

Deed Restrictions for 38 Southwick Rd Lots 1 & 2

The following Deed restrictions should be included in the new deeds, for 38 Southwick Road Lots #1 and #2, when those deeds are drawn up, at a time yet to be determined.

At a minimum, the deeds for both Lots 1 & 2 will contain the common driveway bylaw requirement language as follows:

“The common driveway shall remain private in perpetuity, no parking will be allowed on the common drive and all roadway maintenance, snowplowing and rubbish collection shall be the land owners’ responsibility.”

In addition, the deeds for both Lots 1 & 2 will contain the right for the owners of Lot 2 to have access over Lot 1, to ensure it has legal access, as follows:

“This deed includes the right for Lot 2 to pass over Lot 1 on both the common and private driveway, until/unless, an alternate legal means of access is established to Lot 2.”

In addition to the restrictions listed above, we will establish such other legal mechanisms as recommended by our attorney. All this will be done before we transfer out either lot. At which time we will provide the final deed language to the Planning Board for their records.