

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 3/17/2016 8:51:33 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
536	RESTRICTIONS		24654/183	06/28/1994	
Property-Street Address and/or Description					
21498-190 21498-193 21498-194 21498-197 SEE RECORD					
Grantors					
TAISEY ROBERT G TR, TAISEY FAMILY NOMINEE TRUST &AL/S TR, PARTRIDGEBERRY WOODS HOMEOWNERS TRUST &AL/S TR					
Grantees					
References-Book/Pg Description Recorded Year					
21498/190 DEED 1991, 21498/193 DEED 1991, 21498/194 DEED 1991, 21498/197 DEED 1991					
Registered Land Certificate(s)-Cert# Book/Pg					

✓ 3

PARTRIDGEBERRY WOODS SUBDIVISION

DECLARATION OF COVENANTS AND RESTRICTIONS

Robert G. Taisey, Trustee of TAISEY FAMILY NOMINEE TRUST, under Declaration of Trust dated January 23, 1987, recorded with Middlesex South District Registry of Deeds at Book 17844, Page 578, (hereinafter sometimes referred to as "Declarant") is the Owner of Lots 1 through 14, both inclusive, and Lots 37 through 56, both inclusive, all as shown on the plan of land entitled: "Definitive Subdivision Plan, Groton, Massachusetts, Partridgeberry Woods, Prepared for: Taisey Family Nominee Trust", which Plan is recorded with Middlesex South District Registry of Deeds as Plan No. 1475, of 1988, Sheets 1 through 17, both inclusive; and Parcel A as shown on a plan of land entitled: "Plan of Land in Groton, MA. Prepared for The Taisey Family Nominee Trust by Joseph R. Henry Associates, Inc.", dated December 3, 1987, which Plan is recorded with Middlesex South District Registry of Deeds as Plan No. 1695 of 1987, at Book 18741, Page 440; of 24 New England Executive Park, Burlington, Massachusetts, (hereinafter sometimes referred to as "Subdivision Plan").

WHEREAS, Robert G. Taisey, Trustee of the Partridgeberry Woods Homeowners Trust, under Declaration of Trust dated October 21, 1991, recorded with Middlesex South District Registry of Deeds as Instrument No. 339 of 10/25/91, is the owner of "Parcel B" shown on the aforesaid Plan by virtue of a deed dated October 21, 1991, recorded at Book 21498, Page 190; and is the owner of "Parcel C" shown on said Plan by virtue of a deed dated October 21, 1991, recorded at Book 21498, Page 193; and is the owner of "Parcel D" shown on said Plan by virtue of a deed dated October 21, 1991, recorded at Book 21498, Page 194; and is the owner of "Parcel F" shown on said Plan by virtue of a deed dated October 21, 1991, recorded at Book 21498, Page 197; and

WHEREAS, a certain "Certificate of Approval of a Definitive Plan" dated March 17, 1988, and recorded with Middlesex South District Registry of Deeds at Book 19856, Page 202, contains a Condition that said Parcels B, C, D and F be conveyed to a Homeowners Association; and

WHEREAS, as stated in Article VII of said "Partridgeberry Woods Homeowners Trust": "The beneficial interest of each lot owner shall be one eighty-eighth (1/88), which said interest shall vest upon the recording of a deed

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MARGINAL REFERENCE RECORD	
BOOK 21498	PAGE 197

to a lot in said Partridgeberry Woods Subdivision and shall terminate upon the conveyance thereof by said Beneficiary to another party."

NOW, THEREFORE, in consideration of and in compliance with said Certificate of Approval of the Definitive Subdivision Plan, the Declarant hereby makes this Declaration of Covenants and Restrictions, as follows:

1. That the ownership of any lot or lots numbered 1 through 14, both inclusive, and Lots 37 through 56, both inclusive, as shown on said Plan shall include a 1/88th proportionate or undivided beneficial interest in the aforementioned "Partridgeberry Woods Homeowners Trust", and each lot shall be subject to and with the benefit of the rights and obligations therein stated and to the rights of way and easements shown on said Plan.
2. Said lot or lots may be reconfigured pursuant to the provisions of M.G.L. c.41, 81P.
3. The aforementioned lots as shown on said Subdivision Plan shall be subject to and with the benefit of the terms and conditions of this Declaration of Covenants and Restrictions, which shall run with the land, and which shall be binding upon the owners of said lots shown on said Subdivision Plan, and their respective heirs, successors, and assigns.

EXECUTED AS A SEALED INSTRUMENT, this 22nd day
of June, 1994

TAISEY FAMILY NOMINEE TRUST

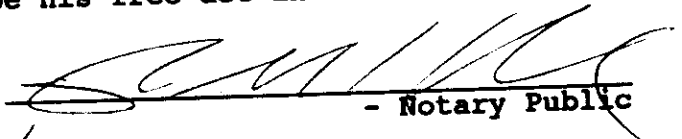
Robert G. Taisey, Trustee
By: Robert G. Taisey, Trustee

PARTRIDGEBERRY WOODS HOMEOWNERS TRUST

Robert G. Taisey, Trustee
By: Robert G. Taisey, Trustee

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF MIDDLESEX

On this 22 day of June, 1994, before me personally appeared Robert G. Taisey, Trustee of TAISEY FAMILY NOMINEE TRUST, and Trustee of PARTRIDGEBERRY WOODS HOMEOWNERS TRUST, and acknowledged the foregoing to be his free act and deed.


- Notary Public

My commission expires: 1/2/95
Robert L. Collins