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KNOW ALL MEN BY THESE PRESENTS

THAT CHRISTMAS TREE SHORES, INC., a corporation organized and existing under the laws of the State of Maine, and located at Portland, in the County of Cumberland and State of Maine, in consideration of One Dollar ($1.00) and other valuable considerations paid by CHRISTMAS TREE SHORES ASSOCIATION, INC., a corporation organized and existing under the laws of the State of Maine and located at Christmas Tree Shores in Bridgton, County of Cumberland and State of Maine, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey and forever quit-claim unto the said CHRISTMAS TREE SHORES ASSOCIATION, INC., its successors and assigns forever, the following described real estate with the buildings and improvements now or hereafter situated thereon.

Three certain lots or parcels of land situated in Bridgton, in the County of Cumberland and State of Maine, and being lots designated 1, 2, and 11 as shown on the plans of Christmas Tree Shores, recorded in the Cumberland County Registry of Deeds in Plan Book 80, Page 38, and Plan Book 84, Page 28.

Lots designated 1, 2, and 11, as aforesaid, are hereby conveyed subject to the following restrictions, reservations and exceptions, which, in their entirety, shall constitute a covenant binding upon the Grantee, its successors and assigns, and running with the land for the benefit of all of the lots designated on the plans of Christmas Tree Shores, but for no other premises, said plans being those recorded at the Cumberland County Registry of Deeds in Plan Book 80, Page 38, and Plan Book 84, Page 28.

1. Said parcels shall be used as private beach areas for recreational purposes and for no other use.

2. No dwelling or other building shall be erected on said parcels of land.

3. No house trailers, or mobile homes, so-called, whether on wheels or not, shall be permitted on said lots, and no tents for occupancy shall be allowed.

Also conveying all of the roads, rights-of-way, and common areas designated on the plans of Christmas Tree Shores recorded in the Cumberland County Registry of Deeds in Plan Book 80, Page 38, and Plan Book 84, Page 28.

Specifically including a right-of-way in the roadway as delineated on the plan recorded in the Cumberland County Registry of Deeds in Plan Book 84, Page 28, which roadway extends between the Bridgton Sweden Road, so-called, and a point opposite the common corner of lots 34 and 35 as shown on said plan. The right to this right-of-way was specifically reserved to the Grantor herein in its deed to Leo J. Belesca and Ann L. Belesca dated October 4, 1971, and recorded in the Cumberland County Registry of Deeds in Book 2194, Page 45.

The Grantor accepts and reserves for itself, its successors and assigns, the right to use in common with others the aforesaid parcels of land, roads and common areas, all as shown on the plans of Christmas Tree Shores as aforesaid.

The Grantor, for itself, its successors and assigns, covenants and agrees with the Grantee, its successors and assigns, that the restrictions, reservations and conditions as described in Schedule A attached hereto and incorporated herein, shall attach to any lots or parcels of land now owned by the Grantor and

shown on the plans of Christmas Tree Shores as aforesaid; except that restriction numbered 9 shall not apply to any lots or parcels of land owned by the Grantor. This exemption shall continue in full force and effect for a period of one year from the date hereof.

TO HAVE AND TO HOLD THE SAME, together with all the privileges and appurtenances thereunto belonging to the said CHRISTMAS TREE SHORES ASSOCIATION, INC., its successors and assigns forever.

IN WITNESS WHEREOF, the said CHRISTMAS TREE SHORES, INC., has caused this instrument to be sealed with its corporate seal and signed in its corporate name by William L. Luce, its Treasurer, thereunto duly authorized, this 11 day of May, in the year one thousand nine hundred and seventy-three.

SIGNED, SEALED AND DELIVERED
In the presence of:

CHRISTMAS TREE SHORES, INC.

By: William L. Luce
Its Treasurer

STATE OF MAINE
CUMBERLAND, SS: May 11, 1973

Personally appeared the above named William L. Luce, Treasurer of said Grantor Corporation, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed, in his said capacity, and the free act and deed of said corporation.

Before me,

Justice of the Peace
Notary Public LOUISE J. DELA... MY COMMISSION E...

JUN 11 1973

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 2 H 33 M P M, and recorded in
BOOK 3409 PAGE 268 A. Lester Kneeland Register

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SCHEDULE A

~~EXHIBIT A~~

The lot is hereby conveyed subject to the following restrictions, reservations and exceptions which in their entirety shall constitute a covenant binding upon the Grantee(s), _____ heirs and assigns, and running with the land for the benefit of lots delineated by Christmas Tree Shores, Inc., on said Plan and on any plat or plats subsequently prepared and recorded by Christmas Tree Shores, Inc., in the Cumberland County Registry of Deeds, and designated as part of Christmas Tree Shores, but for no other premises.

1. No more than one residential building shall be allowed at any time on the lot, and said building shall contain a minimum of 480 square feet first floor living space, exclusive of porches and outside stairways, and shall be limited to a single family residence. This shall not apply to existing buildings.

2. No dwelling or other building erected on the lot shall be covered with tar paper, asphalt siding or corrugated metal siding but shall be covered with clapboards, log siding, or shingles or similar suitable material.

3. No dwelling or other buildings shall be left in an uncompleted state, and completion shall be within one (1) year from the beginning of construction.

4. All sewerage from the lot shall be disposed of in accordance with the standards established by the Department of Health and Welfare of the State of Maine and by the Town of Bridgton.

5. No building shall be located nearer than thirty (30) feet to the front line nor nearer than twenty (20) feet to any side of back line of the lot. Provided, however, that a boat house may be built within thirty (30) feet of the water line.

6. No house trailers, or mobile homes, so-called, whether on wheels or not, shall be permitted on the lot, and no tents for occupancy shall be allowed.

7. In the event the Grantee(s) wishes to sell or to rent the lot, he shall use an advertising medium other than the placing of signs upon the lot and the Grantor reserves the right to enter upon the lot to remove any such signs which may be erected thereon, without liability for entry or for damages.

8. The lot shall not be subdivided, but if sold must be sold in its entirety, and subject to the restrictions and conditions set forth herein.

9. The Grantee(s) shall pay to Christmas Tree Shores, Inc., its successors and assigns, the sum of Twenty-five ($25.00) Dollars per year, to be applied for maintenance of all roads and areas within the Christmas Tree Shores Development, said payment to be made on or before the first day of May of each year. This fee shall constitute a debt which may be collected by suit or action in any court of competent jurisdiction, and shall constitute a lien or encumbrance on the lot until paid. Said lien, however, shall be subordinate to the lien of any bonafide mortgage on the lot.

JUL 10 1973

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 3 H 45 M P.M. and recorded in
BOOK 3425 PAGE 339 Register