

Square 1 Building Associates, LLC
115 Center Cemetery Rd
Woodstock CT 06281

DECLARATION OF PERMANENT RESTRICTIONS AND COVENANTS

WHEREAS, Square 1 Building Associates, LLC, acting herein by Shane Pollock, its Managing Member, is the owner of a certain lot located in the town of Brooklyn, Windham County, State of Connecticut, and being more fully described in Schedule A attached hereto and made a part hereof; and

WHEREAS, said lot is a 9.19 acre non development parcel offered as permanent open space as part of a Conservation Subdivision in accordance with Article 5A of the Brooklyn Subdivision Regulations;

NOW, THEREFORE, said owner declares that the hereinafter described lot is held and shall be held in perpetuity by said owner, its successors, heirs, and assigns, subject to the restrictions and covenants set forth in the various paragraphs of this declaration to wit:

These covenants are to run with the land and shall be binding to it and all persons claiming under it in perpetuity.

If the said owner, its successors and assigns, or any person claiming under them shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning adjacent land, person or persons owning land within the same subdivision, or the Town of Brooklyn, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent it or them from so doing or to recover damages or other dues for such violation, including all reasonable attorney's fees and costs incurred in any enforcement proceeding.

Invalidation of any of the covenants set forth below by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect and are as follows.

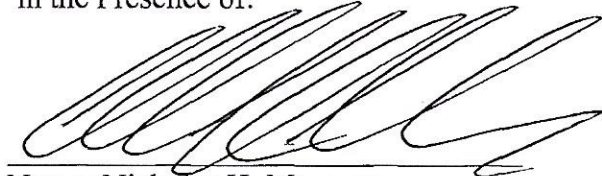
1. No structure of any kind may be built on said parcel;
2. No motorized vehicles shall be operated, stored or parked on said parcel;
3. No application of herbicides or pesticides shall be permitted on said parcel;
4. No dumping of any debris, waste, vegetation, trash shall occur on said parcel;
5. No fires shall be permitted on the parcel;
6. No livestock shall be permitted and no clearing of land for agricultural purposes shall be permitted on said parcel;
7. No mining or natural resource extraction shall occur on said parcel;
8. No harvesting of timber for firewood except as part of a long-term management plan prepared by a professional forester and approved in advance of any activity by the Director of Community Development and the Wetlands Agent. No liquidation cuts or clear cutting are allowed at any time on said parcel; and


9. The Town of Brooklyn shall have the right to inspect the property at any reasonable time to ensure compliance with this Declaration.

Dated at Putnam, Connecticut, this 16th day of February, 2018.

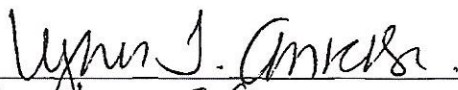
Signed, Sealed and Delivered
in the Presence of:

Square 1 Building Associates, LLC



By:  member
Shane Pollock, its Managing Member
Duly Authorized

Name: Nicholas H. Mancuso


Name: Lynn T. Converse

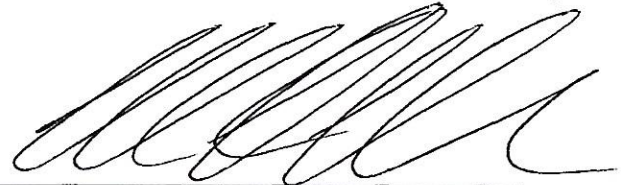
STATE OF CONNECTICUT:

: ss. Woodstock

February 16, 2018

COUNTY OF WINDHAM :

Personally appeared Shane Pollock, Managing Member of Square 1 Building Associates, LLC, a Connecticut limited liability company, signer of the foregoing instrument, and acknowledged the same to be his free act and deed and the free act and deed of said limited liability company, before me.



Nicholas H. Mancuso
Commissioner of the Superior Court

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ON Feb 20, 2018 AT 11:53A
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TOWN CLERK, BROOKLYN CT