

DECLARATION OF COVENANTS AND RESTRICTIONS
HAMLET VIEW ESTATES

This Declaration of Protective Covenants is made as of this 31st day of August, 1987.

WHEREAS, Patten of New York Corporation, a corporation organized under the laws of the State of New York, having its principal place of business at PO Box 366, Highmount, New York 12441, is the owner of all that certain plot, piece or parcel of land in the Town of Sidney, County of Delaware and State of New York to be known as "HAMLET VIEW ESTATES" and consisting of the real property described on a map designated as "Lot Layout Hamlet View Estates" Town of Sidney, Delaware County, New York dated July 1987 and prepared by Robert A. Brooks, P.C., Greene, New York and recorded in the Delaware County Clerks Office on ~~SEPTEMBER 21~~ , 1987 in Map Number 3992, said real property having been conveyed to Patten of New York Corporation by deed dated the 4th day of September, 1986 in Liber 665 of Deeds at Page 825.

WHEREAS, it is desirable for the protection of the privacy and lifestyles of any prospective purchasers of portions of such premises, the preservation and conservation of the character, environment and property values and the promotion of the health, safety, morals, aesthetics and general welfare of the prospective purchasers of portions of such premises that they be subject to various protective covenants.

NOW, THEREFORE, said Patten of New York Corporation hereby declares that the following protective covenants shall apply to the aforesaid premises and shall run with the land and be binding upon Patten of New York Corporation, its representatives, successors and assigns, (hereinafter referred to as Declarant) and each and every prospective purchaser of any lot or portion of the aforementioned premises agrees by the acceptance of a deed conveyed, occupied and used subject to the following protective covenants:

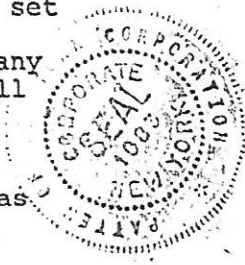
1. No restaurant, bar, commercial garage, factory, unregistered vehicle, junkyard or any commercial or business enterprise, except farming, shall be permitted upon the premises except that the occupant of any residence constructed on the premises may use a part thereof as an office in connection with the practice of a profession.
2. No trailer, mobile home or recreational vehicle containing living or sleeping quarters, may be placed upon the premises, except for the purpose of camping for temporary periods or intervals, not to exceed 60 days per calender year, and must be self contained or connected to an approved septic system, except that legally registered recreational vehicles may be stored upon said lot if a

See order filed May 8, 2013 July 10, 2006-906

permanent residence dwelling exists on the lot.

3. All buildings must be constructed in accordance with the Town of Sidney building regulations. No dwelling shall be built upon this property which consists of less than 850 square feet of enclosed living space.

4. These covenants are to run with the land and shall be binding on Patten of New York Corporation and all persons claiming under it the invalidation of any one of the covenants or restrictions, by judgement or court order, shall in no way effect any of the other provisions which shall remain in full force and effect. These covenants may be enforced by Patten of New York Corporation or the owner of any parcels or by the Town of Sidney or any of it's agencies as conditions to the approval of the filing of the subdivision map. Grantor reserves to itself, its representatives, successors and assigns, the right to modify, add to, cancel or annul the protective covenants set forth herein so that their general purpose, spirit and intent shall be observed and the consent or approval of any owner of any portion of the above described premises shall not be required.



IN WITNESS WHEREOF, the undersigned Declarent has duly executed the within Declaration of Protective Covenants as of this 31st day of August, 1987.

PATTEN OF NEW YORK CORPORATION

BY: *Paul H. Johnson*.....
REGIONAL PRESIDENT
PATTEN OF NEW YORK CORPORATION

STATE OF NEW YORK)
COUNTY OF ULSTER) SS.:

On the 31st day of August, 1987, before me personally came Paul Johnson to me known, who being by me duly sworn, did depose and say that he resides at Todd Mountain Road, Arkville, New York; that he is the Regional President of Patten of New York Corporation, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.

Karen A. Davis.....

Notary Public

11.50 SEP 22 1987 2:50 p.m.

Delaware County Clerk's Office
Recorded on the 22 day of Sept, 1987
at 2:50 P.M. Recorded in Liber 681
of Books at Page 780 and
examined.

Harold D. Owens, Jr. Clerk
of Patten of New York Corporation
P.O. Box 366
Highmount, N.Y. 12441

1987 8 31 1987