

1. All lots in this subdivision, as shown on a plan entitled, "Subdivision Plan of Pillsbury Lake, Sections 1-5, in Webster, New Hampshire," dated January 28, 1965, drawn by W. Robert Nolte & Associates shall be used for residential purposes, except those lots designated on the plan as "commercial," "recreational or beach area," "clubhouse," "boat landing," Lots 1 and 2, Section 1, Lots 1 and 2, Section 4, and those lots which are from time to time utilized by the Pillsbury Lake District as well water lots. No structure shall be erected, altered, placed or permitted to remain on any residential lot other than one single-family dwelling, a private garage, and a utility shed. Any approved garage or utility shed shall conform in appearance to the single-family dwelling on the lot. All property, including dwellings, garages, other outbuildings, fences and outside areas shall be well maintained and kept clean.
 - a. "Structure" is defined as anything built for the support, shelter or enclosure of persons, animals, goods or property of any kind, as well as anything constructed or erected with a fixed location on or in the ground, exclusive of fences.
 - b. "Single-family dwelling" is defined as any structure which contains one dwelling unit, which is designed to be occupied for living purposes, and which is used by one family exclusively as a home.

2. Before any structure is erected, placed or altered in any manner that changes the dimensions or placement of the structure on any lot, its plans and specifications must be submitted to the Building Control Committee for approval, together with a site plan showing the proposed location of the structure on the lot. Plans for a single-family dwelling must also show the proposed location of its leaching field and septic tank on a State approved septic system.

The Building Control Committee shall consist of three (3) members appointed by the Pillsbury Lake Management, Inc. The committee may designate one of its members to act on its behalf. In the event of the resignation or death of any member, the remaining members shall appoint a replacement.

The Building Control Committee must first approve, within 60 days, plans and specifications for any permanent structures proposed to be erected or altered in this subdivision before any work may be commenced. Once approved by the Building Control Committee, said plans shall be placed on file with the Building Control Committee. The approved plans shall be binding as the original restrictions.

The Building Control Committee may reject any plan for any of the following reasons:

- a. too great a similarity to nearby existing structures;
- b. the proposed structure or alteration is deemed to be improperly placed on the lot; or
- c. the applicant has an outstanding debt to the Corporation.

A building permit approved by the Building Control Committee will expire at the same time and date as the Town of Webster building permit, if any, for the same property expires. If no Town of Webster building permit is required, the Building Control Committee permit expires one (1) year from the date of issue.

Any applicant, Pillsbury Lake lot owner, or owner's agent who begins constructing, erecting, placing, or altering a structure, as defined herein, prior to receiving Building Control Committee approval, may be subject to a daily fine of \$50 per day that such activity is ongoing before approval is granted. Any fines

due under this subsection shall be paid in full before a building permit is approved. Such fines shall be enforceable and collectable pursuant to Paragraph 15.

3. Every structure must conform to the following minimum standards:
 - a. Any single-family dwelling erected on any lot in this subdivision shall have a minimum ground floor area of 650 square feet. The side that faces the street shall be considered to be the front of any dwelling erected in this subdivision. A minimum of 850 sq. ft. of total living space is required.
 - b. All single-family dwellings must have a State approved septic system for the dwelling being built and, if needed, a well permit from the State.
 - c. All sanitary plumbing, electrical wiring, and all other construction shall conform to the minimum requirements of the Town of Webster and the laws of the State of New Hampshire.
 - d. All structures shall be completed on the exterior within one year from start of construction including, but not limited to, roofing, window glazing, exterior doors, siding, and paint, stain or varnish on any exterior wood surfaces. If planned construction cannot be completed within one (1) year, the owner may apply no less than ninety (90) days before the expiration of the construction completion date, to the Building Control Committee for an extension. In no case will planned completion of the exterior be permitted in excess of eighteen (18) months from start of construction. Exterior walls must be finished with approved siding material or if concrete block is to be used as an exterior surface, it must be painted with two (2) coats of masonry paint.
 - e. All property owners shall comply with the laws and regulations of the State of New Hampshire and any more stringent requirements adopted by the Town of Webster. All owners of properties within 250 feet of Pillsbury Lake shall also comply with RSA 483-B, Shoreland Water Quality Protection Act (SWQPA), and as such may be amended from time to time.
4. Except for structures to be erected on Lots 18 to 22 inclusive in Section 2 of the subdivision plan, any structure erected must set back not less than twenty (20) feet from front lot line and not less than twenty (20) feet from any side street lot line. Sideline set back shall not be less than twelve (12) feet.
5. No more than one (1) for sale sign or advertising device of any kind shall be erected on any lot except on a new house previously unoccupied, which is offered by the developer or builder. For sale signs at remote locations, such as street intersections, providing directions to a lot for sale are not permitted.
 - a. No more than one (1) sign advertising yard sales, directing guests to private events or other public notices may be erected temporarily, not to exceed three (3) consecutive days. The lot owner will be responsible for timely removal of the sign.
 - b. Signs advertising political issues, parties or candidates must be limited to a reasonable number and must be removed within one (1) day after the election that decides the issue advertised.
6. No wharf, dock or pier may be erected without approval of the Building Control Committee. The Building Control Committee will require proof of plan approval from the State of New Hampshire and all other permitting agencies prior to approval of the plan.

7. Easements for the installation and maintenance of utilities or drainage facilities are reserved by the Town of Webster, Pillsbury Lake District, and electric, telephone, and cable providers, and their successors and assigns in, over and under all the ways shown on the subdivision. Such other easements are also reserved to permit entry upon any lot to construct and maintain public utilities or improvements, pipes, poles, wires, etc. whether under or above ground, so long as such construction and maintenance does not hinder or prevent the construction of buildings on any lots.
8. Owners of undeveloped lots shall at all times keep and maintain their property in this subdivision in an orderly manner and prevent accumulation of rubbish and debris on the premises.

No tent or trailer shall be used as a dwelling in the subdivision with the exception that a lot owner may obtain a permit from the Building Control Committee to live in a tent or trailer(s) on his/her lot during construction of a dwelling house.

No more than one unregistered or uninspected motor vehicle or trailer, unless garaged, will be permitted on any lot.

9. No business, trade or enterprise where the general public accesses the business, trade or enterprise on site shall be conducted or carried on upon any residential lot. Businesses wholly contained within the dwelling, including but not limited to electronic commerce, and telecommuting shall be permitted. Private tutoring, including individual instruction in academic subjects, music lessons, arts or crafts also shall be permitted upon approval of the Building Control Committee. No animals, birds, fowl or poultry, except common household pets, shall be kept at any time on any residential lot.
10. Any single-family dwelling or garage on any lot in this subdivision which may in whole or in part be destroyed by fire, windstorm or for any other reason, must be rebuilt or all debris removed and the lot restored to a slightly condition with reasonable promptness.
11. There shall be no habitation in any structure, other than approved single-family dwellings, and no dwelling shall be occupied until substantially completed. There shall be no habitation in, on or above any garage or structure other than a single-family dwelling.
12. Control and management of Pillsbury Lake itself is subject to the rules and regulations of the State of New Hampshire. In addition, for purposes of reducing noise and erosion and for public safety, no vessel shall create a wake, no wake zone for the entirety of the lake.
13. In order to maintain and improve the Pillsbury Lake Subdivision, and particularly the recreational areas, beaches, park and to pay the administrative costs labor and materials used for such purposes, the owner of each lot, shall pay an annual management fee in an amount set by the Corporation, its successors and assigns for such purposes. Should any one owner buy two or more lots, his/her annual payment provided herein shall not exceed the amount of one management fee. Payment of the management fee is due each June 15, failure to pay shall be a lien on each lot and collectable pursuant to Paragraph 15 below. The lien shall extend to all lots owned by the owner of the liened lot. Upon the sale of a lot, the purchaser, by accepting a contract or deed for said lot, shall thereupon become responsible for the annual payment of the management fee, which shall be a lien on said lot and enforceable under the same conditions as provided herein. The amount of the annual management fee shall be adopted by the Board of Directors in accordance with the Corporation's Bylaws.

Special assessments, as needed, shall be voted on by the majority of members in good standing

present at any Annual Meeting. Special assessments shall be a lien on each lot and collectable pursuant to Paragraph 15 below.

14. The annual management fee payment provided for in Paragraph 13 shall entitle the purchaser and his/her family to annual membership in the Pillsbury Lake Community owned and operated by the Pillsbury Lake Management, Inc. on the lot marked "Club House" on the subdivision plan.
15. With regard to any unpaid monies payable to the Corporation pursuant to these Property Restrictions and Easements (including, but not limited to, annual management fees, special assessments, and fines), the Corporation shall have the authority to collect these monies from delinquent lot owners as allowed by New Hampshire law. Unpaid monies shall be a lien on each lot if not paid within thirty (30) days after the due date, or in the case of special assessments forty-five (45) days, by the Corporation or its successors and assigns may enforce said lien as provided by applicable New Hampshire law including, but not limited to, sales under mortgages, and/or by seeking an attachment of the delinquent owner's property as security for a judgment of the past monies owed.
16. These covenants shall run with the land and shall be binding on all parties claiming under them for the maximum period permitted in New Hampshire law. Invalidation of any one of these covenants by judgment or decree shall in no way effect any of the other provisions hereof which shall remain in full force and effect.
17. These Revised Pillsbury Lake Subdivision Property Restrictions and Easements are intended to replace the prior Property Restrictions and Easements dated August 16, 2014, and intended to be binding on all lots in the Pillsbury Lake Subdivision.