



PLANNING BOARD

COVENANT

Whereas _____
(Name of Owners)

(the Developer)

Has submitted an application dated, _____, 20____, to the Planning Board of the Town of Dover, a municipal corporation situated in Norfolk County, Massachusetts, for approval of a definitive plan of a certain subdivision entitled _____ by _____ dated _____, 20____

And has requested the Planning Board to approve such plan without requiring a performance bond or other surety;

Now therefore, in consideration of the Planning Board approving said plan without requiring a performance bond or other surety, and in consideration of one dollar in hand paid, receipt whereof is hereby acknowledged, the Developer represents, covenants and agrees with the Town pursuant to G.L.C.41, Section 81U, as amended as follows:

1. The Developer is the owner in fee simple of all the land included in the aforesaid subdivision and there are no mortgages of record or otherwise on any of said land, except those described below and subordinated to this Covenant, and the present holders of said mortgages have assented to this Covenant prior to its execution by the Developer. Description of Mortgages:

(Give complete names of mortgages and registry of deeds reference to mortgage)

2. This Covenant shall run with the land included in the aforesaid subdivision and shall operate as a restriction upon said land.

3. The ways and municipal services required to serve the lots in said subdivision shall be installed and constructed as shown on the definitive plan in accordance with the Rules and Regulations of the Planning Board of the Town, with such modification or conditions, if any, as have been imposed by the Planning Board or Board of Health of the Town, such modifications or conditions being set forth in a Certificate of Action dated, _____, 20____ to be recorded herewith, before such lot may be built upon or conveyed other than by a mortgage deed; provided that a mortgagee who acquires title to the mortgaged premises by foreclosure or otherwise and any succeeding owner of such premises or part thereof may sell any such lot subject to the limitation that the lot shall be built upon until such ways and services have been provided to serve such lot; and provided further that nothing herein shall be deemed to prohibit a conveyance by a single deed, subject to this Covenant, of either the entire parcel of land shown on said subdivision plan or of all lots shown on such plan not previously released by the Planning Board.