

COVENANT

The undersigned _____, hereinafter called the "Covenantor", having submitted to the Planning Board of the Town of Hanover, a definitive plan of a subdivision entitled _____

_____ does hereby covenant and agree with said Planning Board and the successors in office of said Board, pursuant to G.L. (Ter. Ed.) C. 41, Sec. 81U, as amended that:

1. The Covenantor is the owner of record of the premises shown on said plan;
2. This covenant shall run with the land and be binding upon the executors and administrators, heirs and assigns of the covenantor, and their successors in title to the premises on said plan;
3. The construction of ways and the installation of municipal services shall be provided to serve any lots in accordance with the applicable Rules and Regulations of said Board before such lot may be built upon or conveyed, other than by mortgage deed; provided that a mortgagee who acquires title to the mortgaged premises by foreclosure or otherwise and any succeeding owner of the mortgaged premises or any part thereof may sell any such lot, subject only to that portion of this covenant which provides that no lot so sold shall be built upon until such ways and services have been provided to serve such lot; provided however, that prior to the release of a lot or lots to be built upon or conveyed the Board may require a deposit of money sufficient in the opinion of the Board to secure final completion of ways and services required for the lots in the subdivision as shown on said definitive plan;
4. Nothing herein shall be deemed to prohibit a conveyance subject to this covenant by a single deed of the entire parcel of land shown on the subdivision plan of all lots not previously released by the Planning Board without first providing such ways and services;
5. This covenant shall take effect upon approval of said plan;
6. Reference to this covenant shall be entered upon said plan and this covenant shall be recorded when said plan is recorded.

Covenantor

EXECUTED as a sealed instrument this _____ day of _____ 20__

COMMONWEALTH OF MASSACHUSETTS

_____, SS. 20__

Then personally appeared _____

and acknowledged the foregoing instrument to be their free act and deed, before me

(Notary Public)