

## **Pound Road Association Lot and Usage Restrictions**

The above-described premises (the Lots) are subject to the following restrictions for the benefit of the land now or formerly of Richard H. Webb and Elizabeth T. Webb without, however, binding the said land to said restrictions in the absence of the same being made specifically subject to restrictions by deed or deeds of Richard H. Webb and Elizabeth T. Webb hereafter recorded with said Merrimack County Registry of Deeds, which restrictions herein contained shall remain in full force and effect for thirty (30) years from the date hereof and shall run with the land conveyed hereby, hereby reserving to Richard H. Webb and Elizabeth T. Webb the sole right to modify, amend, or revoke any of said restrictions:

1. The Lots shall be used for residential purposes only, and no more than one single-family residential structure, with attached appurtenant outbuildings, shall be constructed or maintained thereon. No tent, Quonset hut, or temporary structure shall be placed on the Lots. The term “residential purposes” as used herein shall include such uses as for the office of a physician, lawyer, surveyor, real estate agent or broker, or accountant, or for the studio of an artist or music teacher, provided such use for an office or studio be incidental and auxiliary to the occupancy of the structure as a dwelling. Appurtenant outbuildings shall include and be limited to such as private garage, barn, stable, studio, or workshop, but shall not include a self-contained guesthouse or dog kennel.
2. No mobile home used or usable as a permanent dwelling, and whether with or without a permanent foundation, may be placed, stored, or maintained upon the Lots, but nothing herein shall prevent parking or keeping a small recreational-type trailer on the premises provided (a) the same shall not be occupied to any degree for living or sleeping quarters while on the premises, and (b) the same shall be placed on the premises and so screened as not to be readily visible from any way or from adjacent premises.
3. Except as permitted in the paragraph numbered 1 above, the Lots shall not be used for commercial purposes of any kind, such prohibition including, but being limited to, the raising, breeding, boarding, or keeping of livestock or dogs; but nothing herein shall prevent an occupant of said Lot from raising and keeping thereon pets and livestock, including, but not limited to, horses and dogs, for his personal and family use and enjoyment.
4. No signs for business advertising purposes may be erected or placed upon the premises, excepting that a single sign of modest proportions may be used to identify an office, studio, or workshop maintained as permitted in the paragraph numbered 1 above.
5. References to Richard H. Webb and Elizabeth T. Webb as used in this statement of restrictions shall mean and include on the said Richard H. Webb and the said Elizabeth T. Webb, or the survivor of them, or the person to whom they or the survivor of them shall specifically assign or bequeath the rights herein reserved to Richard H. Webb and Elizabeth T. Webb