

DECLARATION OF DEED RESTRICTIONS

THIS DECLARATION OF RESTRICTIONS is made this ____ day of _____, 202_____, by _____ with a mailing address of _____ (herein referred to as the "Declarant") pursuant to requirements contained in Section 7.17 the Town of York, Maine Zoning Ordinance.

WHEREAS, the Declarant holds title to certain real property situated at _____ in York, Maine described in a deed from _____ to _____ dated _____ and recorded in in Book _____, Page _____ at the York County Registry of Deeds (hereinafter referred to as the "Property"); and

WHEREAS, the Declarant has received a permit from the Town of York to locate an accessory dwelling unit (ADU) on the Property; and

WHEREAS, Declarant desires to place certain restrictions over said Property, pursuant to the requirements of the York Zoning Ordinance;

NOW, THEREFORE, the Declarant hereby declares that the Property is and shall forever be held, transferred, sold, conveyed, occupied and maintained subject to the conditions and restrictions set forth herein. The Restrictions shall run with the Property and shall be binding on all parties having any right, title or interest in and to the Property, or any portion thereof, and their heirs, personal representatives, successors, and assigns. Any present or future owner or occupant of the Property or any portion thereof, by the acceptance of a deed of conveyance of all or part of the Property or an instrument conveying any interest therein, whether or not the deed or instrument shall so express, shall be deemed to have accepted the Property subject to the Restrictions and shall agree to be bound by, to comply with and to be subject to each and every one of the Restrictions hereinafter set forth.

1. In accordance with Section 7.17 of the York Zoning Ordinance, either the single-family dwelling or the ADU on the Property must be occupied by the property owner as their residence during a portion of each calendar year.
2. In the event the owner of the Property is a trust, corporation, or other legal entity, either the single-family dwelling or the ADU shall be occupied by a member or trustee of the owner entity as their residence during a portion of each calendar year.
3. Any owner of the Property must notify prospective buyers of these Restrictions and the limitations set forth in Section 7.17 of the York Zoning Ordinance.
4. A short-term residential rental is prohibited within the ADU, principal dwelling unit, or anywhere on the lot.
5. Violations of these Restrictions shall result in the loss of the ADU permit. Conformance to the conditions of the ADU permit and the relevant Zoning Ordinances shall be certified yearly by the owner of the Property subject to inspection by the Code Enforcement Officer.

6. The Restrictions set forth herein shall be binding on any present or future owner of the Property.
7. Any provision contained in this Declaration may be amended or revoked only by the recording of a written instrument or instruments specifying the amendment or the revocation signed by the owner or owners of the Property and by the Town of York.

DECLARANT

STATE OF MAINE
COUNTY OF YORK, ss.

_____, 202__

Personally appeared before me the above-named _____, who swore to the truth of the foregoing to the best of his/her knowledge, information and belief and acknowledged the foregoing instrument to be his/her free act and deed.

Notary Public/ Attorney at Law