FORM D

Standard Subdivision Covenant

The undersigned __________________________
_____________________________________
of ____________________________
County, Massachusetts, hereinafter called the “Covenantor” having submitted to the
Marshfield Planning Board, a definitive plan of a subdivision, entitled
________________________________________________________________________
Dated _____________________ made by ___________________________________
does hereby covenant and agree with said Planning Board and the successors in office of
said Board, pursuant to MGL Ch.41, Sec. 81U, 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 ways and the installation of municipal services shall be
provided to serve any lot in accordance with the applicable Rules and
Regulations of said 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 be sold or
built upon until such ways and services have been provided to serve such lots;

4. 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 constructing such ways and services;

5. This covenant shall take effect upon the approval of said plan;

6. Reference to this covenant shall be entered upon said plan and this covenant
shall be recorded when said plan is recorded.
7. 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 Marshfield Planning Board within 24 months from the date of approval. Failure to so complete shall automatically rescind approval of the plan.

The undersigned ____________________________________________________

wife, husband, of the covenantor hereby agrees 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 _____________, 20___.

__________________________________  ____________________________________

__________________________________  ____________________________________

__________________________________  ____________________________________

COMMONWEALTH OF MASSACHUSETTS

__________________________________ ss.  ____________________________________ 20___.

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

__________________________________

Notary Public

My commission expires: ________________

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