

## **DEED RESTRICTIONS**

The following Deed Restrictions apply to Lot 1A of FM 4647B:

1. The property shall only be used for single family residential development.
2. The property shall not be used as parkland, either private or public.
3. The single family residence and accessory structure shall be located in the general locations shown on the health department and department of public works plans.
4. The single family residence shall have a conditioned space of at least 1,900 square feet and no more than 3,000 square feet.
5. The accessory structure shall have a footprint of at least 600 square feet and no more than 1,000 square feet.
6. The existing fence along CR 41 (River Road) shall remain in place and be maintained until such time as a single family dwelling is constructed on Lot 1A.
7. The grantee shall submit to, and the grantor shall approve, the plans for any structure to be erected on the lot, including elevation views, architectural treatments, exterior colors, and any other information grantor requires in order to determine the suitability of the proposed structure; such approval shall not be unreasonably withheld.
8. Grantor and grantee shall determine the location of a 25-ft wide permanent easement across Lot 1 of FM 4647B to the near mean low water line (“MLWL”) of the Hudson River for access to the River, which easement shall be filed in the office of the Dutchess County Clerk at the convenience of either the Grantor or Grantee.
9. Grantor shall grant a license to Grantee to trim and harvest vegetation along the westerly common boundary line of Lot 1A and Lot 1 of FM 4647B between that common boundary line and the near mean high water line (“MHWL”) of the Hudson River

In addition, Town has Zoning and other Code Chapters that apply to Lot 1A.

The provisions of Chapter 108 of the Town Code have been added to this list of restrictions in order that they may be enforced by the Grantor in the absence of enforcement by the Town:

10. Grantee shall comply with the provisions of Chapter 108-4.3, 4.4, and 4.5 of the Town Code in effect at the time of property transfer, with the following exceptions:
  - a. There shall be no outside storage
  - b. There shall be no parking of commercial vehicles
  - c. There shall be no shed placed on the lot