

Royale Acres Draft Covenants

All lots shall be subject to and with the benefit of the following covenants and shall be enforced by developers and any lot owner on said plans:

Commercial Uses Prohibited. The above-described premises shall not be used for any commercial purposes whatsoever, but solely for private single-family residential purposes.

Subdivisions. The above-described numbered lots shall not be further subdivided.

House Plans. All house plans are to be approved by the developers prior to construction.

One Residential Dwelling Only. No more than one principal building designed for single-family residential purposes shall be erected on the above-described premises; provided that the foregoing restrictions shall not prevent the erection of buildings whose use is auxiliary to the principle building, including garages, buildings for the storage of gardening equipment and the like, and greenhouses.

Mobile Homes. No house trailers, mobile, or modular homes shall be placed or maintained on the above-described premises; nor shall any campers or tents be used to live in at any time.

Building Requirements. All buildings, of whatever type, erected on the above-described premises, shall be promptly and expeditiously completed as to their exteriors, including finish, painting and/or staining, within 18 months after construction has commenced.

Minimum Square Footage. All lots shall contain a minimum of 2200 square feet of above ground living space, not including conventional basements or day light basements.

Siding. The exteriors of all building shall be finished in either wood clapboards, vinyl siding, or brick/stonemasonry siding.

Maintenance. The above-described premises, and all improvements thereon, shall be maintained by the owner so as to present a neat and attractive exterior appearance. Unusable automobiles or other junk material or debris shall not be stored on the premises. No noxious, dangerous, offensive or unduly noisy activity that may be or become an annoyance or nuisance to owners of other lots shown on said plan shall be permitted on a any part of the above-described premises.

Unregistered Vehicles. All unregistered motor vehicles, boats, RVs, 4-wheelers, etc., shall be stored out of sight in a garage or other auxiliary structure.

Animals. No animals or fowl shall be kept on the above-described premises except ordinary household pets regularly housed within the home. In the case of pets, no more than two (2) of any single type shall be permitted.

Auxiliary Structures. All structures auxiliary to the principal residences on the above-described premises shall be of a design and quality that will be aesthetically harmonious with said principal residence. All exterior finishes must match the principal residence.

Wells and Sewage Disposal. All wells and sewer systems will comply with the State of Maine Codes at time of installation.

Garage. An attached garage of a design and quality that will be aesthetically harmonious with said principal residence must be erected with the home and completed within 18 months.