

FORM F
COVENANT
TOWN OF SOUTHBRIDGE, MASSACHUSETTS

_____, 20____
Southbridge, Massachusetts

KNOW ALL MEN by these presents that the undersigned has submitted an application dated _____ to the Southbridge Planning Board of approval of a definitive plan of a subdivision of land entitled _____, plan by _____ (engineer) _____, _____ (address) _____, _____ (address) land located _____ Assessors' Map ____ Lot _____, and showing ____ proposed lots. The Undersigned has requested the Planning Board to approve such plan without requiring a performance bond.

IN CONSIDERATION of said Planning Board of Southbridge in the county of Worcester approving said plan without requiring a performance bond, the undersigned hereby covenants and agrees with the inhabitants of the Town of Southbridge as follows:

1. That the Undersigned is the owner in fee simple absolute of all the land included in the subdivision and that there are no mortgages of record or otherwise on any of the land, except for those described below, and that the present holders of said mortgages have assented to this contract prior to its execution by the undersigned.
2. That the undersigned will not sell or convey any lot in the subdivision or erect or place any permanent building on any lot until the construction of ways and installation of municipal services necessary to adequately serve such lot has been completed in accordance with the covenants, conditions, agreements, terms and provisions as specified in the following:
 - a. The Application for Approval of Definitive Plan (Form C)
 - b. The Subdivision Control law and the Planning Board's Rules and Regulations governing this subdivision.
 - c. The certificate of approval and the conditions of approval specified therein, issued by the Planning Board, dated _____, 20__.
 - d. The definitive plan, as amended, approved and as qualified by the certificate of approval.
 - e. Other documents specifying construction to be completed, namely:

However, a mortgagee who acquires title to the mortgaged premises by foreclosure or otherwise and any succeeding owner of the mortgaged premises or part thereof may sell or convey any lot, subject only to that portion of this covenant which provides that no lot be sold or conveyed or shall be built upon until ways and services have been provided to serve such lot.

3. That this covenant shall be binding upon the executors, administrators, devisees, heirs, successors and assigns of the undersigned and shall constitute a covenant running with the land included in the subdivision and shall operate as restrictions upon the land.

4. That particular lots within the subdivision shall be released from the foregoing conditions upon the recording of a certificate of performance executed by a majority of the Planning Board and enumerating the specific lots to be released; and
5. 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 the subdivision plan or of all lots not previously released by the Planning Board.
6. That the undersigned agrees to record this covenant with the Worcester County Registry of Deeds, forthwith, or to pay the necessary recording fee to the said Planning Board in the event the Planning Board shall record this agreement forthwith. Reference to this covenant shall be entered upon the definitive subdivision plan as approved.
7. A deed of any part of the subdivision in violation of the covenant shall be voidable by the grantee prior to the release of the covenant; but not later than three years from the date of such deed, as provided in Section 81-U, Chapter 41, M.G.L.
8. That this covenant shall be executed before endorsement of approval of the definitive plan by the Planning Board and shall take effect upon the endorsement of approval.
9. Upon final completion of the construction of ways and installation of municipal services as specified herein, on or before (final date) the Planning Board shall release this covenant by an appropriate instrument, duly acknowledged. Failure to complete construction and installation within the time specified herein or such later date as may be specified by vote of the Planning Board with a written concurrence of the applicant, shall result in automatic rescission of the approval of the plan. Upon performance of this covenant with respect to any lot, the Planning Board may release such lot from this covenant by an appropriate instrument duly recorded.
10. Nothing herein shall prohibit the applicant from varying the method of securing the construction of ways and installation of municipal services from time to time or from securing by one, or in part by one and in part by another of the methods described in M.G.L., Chapter 41, § 81-U, as long as such security is sufficient in the opinion of the Planning Board to secure performance of the construction and installation; and ...

For title to property, see deed from _____, dated _____, registered in Worcester District Land Registry as Document No. _____, and noted on certificate of title no. _____, in Registration Book _____, Page _____.

The present holder of a mortgage upon the property is _____ of _____. The mortgage is dated _____ and recorded in the Worcester District Registry of Deeds, Book _____, Page _____, or registered in Worcester Land Registry as Document No. _____, and noted on certificate of title no. _____, in Registration Book _____, Page _____. The mortgagor agrees to hold the mortgage subject to the covenants set forth above subject to the Rules and Regulations Governing the Subdivision of Land in Southbridge, Massachusetts, and agrees that the covenants shall have

the same status, force and effect as though executed and recorded before the taking of the mortgage, and further agrees that the mortgage shall be subordinate to the above covenant.

_____, spouse of the undersigned applicant hereby agrees that such interest as I, we, may have in the premises shall be subject to the provisions of this covenant and insofar as is necessary releases all rights of tenancy by the dower or homestead and other interests therein.

IN WITNESS WHEREOF we have hereunto set our hands and seals this _____ of _____ , 20__.

_____ Signature	_____ Name and Title
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_____ Signature of Spouse of Owner	_____ Name and Title
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_____ Mortgagor	_____
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Acceptance by a Majority of the Planning Board of the Town of Southbridge

_____	_____
_____	_____
_____	_____

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss. _____, 20__

On this _____ day of _____, 20____, before me, the undersigned notary public, personally appeared _____ proved to me through satisfactory evidence of identification, which was a MA Driver’s License, to be the person (s) whose name is signed on the preceding or attached document in my presence.

_____, Notary Public

My commission expires: