

## SUBDIVISION OF LAND

Town of Lancaster

Form F Covenant

The undersigned Ronald E. Koivu, Manager of Harbor Classic Homes, LLC of 497 Lancaster Street, Suite 2, Leominster, MA, 01453, hereinafter called "Covenantor", having submitted to the Lancaster Planning Board application for approval of a Definitive Plan of a subdivision entitled **Royal Estates** dated December 26, 2019 designed by New England Engineering, LLC of 601 Shea Street, Fitchburg, Ma 01420 and J.M. Grenier Associates Inc., of 787 Hartford Turnpike, Shrewsbury, MA 01545, does hereby Covenant and agree with said Planning Board and the successors in office of said Board, pursuant to 81-U, Chapter 41, G.L. (Ter. Ed.) as amended, that:

1. Except as otherwise expressly provided in 81-U of Ch. 41, G.L., no lot included on such plan shall be built upon or conveyed until the work required in relation to such lot has been completed in the manner specified by the Subdivision Regulations of the Town of Lancaster or a performance bond or other security in lieu of completion has been accepted by the Planning Board, and in accordance with the covenants, conditions, agreements, terms and provisions contained in the following:

- (a) Application for Approval of Definitive Plan (Form C) signed by the Applicant and dated December 26, 2019; and
- (b) The Definitive Plan as qualified by the Certificate of Approval (Form D-1) issued by the Planning Board dated August 3, 2020.

2. It is the intention of the Covenantor, and it is hereby understood and agreed that this contract shall constitute a Covenant running with the land included in the aforesaid Subdivision and shall operate as restrictions upon said land, and shall be binding upon the executors, administrators, devisees, heirs, assigns, and successors in title to the premises.

It is understood and agreed that lots within the subdivision shall, respectively, be released from the foregoing conditions upon the recording of a Certificate of Release (Form G) executed by a majority, or duly authorized member, of said Planning Board and enumerating the specific lots to be so released.

3. The undersigned Covenantor represents and covenants that the undersigned is the owner in fee simple of all the land included in the aforesaid subdivision and that there are no mortgages of record or otherwise on any of said land, except such as are described below and subordinated to this contract, and the present holders of said mortgages have assented to this contract prior to its execution by the Covenantor.

IN WITNESS WHEREOF, the undersigned, Ronald E. Koivu, Covenantor as aforesaid, does hereunto set his hand and seal this \_\_\_\_\_ day of January, 2024

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Ronald E. Koivu, Manager  
Harbor Classic Homes, LLC, Covenantor  
497 Lancaster Street, Suite 2  
Leominster, MA 01453

Description of Mortgages: A Mortgage from Harbor Classic Homes, LLC to RHO, LTD dated November 18, 2020, and recorded in the Worcester Registry of Deeds on November 20, 2020, in Book 63795 Page 357.

Assent of Mortgagee:

RHO, LTD

By

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Ronald Peabody, President

Date:

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this \_\_\_\_\_ day of November, 2023, before me, the undersigned notary public, personally appeared Ronald Koivu, proved to me through satisfactory evidence of identification, which was photo ID/license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as in his capacity as Manager for Harbor Classic Homes, L.L.C.

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Notary: Peter A. CampoBasso  
My commission expires: 1/2/2026