

COVENANTS FOR WHITEFACE OUTLOOK SUBDIVISION

1. Use of Premises. The premises conveyed herein (hereafter, "the premises") shall be used only for private single family residential purposes and shall not be used for commercial or institutional purposes of any nature.
2. Design and Coloration of Buildings All new buildings on the premises shall be designed in a manner which is consistent with the rustic and rural Adirondack setting of Whiteface Outlook. Buildings shall have exteriors and roofs that are subdued colors, which will blend in with the natural surroundings to the extent reasonably possible. All exterior alterations or changes to existing buildings on the premises shall also comply with this standard. Homes are to have a minimum of 950 square feet of living space on the first floor and a minimum total square footage of living space of 1,500 square feet, excluding the basement. Accessory structures and garage, woodsheds, shall be of the same material and color scheme as the main residence.
3. Signs Each parcel of land shall be entitled to have one unlighted wooden nameplate sign, not to exceed two square feet in size, as well as necessary wooden directional signs (also unlighted) not to exceed one square foot each. No other signs shall be permitted.
4. Outdoor Lighting Outdoor lighting on the premises which is visible from any location off the parcel of land on which it is located shall be subdued, low-wattage lighting, with shields as necessary to direct light downward and to avoid glare and to minimize light being cast onto other parcels.
5. Antennae. Any "dish" type antenna exceeding 24" in diameter shall be invisible from any parcel of land other than the parcel on which it is situated.
6. Trailers and Tents. No house trailer, travel trailer, camper trailer or mobile home shall be placed or maintained on the premises except that a travel trailer or camper trailer may be stored in an enclosed garage or otherwise in a manner which is invisible at all time of year from any parcel of land other than the parcel it is situated upon. No tent shall be placed or maintained on the premises, except that occasional tent camping by lot owners or their guests shall be permitted.
7. Utility Lines New utility lines shall be buried underground.
8. Tree-Cutting Tree cutting on the premises shall be selective cutting only, for firewood, forest stand improvement, creation of views, or other lawful purposes. Clearcutting shall not be permitted except to construct dwellings, driveways, septic systems and accessory structures and facilities. These provisions shall not be deemed to prevent the removal of dead or diseased trees or trees that present a safety or health hazard. No cutting shall be allowed within 20' of the exterior boundary lines of the Whiteface Outlook Subdivision.

SCHEDULE A

9 Miscellaneous Activities.

- (A) The premises shall not be used as a dumping or storage ground for junk, trash, garbage, dilapidated or unregistered automobiles or other waste.
- (B) No clothesline or similar device, trash or garbage container, or bottled gas container shall be placed, constructed or maintained on the premises except in a manner which is invisible from any parcel of land other than the parcel it is situated upon.
- (C) The raising or keeping of swine, fowl, livestock or animals on the premises (other than normal household pets) shall not be permitted.
- (D) The raising, breeding or boarding of dogs on the premises, other than personal household pets, shall not be permitted.
- (E) No noxious or offensive activities, and no activities which would constitute a nuisance to others, shall be conducted on the premises. In particular, the operation of dirt bikes, all terrain vehicles or snowmobiles on the premises shall be prohibited, and other noise-producing activities such as loud outdoors playing of radios or other music machines shall also be prohibited.
- (F) The Grantor hereby expressly reserves the right to modify or replot any lot or lots shown on the Subdivision Map prior to their sale, subject to approval by the Town of Wilmington Planning Board and the Adirondack Park Agency.
- (G) Any new structure on any lot shall be completed on the exterior within twelve months from the start of construction.

10 Minimum Building Setbacks.

For Lots 1 - 16, 18 - 19, 21 - 34 and 41 - 45:

55 feet from center of road
15 feet from side lot lines
25 feet from rear lot line

For Lots 17, 20 and 35 - 40:

60 feet from center of road
25 feet from side lot lines
25 feet from rear lot line