

TOWN OF MIDDLEFIELD PLANNING BOARD
FORM G: Covenant Agreement

DATE _____

Date _____, ____

The undersigned _____
Name(s) (Print or Type)

of _____
(no. and street) (City), (County), (State)

hereinafter called "Covenantor", having submitted to the Middlefield Planning Board, a Definitive Plan of a subdivision entitled _____
(Name of Subdivision)

dated _____ prepared by _____ does hereby covenant and agree with said Planning Board and the successors in office of said Board, pursuant to the General Law, Chapter 41, Section 81-U as amended, that:

1. The covenantor is the owner of record of the premises shown on said Plan;
2. This covenant shall run with the land and be binding upon the executors, administrators, heirs, assigns of the covenantor, and their successors in title to the premises shown on said Plan;
3. The construction of streets and ways and the installation of utility services and improvements shall be provided to serve any Regulations of said Planning Board before such lot may be built, upon or conveyed, other than by mortgage deed; provided that a mortgagee who acquires title to the mortgaged premises by foreclosure or otherwise and any succeeding owner of the mortgaged premises or part thereof may sell any such lot, subject only to that portion of this covenant which provides that no lot so sold shall be built upon until such streets, ways, services and improvements have been provided to serve such lot;
4. The construction of all ways and the installation of all municipal services shall be completed in accordance with the applicable rules and regulations of the Planning Board within _____ months from the date said plan is approved.
5. Nothing herein shall be deemed to prohibit a conveyance subject to this covenant by a single deed of the entire parcel of land shown on the subdivision plan or of all lots not previously released by the Planning Board without first providing such streets, ways, services and improvements;

6. This covenant shall take effect upon the approval of said Plan;

7. Reference to this covenant shall be entered upon said Plan and this covenant shall be recorded when said Plan is recorded.

The undersigned _____ (wife, husband,) of the covenantor hereby agree that such interest as (I, we) may have in said premises shall be subject to the provisions of this covenant and insofar as is necessary release all rights of tenancy by the courtesy, dower, homestead and other interest therein.

EXECUTED as a sealed instrument this ____ day of _____, ____.

(Witness Signature)

(Witness Signature)

COMMONWEALTH OF MASSACHUSETTS

Hampshire County, Massachusetts, DATE _____, ____

Then personally appeared _____ and acknowledged the foregoing instrument to be _____ free act and deed, before me.

Notary Public

My commission expires _____ .