

DECLARATION OF COVENANTS AND RESTRICTIONS

Declaration made this day of March, 2016, by **CASEY CORNELL**, hereinafter referred to as "Owner".

WITNESSETH:

WHEREAS, CASEY CORNELL is the owner of a certain tract of land situate on Humes Road in the Town of Greenfield, County of Saratoga, State of New York as shown on a map entitled "Revised Subdivision Plat, Belle Estates, Prepared for Cornell Land Development, LLC", dated January 8, 2013 and being lastly revised on April 28, 2015 as prepared by James M. Vianna, P.L.S. and recorded in the office of the Saratoga County Clerk on October 6, 2015 as Map No. M2015181;

WHEREAS, the Owner wishes to file a Declaration of Covenants and Restrictions (the "Declaration") to establish certain restrictions, covenants and conditions prior to the sale of lots in said Belle Estates (the "Subdivision");

NOW, THEREFORE, the Owner declares that all lots shown on the aforesaid Map with the exception of Lot 10 are held and shall be conveyed subject to the restrictions, covenants and conditions as hereinafter set forth, to wit:

- 1) The premises shall be used only for residential purposes and no part of said Lots or premises shall be used for any business, manufacturing, commercial or mercantile purposes of any kind, including a contractor's storage yard, except that a Lot may be used for a professional office by the occupant who also maintains living quarters on the Lot. Nothing herein contained shall prevent any owner from renting his/her dwelling for residential purposes;
- 2) No home or dwelling shall be erected on said Lots except a single family dwelling unit with a private garage and related outbuildings that may not be used for residential purposes. Each dwelling must make provision for a minimum of a one car garage and a maximum of a three car garage;
- 3) No home or dwelling shall have less than 2000 square feet of living area inclusive of the second floor, but exclusive of the basement, covered porches or decks, patios, breezeways or garages;
- 4) The exterior of all structures must be completed within twelve (12) months of the start of construction;

5) No commercial vehicles in excess of 16,000 GPW or machinery shall be placed on the premises or parked longer than is reasonably necessary to make deliveries or perform repairs;

6) Satellite dishes are not permitted within view of the front of the house. All dishes are not to exceed 24" in diameter and shall be attached to the house;

7) No more than one unregistered vehicle may be stored on said premises at any one time;

8) No farm animals including horses, cows, cattle, goats, pigs, chickens or other fowl shall be kept on the premises;

9) That the covenants and restrictions contained in this Declaration are continuing ones for the benefit of the entire development except Lot 10 as shown on the aforesaid Map of Belle Estates and are to be construed as covenants and restrictions running with the land.

Casey Cornell

State of New York)
)ss.
County of Saratoga)

On the _____ day of March, in the year 2016 before me, the undersigned a Notary Public in and for said State, personally appeared **CASEY CORNELL**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and he acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC