

DEED RESTRICTION



2022 00067045

Bk: 1641 Pg: 591 Doc: REST
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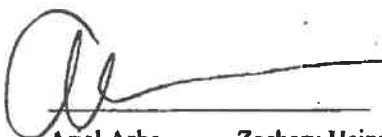
We, Ariel Ashe and Zachary Heinzerling, owners of 29 Welles Way, Chilmark, Massachusetts, by deed recorded in the Dukes County Registry of Deeds, Book 1496 Page 171, and having a mailing address of 611 Broadway, # 722, New York, NY, 10012 (the "Covenantor"), in consideration of receiving all development permits from the Town of Chilmark, for the construction of an office with half-bathroom above an existing garage in the dwelling located at 29 Welles Way, Chilmark, MA and identified in Chilmark Assessor Map 25 as Parcel 6.1 hereby covenant with the Chilmark Board of Health as follows:

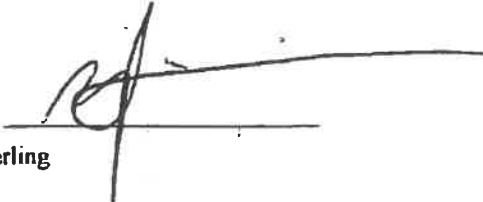
1. The Covenantor is the owner of record of the real property located at 29 Welles Way, Chilmark MA and identified in Chilmark Assessor Map 25 as Parcel 6.1. For title, see deed dated 5-8-2019 and recorded in Dukes County Registry of Deeds Book 1496, Page 171 (the "Premises")
2. The number of rooms which may be used as bedrooms in the existing dwelling located on the Premises is limited to four (4). Accordingly, the office space above the garage shall not be construed, grandfathered and/or utilized as any type of bedroom or sleeping quarters

The covenant contained herein and agreed upon by the Owner, shall be binding upon the property and upon the Owner, her heirs, successors and assigns. This covenant shall be recorded in the Dukes County Registry of Deeds. Each Owner, in every instrument conveying title to the premises, shall specifically reference this Covenant and the place of recording.

The Board of Health or its appointed agent shall have the right to enter said premises, with reasonable notice to the owner, to inspect and confirm compliance with this restriction.

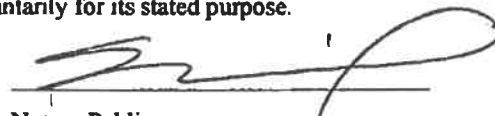
Witness my hand and seal this 7th day of July, 2022

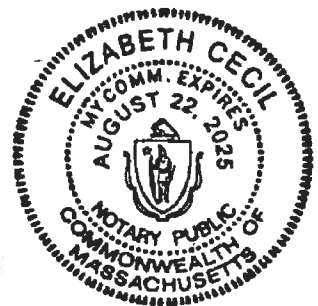

Ariel Ashe


Zachary Heinzerling

COMMONWEALTH OF MASSACHUSETTS

On this 7th day of July, 2022, before me, the undersigned notary public, personally appeared Ariel Ashe and Zachary Heinzerling, proved to me through satisfactory evidence of identification, which was drivers license, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.


Notary Public
My Commission Expires: August 22, 2025



ATTEST: Paulo C. DeOliveira, Register
Dukes County Registry of Deeds