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COVENANT

Gorman Homes LLC (the "undersigned") owns Lot 1 and Lot 2 and the court noted on the Definitive Subdivision Plan set titled, Definitive Subdivision Newburyport, MA Assessors Map 31 Lot 29-A, prepared by Millennium Engineering, Inc. 62 Elm Street, Salisbury, MA 01952, dated June 14, 2017 and revised to March 21, 2018. The petition for the Definitive Subdivision Plan referenced above and for an accompanying Special Permit petition allowing a court to service one home in the two-lot subdivision were approved by the Newburyport Planning Board (the "Board") on April 18, 2018. The undersigned now requests the Board to accept this Covenant in accordance with Section 5.8 of the City of Newburyport Planning Board Rules and Regulations.

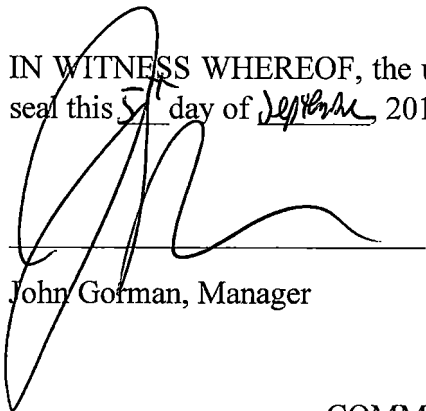
In consideration of the Board waiving the requirement of a performance bond, the undersigned covenants and agrees with the City of Newburyport as follows:

1. The undersigned will not sell any lot until the work on the ground necessary to serve such lot adequately has been completed in the manner required by the aforesaid application, and in accordance with the covenants, conditions and agreements thereof.
2. The undersigned agrees to record this Covenant at the South Essex Registry of Deeds as required by the Rules and Regulations of the Board.
3. It is the intention of the undersigned, and it is understood and agreed, that this contract shall constitute a covenant running with the land. Lots within the subdivision shall respectively be released from the foregoing conditions upon the recording of a certificate of performance executed by a majority of the Board which certificate shall enumerate the specific lots to be released.
4. There are no mortgages of record or otherwise on any of the land in the subdivision except as described below and the present holders of said mortgages have assented to this contract prior to its execution by the undersigned.

Enterprise Bank and Trust recorded with the South Essex Registry of Deeds in Book 36739, Page 414.

32 Union Street, Newburyport, Massachusetts

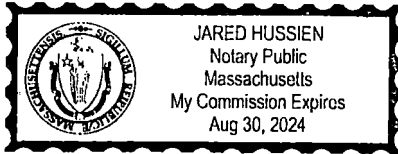
IN WITNESS WHEREOF, the undersigned, applicant aforesaid, does hereunto set his hand and seal this 5th day of September, 2018.

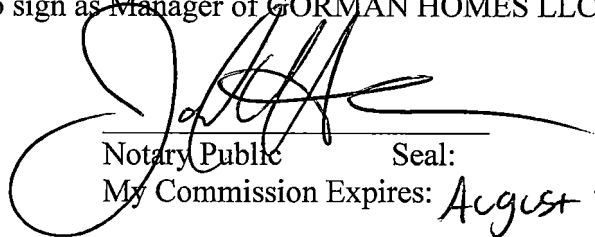

John Gorman, Manager

COMMONWEALTH OF MASSACHUSETTS

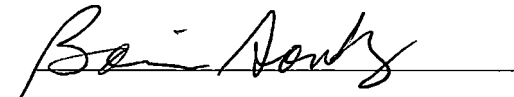
County of Essex

On this 5th day of September, 2018, before me, the undersigned notary public, personally appeared, John Gorman, Manager of GORMAN HOMES LLC and proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its state purpose and with the authority to sign as Manager of GORMAN HOMES LLC.




Notary Public Seal:
My Commission Expires: August 30, 2024


City of Newburyport Planning Board


Bonnie Sontag, Chair

COMMONWEALTH OF MASSACHUSETTS

County of Essex

On this 17th day of Sept, 2018, before me, the undersigned notary public, personally appeared, Bonnie Sontag, on behalf of the NEWBURYPORT PLANNING BOARD and proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose and with the authority to sign as on behalf of the NEWBURYPORT PLANNING BOARD.


Notary Public Seal:
My Commission Expires: 08/03/2023

