COVENANTS & RESTRICTIONS:

1. EACH LOT MAY BE USED ONLY FOR A SINGLE FAMILY DWELLING HOUSE, GARAGE, GUEST HOUSE FOR NONCOMMERCIAL PURPOSE, TERRACES, DECKS, PATIOS, STORAGE BUILDINGS, BOAT SHEDS AND OTHER CUSTOMARY ACCESSORY USES.
2. NO TRADE OR BUSINESS USE MAY BE CONDUCTED ON ANY LOT.
3. NO STRUCTURES OF A TEMPORARY CHARACTER, TRAILER, BASEMENTS, SHEDS, SHACKS OR GARAGES OR OTHER FORMS OF MOBILE DWELLINGS OR OUT BUILDINGS SHALL BE USED AT ANY TIME AS A RESIDENCE; PROVIDED, HOWEVER THAT NOTHING HEREIN CONTAINED SHALL RESTRICT AN OWNER OF A PROPERTY FROM CAMPING ON HIS OR HER LOT USING ANY RECREATIONAL CAMPING EQUIPMENT OR VEHICLE. THIS MAY ONLY BE DONE ON A SEASONAL BASIS AND UNDER NO CIRCUMSTANCES BE CALLED A RESIDENCE. RECREATIONAL VEHICLES BUILT AFTER 1976 MAY BE USED FOR TEMPORARY CAMPING ON THE LOTS SHOWN HEREON, HOWEVER, SAID VEHICLES MAY NOT REMAIN ON ANY LOT FOR MORE THAN 90 DAYS IN ANY GIVEN CALENDAR YEAR.
4. ALL STRUCTURES ERECTED ON LOTS SHALL BE FINISHED WITH CLAPBOARDS, LOG SIDING, STONE, MASONRY OR OTHER FINISHED SIDING WHICH SHALL BE COMPATIBLE WITH SURROUNDING DWELLINGS.
5. ALL LOTS AND ALL STRUCTURES BUILT HEREON ARE SUBJECT TO AND SHALL COMPLY WITH ALL ZONING LAWS AND ALL RULES AND REGULATIONS AND ORDINANCES OF THE MUNICIPALITY, COUNTY, AND STATE, RELATIVE TO THE CONSTRUCTION AND USE OF BUILDINGS, SEWAGE DISPOSAL, NATIONAL FLOOD INSURANCE PROGRAM (IF APPLICABLE), AND ALL OTHER USES OF THE PROPERTY.
6. ALL LOT OWNERS SHALL LOCATE THEIR RESPECTIVE SUBSURFACE SEWAGE DISPOSAL SYSTEMS WHERE DESIGNATED IN SAID PLAN, UNLESS ALTERNATE SITES ARE LOCATED UNDER THE MAINE STATE PLUMBING CODE STANDARD.
7. ALL LOTS SHALL HAVE 15' SETBACK (SIDELINES) LINES AND A MINIMUM OF 25' SETBACK FROM THE EDGE OF THE ROAD, RIGHT OF WAY.
8. ANY BUILDING SHALL BE COMPLETED WITHIN ONE (1) YEAR AFTER COMMENCEMENT OF CONSTRUCTION.
9. MINIMUM FLOOR AREA OF ANY DWELLING SHALL BE 600 SQUARE FEET EXCLUSIVE OF PORCH AREA, GARAGE AND OUT BUILDINGS.
10. ALL LAWNS OR OTHER SUITABLE LANDSCAPE AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE MANNER, NO TRASH, WASTE, FILTH, TOOLS, JUNKED CARS, APPLIANCES, OR REFUSE SHALL BE ALLOWED TO ACCUMULATE ON THE LOT AND EXTERIOR OF THE RESIDENCE IN SUCH A MANNER AS TO GIVE AN UNSIGHTLY APPEARANCE, TO CREATE A NUISANCE OR DEPRECIATE THE SUBDIVISION. ALL CLOTHESLINES SHALL BE PLACED BEHIND ONES RESIDENCE SO AS NOT TO CAUSE AN UNSIGHTLY AREA.
11. LOT OWNERS MAY NOT ERECT FENCES OR PLANT SHRUBS, ORNAMENTAL TREES, CEDAR HEDGES, ETC., WHICH WILL INHIBIT THE VIEW OF THE LAKE OF OTHER LOT OWNERS.
12. THE COLOR OF THE EXTERIOR SIDING OF ANY BUILDING OR STRUCTURE ERECTED ON THE SUBDIVIDED LOTS MUST BE APPROVED BY THE DEVELOPER.
13. NO MOBILE HOMES ARE TO BE ALLOWED ON THE LOTS SHOWN HEREON.
14. THE DEVELOPER RESERVES THE RIGHT TO REVIEW AND APPROVE THE PLANS AND PLACEMENT (SITE LOCATION) OF ANY DWELLING AND ACCESSORY STRUCTURE ON THE LOTS SHOWN HEREON.
15. THE DEVELOPER RESERVES THE RIGHT OF FIRST REFUSAL ON ALL LOTS WITH NO STRUCTURES OR DWELLING UNITS, WHICH ARE OFFERED FOR RESALE.
16. NO FURTHER SUBDIVISION OF ANY OF THE PARCELS WITHIN THIS SUBDIVISION MAY BE UNDERTAKEN AT ANY TIME.
17. AFTER INTIAL CLEARING FOR CONSTRUCTION PURPOSES, NO LOT OWNER SHALL CUT ANY TREES OF 8" DIAMETER OR GREATER WITHOUT THE CONSENT OF THE DEVELOPER.



LOCATION DIAGRAM

LEGEND:

- UTILITY POLE
- IRON ROD (FOUND)
- PIPE (FOUND)
- IRON ROD (TO BE SET)

CERTIFICATION:

THIS SURVEY CONFORMS TO STANDARDS SET FORTH BY THE STATE BOARD OF REGISTRATION FOR LAND SURVEYORS, CATEGORY I, CONDITION II, WITH THE FOLLOWING EXCEPTIONS:

a) NO WRITTEN REPORT WAS PREPARED;

b) NO LEGAL DESCRIPTIONS OF INDIVIDUAL LOTS WERE PREPARED AT THE DATE OF THIS PLAN;

c) MONUMENTS SET WERE NOT MARKED WITH LAND SURVEYOR'S REGISTRATION NUMBER.

PLISGA & DAY
LAND SURVEYORS
18 STATE STREET
BANGOR, MAINE 04401
DATE: JULY 1, 1986
PROJ. No. 84349

STATE OF MAINE — STANLEY J. PLISGA, JR. — 1030 — REGISTERED LAND SURVEYOR

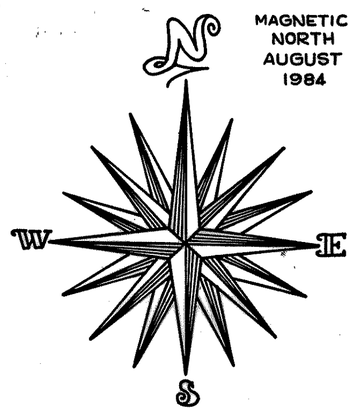
THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBDIVISION SHOWN BY THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN 30 M.R.S.A. SECTION 4956 (AS AMENDED) THE UNDERSIGNED HAVE MADE FINDINGS OF FACT ESTABLISHING THAT THE SUBDIVISION SHOWN BY THIS PLAN MEETS ALL THE CRITERIA SET FORTH AND THEREFORE THE SUBDIVISION IS APPROVED.

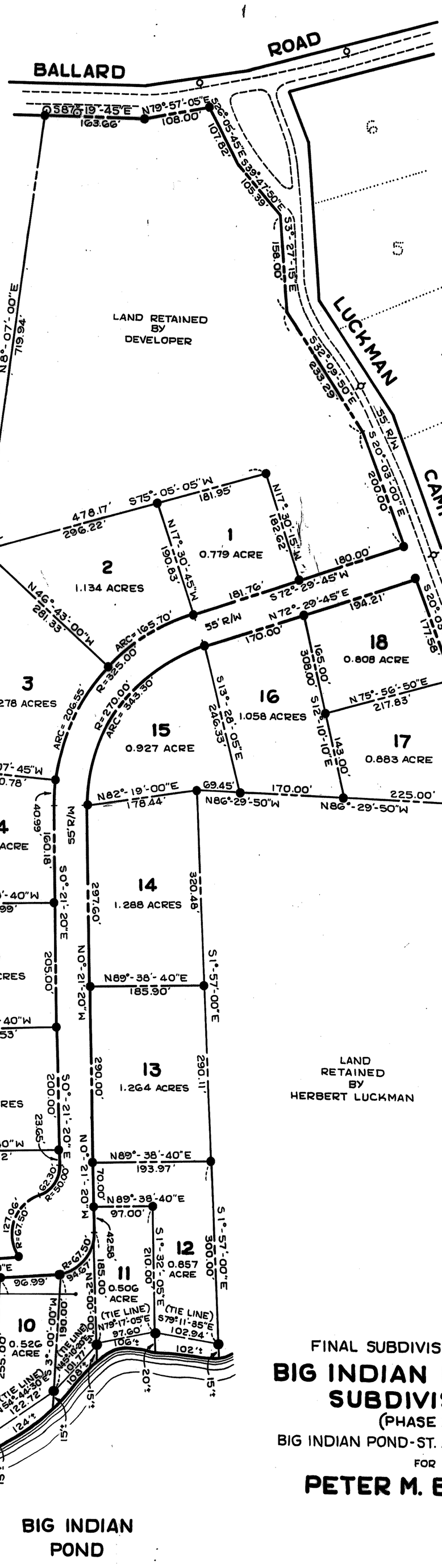
Richard D. Dunham
Richard Mower
Allen Harmon
John Wheeler

DATE: 8/5/86

THE PLANNING BOARD - TOWN OF ST. ALBANS

MAGNETIC NORTH AUGUST 1984





NOTE:

SEE SUBDIVISION PLAN ENTITLED "BIG INDIAN ESTATES SUBDIVISION, BIG INDIAN POND, ST. ALBANS, MAINE FOR PETER M. BROWER", SAID PLAN IS RECORDED IN SOMERSET COUNTY REGISTRY OF DEEDS.

55' RIGHT OF WAY TO BE APPURTENANT TO THE SUBDIVISION SHOWN HEREON.

SCALE: 1" = 100'

0' 25' 50' 100' 200' 300' 400' 500'

FINAL SUBDIVISION PLAN

BIG INDIAN ESTATES SUBDIVISION

(PHASE II)

BIG INDIAN POND-ST. ALBANS, MAINE

FOR

PETER M. BROWER

STATE OF MAINE
SOMERSET, ss. REGISTRY OF DEEDS
Received Nov. 10, 1986
at 9 h. 46 m. A.M., and Recorded
In Plan File B-86, Page 136.
Attest: Marguerite P. Davis
REGISTER

86-136

See BK. 2131 Pg. 73