

**DRIVEWAY LANTERN RESTRICTIVE COVENANT**

WHEREAS, David Andrade, Kenneth Duluze Sr., and Mark Voner, herein after referred as “Developer” is the owner of certain lots of land in Wareham, Plymouth County, Massachusetts shown on a subdivision plan, hereinafter referred to as “plan” entitled “Shell Point Place Definitive Subdivision Plans”, dated 10/7/21 and revised through \_\_\_\_\_ and recorded herewith.

WHEREAS, Developer desires to develop the land shown on the plan as a residential subdivision and impose a restriction on the lots shown on said plan in connection with such development, so as to comply with certain requirements of the Town of Wareham Planning Board.

NOW THEREFORE, Developer hereby imposes the restriction hereinafter enumerated upon the building lots for the benefit of the building lots and the owners of the same at this time and hereafter. All of said restrictions and covenants shall run with and bind the building lots, the present owners and all persons claiming under them.

The restriction is as follows:

“As a condition for the approval of Shell Point Place by the Town of Wareham under the Subdivision Control Law, the Developer is required to have one (1) driveway street lantern acceptable to the Wareham Planning Board installed on each lot and in working order prior to the occupancy of any house erected on that lot in the Subdivision. The driveway street lanterns must be located one foot outside of the Town right-of-way and must be wired to the power source of the individual homes without on and off switches. They must also be photosensitive so that they turn on at dusk and off at dawn. The driveway street lanterns and attached street numbers only need to be installed on each lot at the time of construction of a house thereon. This condition shall be a restriction imposed upon the building lots for the benefit of the building lots and owners of the same at this time and hereafter. This restriction may be enforced by said owners and also by the Town of Wareham. The Town of Wareham is specifically authorized to withhold the issuance of any occupancy permit until this condition has been satisfied as to that particular lot.

WITNESS out hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
David Andrade

\_\_\_\_\_  
Kenneth Duluze Sr.

\_\_\_\_\_  
Mark Voner