

2019: TOWN RECOMMENDS
ALL BUYERS RECEIVE

→ DELIVERED TO REALTOR
12/12/19

SEBAGO COVE ESTATES

LOT-BY-LOT REQUIREMENTS AND RESTRICTIONS TABULATION

December 2, 1991 REVISED September 30, 1992

The development and use of the lots in the Sebago Cove Estates subdivision is subject to various requirements and restrictions imposed the permitting agencies which approved the subdivision. This tabulation enumerates for each lot which of the following categories of requirements and restrictions applies to the respective lot:

1. Driveway Length Limit
2. Driveway Design/Construction Specification
3. General Erosion Control Guidelines
4. Portland Water District Review of Development Plans
5. Professional Engineer Design Requirement
6. Lot Clearing Limitation
7. Buffers
8. Other

Following is a description of each category:

1. DRIVEWAY LENGTH LIMIT:

The total length of the driveway serving any lot shall be limited to a specified maximum length. This limit differs from lot to lot. The length limit is specified for each lot in the following lot-by-lot tabulation, under the entry "Driveway Length Limit."

In addition, the width of driveways is limited to a maximum of ten (10) feet. This provision is applicable to all lots in Sebago Cove Estates. Therefore, no individual entries are made for this width limit in the following lot-by-lot tabulation.

2. DRIVEWAY DESIGN/CONSTRUCTION SPECIFICATION:

Driveways which are built through Phosphorus Control Buffers shall be designed and constructed according to the following requirements:

"Driveways located within Phosphorus Control Buffers shall be constructed oblique to the slope of the land. In no instance shall a driveway be constructed directly perpendicular to the slope of the land within the buffer.

In the case of driveways that require a drainage ditch on the uphill side of the driveway, cross drainage culverts shall be installed at intervals no to exceed 75 feet along the ditch line.

FILE

These culverts shall be at least 12 inches in diameter. The outlet of the culvert should be installed with a stone lined apron designed to re-spread stormwater runoff overland. The apron should be level with an average stone size of four (4) inches in diameter."

Phosphorus Control Buffers to which this requirement applies exist on all lots. However, on some lots, it may be possible to locate driveways so as to avoid Phosphorus Control Buffers and hence this provision. Therefore, this provision is specified for each lot/phosphorus control buffer in the following lot-by-lot tabulation as "Driveway Design/Construction Provision Applicable Within Type " " Buffer".

3. GENERAL EROSION CONTROL GUIDELINES,

For the construction of driveways and buildings on each of the lots, some basic erosion control practices can be utilized to prevent erosion and to trap any sedimentation.

Lot owners should place sediment control devices down slope of their proposed construction site prior to any earthmoving activities. These devices may include either hay bales or silt fencing. These devices should be inspected on a weekly basis throughout the building phase. If these devices are found to be in disrepair or clogged with sediment, they should be repaired or replaced. These devices should remain below the construction area until the area above the devices is stabilized with a healthy grass cover.

Areas to be revegetated should be limed and fertilized, seeded, and mulched. Lime and fertilizer rates shall be determined by lab analysis of the soils, to prevent over-fertilization.

The seeding rate should be at a minimum of one pound per 1000 square feet. Seed mixture should be the lot owner's choice, and the rate should be as specified by the choice of seed. Care should be taken to assure that the seed chosen meets the criteria on the site for soil conditions and shade tolerance. Also, the intended use of the newly vegetated area may help in determining proper seed type.

Fertilization and seeding shall take place during the growing season. In the Naples region, this falls approximately between June 1 and September 1. If this time frame cannot be met, the area shall be mulched until the time frame can be utilized. Care shall also be taken to avoid fertilization before major rain storms.

Mulch shall be applied to all seeded areas at a rate of 2 bales per 1000 square feet. All disturbed areas that do not experience any construction activity for more than one week should also be mulched at the same rate.

All areas on the lot that experience earthmoving activities should be revegetated within 6 months of initial disturbance. If this is not possible due to construction constraints, these areas should be mulched within 7 days of last disturbance, and the mulch should be securely anchored with a lightweight biodegradable netting.

These provisions apply to all lots in Sebago Cove Estates. Therefore, no individual entries are made for this category in the following lot-by-lot tabulation.

4. PORTLAND WATER DISTRICT REVIEW OF DEVELOPMENT PLANS:

In order to apply for a building permit from the Town of Naples, lot owners must prepare development plans for their proposed dwelling and appurtenant facilities. These plans must be reviewed and approved by the Portland Water District (PWD) prior to commencing clearing of the lot for development and prior to submission of the building permit application to the town of Naples.

For the following lots, the required development plan must include an erosion control plan prepared by a Registered Professional Engineer:

55, 56, 57, 58, 59, 60, 61, 63 and 64

For the remaining lots in Sebago Cove Estates, the development and erosion control plan may be prepared by the owner, the contractor or an engineer, at the owner's discretion.

In order to initiate the PWD review of proposed plans, the lot owner must present the plans to the District together with a written request to review them and photograph(s) of the lot and the area(s) to be developed. The lot owner is responsible for any fees charged by the PWD for this review.

This provision for PWD review of lot development plans applies to all lots in Sebago Cove Estates. Therefore, no individual entries are made for this category in the following lot-by-lot tabulation. Please see the next category for information regarding those lots for which engineered erosion control plans are required as part of the application for Portland Water District approval.

5. PROFESSIONAL ENGINEER DESIGN REQUIREMENT:

As described in the previous category, several lots must have an erosion control plan prepared by a professional engineer as part of the development plan. These plans must then be reviewed and approved by the Portland Water District. For those lots to which this requirement applies, the entry in the following lot-by-lot tabulation is "Engineered Erosion Control Plan Required".

6. LOT CLEARING LIMITATION:

In addition to the buffers specified in category #7 below, most but not all of the lots are subject to a limitation on the total amount of clearing allowed. For those lots to which this limitation applies, in no event shall an aggregate area of greater than 15,000 square feet be cleared for all purposes, including but not limited to house sites, lawns and septic systems. The first 150 feet of driveway must be counted in arriving at this 15,000 square feet aggregate area.

The buffer requirements described in category #7 below must be met. The remainder of each lot which is not included in buffers and which is not cleared may be subjected to cutting of not more than 40% of the vegetation within any 10 year period, provided that a well distributed stand of trees is retained and the ground is not substantially disturbed, graded or re-contoured.

For those lots subject to this clearing limitation, the entry in the following lot-by-lot tabulation is "15,000 SF Clearing Limit".

7. BUFFERS:

The Sebago Cove Estates subdivision project includes numerous buffers as part of the development plan. The buffers serve several purposes and are of differing widths and locations. The following Lot-by-Lot Requirements and Restrictions Tabulation enumerates for each of the 71 lots the types, sizes and locations of buffers.

BUFFER CATEGORIES ARE AS FOLLOWS:

Phosphorus Control Buffers:

Type A Buffer: Lakeshore Buffer. This is a buffer running along the shore of Sebago Cove.

Type B Buffer: Roadside Buffer. These are buffers of varying widths located along the downgradient side of proposed subdivision roads.

Type C Buffer: Lot Buffer. These are buffers of varying widths located along the downgradient sides of lots.

Type D Buffer: Common Land Buffer. This buffer consists of portions of the common lands along Whippoorwill Drive, which serve the same purpose as Type B Roadside Buffers; and the common land in the vicinity of Lot 1, which serves the same purpose as Type A Buffers.

Type E Buffer: Stream/Phosphorus Buffer. These buffers, of 100 feet in width along Leavitt Brook and its associated shoreline wetland areas, and 25 feet in width along other streams and their associated wetlands serve to provide phosphorus control as well as meet DEP's specification for 100 foot and 25 foot natural buffer strips along perennial and intermittent streams.

Only the buffers described above shall warrant annual inspections for buffer integrity.

Non-Phosphorus Related Buffers:

Type F Buffer: Kimball Corner Road Buffer. These buffers, of 50 feet in width, served to provide a visual and setback buffer along the Kimball Corner Road. Note that Type C buffers provide this function along the Burnell Road.

Type G Buffer: Property Boundary Buffer. These buffers, of 50 feet in width, are located along the exterior property lines of the project in areas where lots abut such property lines. They serve to provide visual and setback buffers from abutting properties.

Type H Buffer: Other Stream Buffers. The DEP requires natural buffers of 25' and 100' along intermittent and perennial streams, respectively. This category of required buffers surrounds streams and any associated shoreline wetlands, but such buffers do not provide a phosphorus control function due to location and gradient.

Type I Buffer: Wetland Buffer. These buffers shall be coincident with all areas of wetland delineated for this project.

BUFFER RESTRICTIONS:

1. Type A - E and H Buffers shall be governed by the Department of Environmental Protection's "Limited Disturbance Standard (Option 2)", which is contained under Section 5.3.2 of its document Phosphorus Control in Lake Watersheds: A Technical Guide to Evaluating New Development, dated September 1989, in addition to the following further specifications:

- A. No buildings or similar structures shall be built within said buffers.

- B. Driveways may be constructed through Type B, C and H Buffers only, the exception of Lot 71, where a single driveway crossing of the Type E Stream Buffer shall be permitted. All driveways shall be a maximum of 10 feet wide within the buffers.
 - C. Sewage disposal systems and wells may only be built within Type B and C Buffers provided there is no other location on the lot where such facilities can be built, meeting all applicable ordinances and regulations.
 - D. Cutting and clearing of vegetation shall otherwise comply with applicable ordinances of the Town of Naples.
2. Type F Buffers shall be governed as follows:
- A. Not more than 40% of the trees which are greater than 4 inches in diameter measured at 4-1/2 feet above the ground may be removed in any 10 year period, provided that a well distributed stand of trees is retained.
 - B. Driveways shall be a maximum of 10 feet wide within the buffer, provided however that the driveway entrance to Lot #31 shall be from Whippoorwill Drive.
3. Type G Buffers shall be governed as follows:
- A. Type G Buffers shall be undisturbed except for the removal of dead or dying trees which pose a safety hazard to people or property.
4. Type I Buffers shall be governed as follows:
- A. Structural development and earthmoving activities, including but not limited to cutting, filling and grading, shall be prohibited within Type I Buffers, except as may be permitted by the Department of Environmental Protection pursuant to the Natural Resources Protection Act and related regulations, as amended from time to time, and by the Town of Naples pursuant to applicable ordinances.

The "Limited Disturbance Standard (Option 2)" from the Department of Environmental Protection's Phosphorus Control guidelines is as follows:

- 1. The removal of trees and other vegetation within the buffer strip is limited to the following:
 - a. There shall be no cleared openings and an evenly distributed stand of trees and other vegetations shall be maintained.

- b. Activity within the buffer shall be conducted so as to prevent disturbance of existing forest floor, leaf litter and vegetation less than 4 feet in height. Where the existing ground cover is disturbed and results in exposed mineral soil, that area shall be immediately stabilized to avoid soil erosion.
- c. Removal of vegetation less than 4 feet in height is limited to that necessary to create a winding footpath no wider than 6 feet. This path cannot be a straight line to the lake. The path must remain stabilized.
- d. Pruning of live tree branches that do not exceed 12 feet in height above ground level is permitted provided that at least the top two thirds of the tree canopy is maintained.
- e. Where the removal of storm-damaged, diseased, unsafe, or dead trees results in a cleared opening being created, those openings shall be replanted with native trees at least three feet in height unless existing new tree growth is present.
- f. Buffers are not to be used for all-terrain vehicles or other vehicular traffic.

The following Lot-by-Lot Requirements and Restrictions Tabulation should be used in conjunction with the final subdivision plan as approved by the Town of Naples, July 21, 1992, and recorded in the Cumberland County Registry of Deeds, Plan Book , Page , and with the individual "Lot Plan" prepared for each lot and attached to and made a part of the deed to each lot.

Buffers are specified in the following lot-by-lot tabulation by entries such as "Type A (Lake Shore) Buffer:

Please note: For Type I (Wetland) Buffers, the notation "Per Plan" refers to the individual "Lot Plan" which is attached to and made a part of the deed to the respective lot.

8. OTHER:

Other requirements or restrictions not fitting any of the above seven categories may be enumerated for individual lots. In those cases, the entire specification for the limitation shall be explained in the following lot-by-lot tabulation.

**THE FOLLOWING PAGES 8 THROUGH 28 COMPRISE THE
"LOT-BY-LOT REQUIREMENTS AND RESTRICTIONS TABULATION"**

Approved Sept 8TH 2012

Sebago Cove Estates Homeowners Association

Road ordinance

Section A

All driveways shall pitch down from road a minimum of 1" per foot for at least 8' from road. A culvert shall be installed of sufficient size as to not restrict water flow in the road drainage ditch.

Section B

~~There~~ shall be no overnight or extended periods of parking in the association right of way as to impede the normal flow of traffic or restrict access of emergency vehicles.

Approved by the board of directors on 9/8/2012

Barbara White

[Signature]

Kerri Wotton

Joanne Panunzio

Dorinda Allen

[Signature]

[Signature]

[Signature]

[Signature]

SEBAGO COVE ESTATES

LOT-BY-LOT REQUIREMENTS AND RESTRICTIONS TABULATION

December 2, 1991 REVISED September 30, 1992

LOT 1:

1. Driveway Length Limit: 200'
2. 15,000 SF Clearing Limit
3. Type A (Lake Shore) Buffer:
Width: 100'; Located Along Sebago Cove; (South Line)
4. Type F (Kimball Corner Road) Buffer:
Width: 50'; Located Along Kimball Road; (North Line)
5. Type I (Wetland) Buffer: Per Plan

LOT 2:

1. Driveway Length Limit: 350'
2. Driveway Design/Construction Provision Applicable Within Type "C" Buffer
3. 15,000 SF Clearing Limit
4. Type A (Lake Shore) Buffer:
Width: 100'; Located Along Sebago Cove; (East Line)
5. Type C (Lot) Buffer:
Width: 100'; Located Along East Lot Line
25'; Located Along West Lot Line
6. Type F (Kimball Corner Road) Buffer:
Width: 50'; Located Along Kimball Road; (North Line)
7. Type I (Wetland) Buffer: Per Plan

LOT 3:

1. Driveway Length Limit: 200'
2. Driveway Design/Construction Provision Applicable
Within Type "B" and Type "C" Buffers
3. 15,000 SF Clearing Limit
4. Type B (Roadside) Buffer:
Width: 100'; Located Along Whippoorwill Drive; (West Line)
5. Type B (Roadside) Buffer:
Width: 75'; Located Along Sandpiper Court; (South Line)
6. Type C (Lot) Buffer:
Width: 25'; Located Along East Line
7. Type F (Kimball Corner Road) Buffer:
Width: 50'; Located Along Kimball Road; (North Line)
8. Type I (Wetland) Buffer: Per Plan

LOT 4:

1. Driveway Length Limit: 250'
2. Driveway Design/Construction Provision Applicable Within Type "B" Buffer
3. 15,000 SF Clearing Limit
4. Type A (Lake Shore) Buffer:
Width: 100'; Located Along Sebago Cove; (East Line)
5. Type B (Roadside) Buffer:
Width: 75'; Located Along Sandpiper Court; (West Line)
6. Type I (Wetland) Buffer: Per Plan

LOT 5:

1. Driveway Length Limit: 300'
2. Driveway Design/Construction Provision Applicable Within Type "B" Buffer
3. 15,000 SF Clearing Limit
4. Type A (Lake Shore) Buffer:
Width: 100'; Located Along Sebago Cove; (East Line)
5. Type B (Roadside) Buffer:
Width: 75'; Located Along Sandpiper Court; (West Line)
6. Type I (Wetland) Buffer: Per Plan

LOT 6:

1. Driveway Length Limit: 300'
2. Driveway Design/Construction Provision Applicable
Within Type "B" and Type "C" Buffers
3. 15,000 SF Clearing Limit
4. Type A (Lake Shore) Buffer:
Width: 100'; Located Along Sebago Cove; (East Line)
5. Type B (Roadside) Buffer:
Width: 75'; Located Along Sandpiper Court; (North Line)
6. Type C (Lot) Buffer:
Width: 50'; Located Along West Line
7. Type I (Wetland) Buffer: Per Plan

LOT 7:

1. Driveway Length Limit: 200'
2. Driveway Design/Construction Provision Applicable Within Type "B" and Type "C" Buffers
3. 15,000 SF Clearing Limit
4. Type B (Roadside) Buffer:
Width: 75'; Located Along Sandpiper Court; (North Line)
100'; Located Along Whippoorwill Drive; (West Line)
5. Type C (Lot) Buffer:
Width: 50'; Located Along East Line
6. Type I (Wetland) Buffer: Per Plan

LOT 8:

1. Driveway Length Limit: 500'
2. Driveway Design/Construction Provision Applicable Within Type "B" Buffer
3. 15,000 SF Clearing Limit
4. Type A (Lake Shore) Buffer:
Width: 100'; Located Along Sebago Cove; (East Line)
5. Type B (Roadside) Buffer:
Width: 150'; Located Along Whippoorwill Drive; (West Line)
6. Type I (Wetland) Buffer: Per Plan

LOT 9:

1. Driveway Length Limit: 400'
2. Driveway Design/Construction Provision Applicable Within Type "B" Buffer
3. 15,000 SF Clearing Limit
4. Type A (Lake Shore) Buffer:
Width: 100'; Located Along Sebago Cove; (East Line)
5. Type B (Roadside) Buffer:
Width: 150'; Located Along Whippoorwill Drive; (West Line)
6. Type I (Wetland) Buffer: Per Plan

LOT 10:

1. Driveway Length Limit: 300'
2. Driveway Design/Construction Provision Applicable Within Type "B" Buffer
3. 15,000 SF Clearing Limit
4. Type A (Lake Shore) Buffer:
Width: 100'; Located Along Sebago Cove; (East Line)
5. Type B (Roadside) Buffer:
Width: 150'; Located Along Whippoorwill Drive; (West Line)
6. Type I (Wetland) Buffer: Per Plan

LOT 11:

1. Driveway Length Limit: 300'
2. Driveway Design/Construction Provision Applicable Within Type "B" Buffer
3. 15,000 SF Clearing Limit
4. Type A (Lake Shore) Buffer:
Width: 100'; Located Along Sebago Cove; (East Line)
5. Type B (Roadside) Buffer:
Width: 150'; Located Along Whippoorwill Drive; (West Line)
6. Type I (Wetland) Buffer: Per Plan

LOT 12:

1. Driveway Length Limit: 350'
2. Driveway Design/Construction Provision Applicable Within Type "B" Buffer
3. 15,000 SF Clearing Limit
4. Type A (Lakeshore) Buffer:
Width: 100'; Located Along Sebago Cove; (East Line)
5. Type B (Roadside) Buffer:
Width: 150'; Located Along Whippoorwill Drive; (West Line)
6. Type I (Wetland) Buffer: Per Plan

LOT 13:

1. Driveway Length Limit: 350'
2. Driveway Design/Construction Provision Applicable Within Type "B" Buffer
3. 15,000 SF Clearing Limit
4. Type A (Lake Shore) Buffer:
Width: 100'; Located Along Sebago Cove; (East Line)
5. Type B (Roadside) Buffer:
Width: 150'; Located Along Whippoorwill Drive; (West Line)
6. Type I (Wetland) Buffer: Per Plan

LOT 14:

1. Driveway Length Limit: 350'
2. Driveway Design/Construction Provision Applicable Within Type "B" Buffer
3. 15,000 SF Clearing Limit
4. Type A (Lake Shore) Buffer:
Width: 100'; Located Along Sebago Cove; (East Line)
5. Type B (Roadside) Buffer:
Width: 150'; Located Along Whippoorwill Drive; (West Line)
6. Type I (Wetland) Buffer: Per Plan

LOT 15:

1. Driveway Length Limit: 350'
2. Driveway Design/Construction Provision Applicable Within Type "B" Buffer
3. 15,000 SF Clearing Limit
4. Type A (Lake Shore) Buffer:
Width: 100'; Located Along Sebago Cove; (East Line)
5. Type B (Roadside) Buffer:
Width: 150'; Located Along Whippoorwill Drive; (West Line)
6. Type I (Wetland) Buffer: Per Plan

LOT 16:

1. Driveway Length Limit: 300'
2. Driveway Design/Construction Provision Applicable Within Type "B" and Type "C" Buffers
3. Type B (Roadside) Buffer:
Width: 150'; Located Along Whippoorwill Drive; (West Line)
4. Type C (Lot) Buffer:
Width: 100'; Located Along East Line
5. Type I (Wetland) Buffer: Per Plan

LOT 17:

1. Driveway Length Limit: 450'
2. Driveway Design/Construction Provision Applicable Within Type "B" Buffer
3. 15,000 SF Clearing Limit
4. Type A (Lake Shore) Buffer:
Width: 100'; Located Along Sebago Cove; (East Line)
5. Type B (Roadside) Buffer:
Width: 150'; Located Along Whippoorwill Drive; (West Line)
6. Type E (Stream) Buffer:
Width: 100'; Located Along Leavitt Brook; (North Line)
*Note: A small portion of this stream buffer is actually located on Lot 17, with the majority located on the adjacent common land.
7. Type I (Wetland) Buffer: Per Plan

LOT 13:

1. Driveway Length Limit: 400'
2. Driveway Design/Construction Provision Applicable Within Type "B" Buffer
3. 15,000 SF Clearing Limit
4. Type A (Lake Shore) Buffer:
Width: 100'; Located Along Sebago Cove; (East Line)
5. Type B (Roadside) Buffer:
Width: 150'; Located Along Whippoorwill Drive; (West Line)
6. Type I (Wetland) Buffer: Per Plan

LOT 19:

1. Driveway Length Limit: 450'
2. Driveway Design/Construction Provision Applicable Within Type "B" Buffer
3. 15,000 SF Clearing Limit
4. Type A (Lake Shore) Buffer:
Width: 100'; Located Along Sebago Cove; (East Line)
5. Type B (Roadside) Buffer:
Width: 150'; Located Along Whippoorwill Drive; (West Line)
6. Type I (Wetland) Buffer: Per Plan

LOT 20:

1. Driveway Length Limit: 500'
2. Driveway Design/Construction Provision Applicable Within Type "B" Buffer
3. 15,000 SF Clearing Limit
4. Type A (Lake Shore) Buffer:
Width: 100'; Located Along Sebago Cove; (East Line)
5. Type B (Roadside) Buffer:
Width: 150'; Located Along Whippoorwill Drive; (West Line)

LOT 21:

1. Driveway Length Limit: 500'
2. Driveway Design/Construction Provision Applicable Within Type "B" Buffer
3. 15,000 SF Clearing Limit
4. Type A (Lake Shore) Buffer:
Width: 100'; Located Along Sebago Cove; (East Line)
5. Type B (Roadside) Buffer:
Width: 150'; Located Along Whippoorwill Drive; (West Line)
6. Type H (Other Streams) Buffer:
Width: 25'; Located Along Unnamed Stream; (South Line)
7. Type I (Wetland) Buffer: Per Plan

LOT 22:

1. Driveway Length Limit: 200'
2. 15,000 SF Clearing Limit
3. Type A (Lake Shore) Buffer:
Width: 100'; Located Along Sebago Cove; (East Line)
4. Type B (Roadside) Buffer:
Width: 150'; Located Along Whippoorwill Drive; (West Line)
100'; Located Along Swan Court; (West Line)
5. Type E (Stream) Buffer:
Width: 50'; Along Unnamed Stream; (North Line and Within Lot)
6. Type I (Wetland) Buffer: Per Plan

Lot 23:

1. Driveway Length Limit: 300'
2. Driveway Design/Construction Provision Applicable Within Type "B" Buffer
3. 15,000 SF Clearing Limit
4. Type A (Lake Shore) Buffer:
Width: 100'; Located Along Sebago Cove; (East Line and North Line)
5. Type B (Roadside) Buffer:
Width: 100'; Located Along Swan Court; (West Line)
6. Type II (Other Streams) Buffer:
Width: 25'; Located Along Unnamed Stream; (Within Lot)

Lot 24:

1. Driveway Length Limit: 350'
2. Driveway Design/Construction Provision Applicable Within Type "B" Buffer
3. 15,000 SF Clearing Limit
4. Type A (Lake Shore) Buffer:
Width: 100'; Located Along Sebago Cove; (East Line)
5. Type B (Roadside) Buffer:
Width: 100'; Located Along Swan Court; (West Line)

LOT 25:

1. Driveway Length Limit: 500'
2. Driveway Design/Construction Provision Applicable Within Type "B" Buffer
3. 15,000 SF Clearing Limit
4. Type A (Lake Shore) Buffer:
Width: 100'; Located Along Sebago Cove; (East Line)
5. Type B (Roadside) Buffer:
Width: 100'; Located Along Swan Court; (West Line)
6. Type E (Stream) Buffer:
Width: 25'; Located Along Unnamed Stream; (Within Lot / South Line)
7. Type I (Wetland) Buffer: Per Plan

LOT 26:

1. Driveway Length Limit: 200'
2. Driveway Design/Construction Provision Applicable Within Type "B" and Type "C" Buffers
3. 15,000 SF Clearing Limit
4. Type B (Roadside) Buffer:
Width: 100'; Located Along Swan Court; (West Line)
5. Type C (Lot) Buffer:
Width: 100'; Located Along East Line
6. Type II (Other Streams) Buffer:
Width: 25'; Located Along Unnamed Stream; (Along North Line)
*Note: Only a very limited portion of this stream buffer is actually located on Lot 26, with the majority, designated as a Type E Buffer, located on Lot 25.
7. Type I (Wetland) Buffer: Per Plan

LOT 27:

1. Driveway Length Limit: 150'
2. Driveway Design/Construction Provision Applicable Within Type "C" Buffer
3. 15,000 SF Clearing Limit
4. Type B (Roadside) Buffer:
Width: 100'; Located Along Whippoorwill Drive; (West Line)
5. Type C (Lot) Buffer:
Width: 50'; Located Along Swan Court; (North & East Lines)
6. Type E (Stream) Buffer:
Width: 25'; Located Along Unnamed Stream; (Southeast Corner)

LOT 28:

1. Driveway Length Limit: 150'
2. Driveway Design/Construction Provision Applicable Within Type "C" Buffer
3. 15,000 SF Clearing Limit
4. Type C (Lot) Buffer:
Width: 100'; Located Along Swan Court; (East Line)
5. Type II (Other Streams) Buffer:
Width: 25'; Located Along Stream/Wetland; (Within Lot)
6. Type I (Wetland) Buffer: Per Plan

LOT 29:

1. Driveway Length Limit: 150'
2. Driveway Design/Construction Provision Applicable Within Type "B" and Type "C" Buffers
3. 15,000 SF Clearing Limit
4. Type B (Roadside) Buffer:
Width: 100'; Located Along Whippoorwill Drive; (West Line)
5. Type C (Lot) Buffer:
Width: 50'; Located Along East Line
6. Type II (Other Streams) Buffer:
Width: 25'; Located Along Stream/Wetland; (Within Lot)
7. Type I (Wetland) Buffer: Per Plan

LOT 30:

1. Driveway Length Limit: 250'
2. Driveway Design/Construction Provision Applicable Within Type "B" Buffer
3. 15,000 SF Clearing Limit
4. Type B (Roadside) Buffer:
Width: 150'; Located Along Whippoorwill Drive; (West Line)
5. Type C (Lot) Buffer:
Width: 100'; Located Along Swan Court; (East Line)
6. Type II (Other Streams) Buffer:
Width: 25'; Located Along Stream/Wetland; (Within Lot)
7. Type I (Wetland) Buffer: Per Plan

LOT 31:

1. Driveway Length Limit: 200'
2. Driveway Design/Construction Provision Applicable Within Type "C" Buffer
3. 15,000 SF Clearing Limit
4. Type C (Lot) Buffer:
Width: 100'; Located Along Whippoorwill Drive; (East Line)
5. Type F (Kimball Corner Road) Buffer:
Width: 50'; Located Along Kimball Corner Road; (North Line)
6. Type I (Wetland) Buffer: Per Plan
7. Other: Driveway Entrance Shall be on Whippoorwill Drive.

LOT 32:

1. Driveway Length Limit: 200'
2. Driveway Design/Construction Provision Applicable Within Type "C" Buffer
3. 15,000 SF Clearing Limit
4. Type C (Lot) Buffer:
Width: 100'; Located Along East Line
5. Type F (Kimball Corner Road) Buffer:
Width: 50'; Located Along Kimball Corner Road; (North Line)
6. Type I (Wetland) Buffer: Per Plan

LOT 33:

1. Driveway Length Limit: 250'
2. Driveway Design/Construction Provision Applicable Within Type "C" Buffer
3. 15,000 SF Clearing Limit
4. Type C (Lot) Buffer:
Width: 100'; Located Along East Line
5. Type F (Kimball Corner Road) Buffer:
Width: 50'; Located Along Kimball Corner Road; (North Line)
6. Type G (Property Line) Buffer:
Width: 50'; Located Along Project Boundary; (West Line)
7. Type I (Wetland) Buffer: Per Plan

LOT 34:

1. Driveway Length Limit: 300'
2. Driveway Design/Construction Provision Applicable Within Type "C" Buffer
3. 15,000 SF Clearing Limit
4. Type C (Lot) Buffer:
Width: 100'; Located Along Whippoorwill Drive; (East Line)
5. Type I (Wetland) Buffer: Per Plan

LOT 35:

1. Driveway Length Limit: 300'
2. Driveway Design/Construction Provision Applicable Within Type "C" Buffer
3. 15,000 SF Clearing Limit
4. Type C (Lot) Buffer:
Width: 100'; Located Along Whippoorwill Drive; (East Line)
5. Type G (Property Line) Buffer:
Width: 50'; Located Along Project Boundary; (West Line)
6. Type I (Wetland) Buffer: Per Plan

LOT 36:

1. Driveway Length Limit: 300'
2. Driveway Design/Construction Provision Applicable Within Type "C" Buffer
3. 15,000 SF Clearing Limit
4. Type C (Lot) Buffer:
Width: 100'; Located Along Whippoorwill Drive; (East Line)
5. Type G (Property Line) Buffer:
Width: 50'; Located Along Project Boundary; (West Line)
6. Type I (Wetland) Buffer: Per Plan

LOT 37:

1. Driveway Length Limit: 300'
2. Driveway Design/Construction Provision Applicable Within Type "C" Buffer
3. 15,000 SF Clearing Limit
4. Type C (Lot) Buffer:
Width: 100'; Located Along Whippoorwill Drive; (East Line)
5. Type G (Property Line) Buffer:
Width: 50'; Located Along Project Boundary; (West Line)
6. Type I (Wetland) Buffer: Per Plan

LOT 38:

1. Driveway Length Limit: 300'
2. Driveway Design/Construction Provision Applicable Within Type "C" Buffer
3. 15,000 SF Clearing Limit
4. Type C (Lot) Buffer:
Width: 100'; Located Along Whippoorwill Drive; (East Line)
5. Type G (Property Line) Buffer:
Width: 50'; Located Along Project Boundary; (West Line)
6. Type II Buffer: Width: 100'; Along Leavitt Brook; (Southwest Corner)

LOT 39:

1. Driveway Length Limit: 300'
2. Driveway Design/Construction Provision Applicable Within Type "C" Buffer
3. 15,000 SF Clearing Limit
4. Type C (Lot) Buffer:
Width: 100'; Located Along Whippoorwill Drive; (East Line)
5. Type G (Property Line) Buffer:
Width: 50'; Located Along Project Boundary; (West Line)
6. Type II (Other Streams) Buffer:
Width: 100'; Located Along Leavitt Brook; (West Line)

LOT 40:

1. Driveway Length Limit: 300'
2. Driveway Design/Construction Provision Applicable Within Type "C" Buffer
3. 15,000 SF Clearing Limit
4. Type C (Lot) Buffer:
Width: 100'; Located Along Whippoorwill Drive; (East Line)
5. Type G (Property Line) Buffer:
Width: 50'; Located Along Project Boundary; (Northwest Corner)
6. Type H (Other Streams) Buffer:
Width: 100'; Located Along Leavitt Brook; (West Line)

LOT 41:

1. Driveway Length Limit: 300'
2. Driveway Design/Construction Provision Applicable Within Type "C" Buffer
3. 15,000 SF Clearing Limit
4. Type C (Lot) Buffer:
Width: 100'; Located Along Whippoorwill Drive; (East Line)
5. Type H (Other Streams) Buffer:
Width: 100'; Located Along Leavitt Brook; (West Line)

LOT 42:

1. Driveway Length Limit: 300'
2. Driveway Design/Construction Provision Applicable Within Type "C" Buffer
3. 15,000 SF Clearing Limit
4. Type C (Lot) Buffer:
Width: 100'; Located Along Whippoorwill Drive; (East Line)
5. Type H (Other Streams) Buffer:
Width: 100'; Located Along Leavitt Brook; (West Line)

LOT 43:

1. Driveway Length Limit: 300'
2. Driveway Design/Construction Provision Applicable Within Type "C" Buffer
3. 15,000 SF Clearing Limit
4. Type C (Lot) Buffer:
Width: 100'; Located Along Whippoorwill Drive; (East Line)
5. Type E (Stream) Buffer:
Width: 100'; Located Along Leavitt Brook; (South Line)
6. Type H (Other Streams) Buffer:
Width: 100'; Located Along Leavitt Brook; (West Line)
7. Type I (Wetland) Buffer: Per Plan

LOT 44:

1. Driveway Length Limit: 150'
2. 15,000 SF Clearing Limit
3. Type E (Stream) Buffer:
Width: 100'; Located Along Leavitt Brook: (North Line)
4. Type I (Wetland) Buffer: Per Plan

LOT 45:

1. Driveway Length Limit: 150'
2. Driveway Design/Construction Provision Applicable
Within Type "B" and Type "C" Buffers
3. 15,000 SF Clearing Limit
4. Type B (Roadside) Buffer:
Width: 75'; Located Along Heron Drive; (South Line)
5. Type C (Lot) Buffer:
Width: 100'; Located Along East Line
6. Type E (Stream) Buffer:
Width: 100'; Located Along Leavitt Brook; (North Line)
7. Type I (Wetland) Buffer: Per Plan

LOT 46:

1. Driveway Length Limit: 150'
2. Driveway Design/Construction Provision Applicable
Within Type "B" and Type "C" Buffers
3. 15,000 SF Clearing Limit
4. Type B (Roadside) Buffer:
Width: 75'; Located Along Heron Drive; (North Line)
5. Type C (Lot) Buffer:
Width: 100'; Located Along East Line
6. Type I (Wetland) Buffer: Per Plan

LOT 47:

1. Driveway Length Limit: 150'
2. Driveway Design/Construction Provision Applicable Within Type "C" Buffer
3. 15,000 SF Clearing Limit
4. Type C (Lot) Buffer:
Width: 100'; Located Along Whippoorwill Drive; (East Line)

LOT 48:

1. Driveway Length Limit: 300'
2. Driveway Design/Construction Provision Applicable Within Type "C" Buffer
3. 15,000 SF Clearing Limit
4. Type C (Lot) Buffer:
Width: 100'; Located Along Whippoorwill Drive; (East Line)
5. Type II (Other Streams) Buffer:
Width: 25'; Located Along Unnamed Stream; (Within Lot)
6. Type I (Wetland) Buffer: Per Plan

Lot 49:

1. Driveway Length Limit: 300'
2. Driveway Design/Construction Provision Applicable Within Type "C" Buffer
3. 15,000 SF Clearing Limit
4. Type C (Lot) Buffer:
Width: 100'; Located Along Whippoorwill Drive; (East Line)
5. Type I (Wetland) Buffer: Per Plan

LOT 50:

1. Driveway Length Limit: 250'
2. Driveway Design/Construction Provision Applicable Within Type "C" Buffer
3. 15,000 SF Clearing Limit
4. Type C (Lot) Buffer:
Width: 100'; Located Along Whippoorwill Drive; (East Line)

LOT 51:

1. Driveway Length Limit: 300'
2. Driveway Design/Construction Provision Applicable Within Type "C" Buffer
3. 15,000 SF Clearing Limit
4. Type C (Lot) Buffer:
Width: 100'; Located Along Whippoorwill Drive; (East Line)

LOT 52:

1. Driveway Length Limit: 250'
2. Driveway Design/Construction Provision Applicable Within Type "C" Buffer
3. 15,000 SF Clearing Limit
4. Type C (Roadside) Buffer:
Width: 100'; Located Along Whippoorwill Drive; (East Line)
5. Type II (Other Streams) Buffer:
Width: 25'; Located Along Unnamed Stream; (Within Lot)

LOT 66:

1. Driveway Length Limit: 350'
2. Driveway Design/Construction Provision Applicable Within Type "C" Buffer
3. 15,000 SF Clearing Limit
4. Type C (Lot) Buffer:
Width: 100'; Located Along Burnell Road; (South Line)
5. Type G (Property Line) Buffer:
Width: 50'; Located Along Project Boundary; (North Line)

LOT 67:

1. Driveway Length Limit: 300'
2. Driveway Design/Construction Provision Applicable Within Type "C" Buffer
3. 15,000 SF Clearing Limit
4. Type C (Lot) Buffer:
Width: 100'; Located Along Burnell Road; (South Line)
5. Type G (Property Line) Buffer:
Width: 50'; Located Along Project Boundary; (West Line)
6. Type G (Property Line) Buffer:
Width: 50'; Located Along Project Boundary; (North Line)
7. Type I (Wetland) Buffer: Per Plan

LOT 68:

1. Driveway Length Limit: 350'
2. Driveway Design/Construction Provision Applicable Within Type "B" and Type "C" Buffers
3. Type B (Roadside) Buffer:
Width: 150'; Located Along Heron; (South Line)
4. Type C (Lot) Buffer:
Width: 150'; Located Along East Line
5. Type G (Property Line) Buffer:
Width: 50'; Located Along Project Boundary; (North Line)
6. Type I (Wetland) Buffer: Per Plan

LOT 69:

1. Driveway Length Limit: 350'
2. Driveway Design/Construction Provision Applicable
Within Type "B" and Type "C" Buffers
3. Type B (Roadside) Buffer:
Width: 150'; Located Along Heron Drive; (Southeast Corner)
4. Type C (Lot) Buffer:
Width: 150'; Located Along Northeast Line
5. Type G (Property Line) Buffer:
Width: 50'; Located Along Project Boundary; (North Line)
6. Type I (Wetland) Buffer: Per Plan

LOT 70:

1. Driveway Length Limit: 200'
2. Driveway Design/Construction Provision Applicable
Within Type "B" and Type "C" Buffers
3. Type B (Roadside) Buffer:
Width: 150'; Located Along Heron Drive; (Northeast Corner)
4. Type C (Lot) Buffer:
Width: 150'; Located Along Southeast Line
5. Type H (Other Streams) Buffer:
Width: 25'; Located Along Stream/Wetland; (Within Lot)
6. Type I (Wetland) Buffer: Per Plan

LOT 71:

1. Driveway Length Limit: 500'
2. Driveway Design/Construction Provision Applicable
Within Type "B" and Type "C" Buffers
3. Type B (Roadside) Buffer:
Width: 150'; Located Along Heron Drive; (North Line)
4. Type C (Lot) Buffer:
Width: 150'; Located Along East Line
5. Type E (Stream) Buffer:
Width: 25'; Located Along Stream/Wetland; (Within Lot)
6. Type I (Wetland) Buffer: Per Plan

See next page for Common Land Buffers

COMMON LAND BUFFERS:

Southern Common Land Parcel:

Type D Buffer for entire parcel with exception of retention pond and associated ditches.

*This buffer shall be governed by the Buffer Restrictions except as specified on the "Common Area - Boat Dock Detail" sheet, dated 6/30/90.

Central Common Land Parcel:

Type D Buffer: Width: 150'; Along Whippoorwill, Road Station 53+20 to 54+50

Type H Buffer: Width: 100'; Along Each Side of Leavitt Brook*

*This buffer shall be governed by the Buffer Restrictions except as specified on the "Common Area - Boat Dock Detail" sheet, dated 6/30/90.

Northern Common Land Parcel:

Type D Buffer: All of the mainland portion of the Common Land.