this supplemental declaration to each lot owner by ordinary mail.

So declared this 8th day of October, 2002

Niles McBreairty

Anne McBreairty

STATE OF MAINE
PISCATAQUIS, ss

October 8th, 2002

Personally appeared the above names Niles McBreairty and Anne McBreairty and acknowledged the foregoing instrument to be their free act and deed.

Notary Public
Print Name Charles W. Cox
My commission expires 11/4/07

PISCATAQUIS, SS. REC'D
2002 NOV 18 PM 2:01
ATTEST
Linda M. Smith
REGISTER OF DEEDS