

# WRIGHT'S LANDING RESTRICTIONS

The Land shall be subject to the following Restrictions:

**3.01** No Lot shall be divided or subdivided into additional lots or parcels; provided however that this shall not prohibit division of a Lot or Lots into separate parcels for the purpose of boundary line changes not creating additional building lots within the Land.

**3.02** Site Plan and Building Plan Review. No building or other structure of any nature shall be erected, maintained or suffered to exist upon the Land unless the building plans showing exterior elevations are submitted to the Architectural Review Committee and such plans and the siting of such building or other structure shall have been previously approved by written and recordable instrument executed by the Architectural Review Committee. The Architectural Review Committee may adopt reasonable rules and submission requirements with regard to requests for approval of the appearance and siting of buildings and structures.

**3.03** Restrictions Against Commercial Use. No commercial activity of any nature or type (including customary home occupations as defined in the Nantucket Zoning Code) shall be conducted upon any portion of the Land. However, use of a room for a private home office is permitted.

**3.04** Single Family Dwelling Restrictions. No dwelling shall be constructed upon any Lot, except for one single family dwelling not to exceed twenty-five (25) feet above the median grade and not to exceed 2,000 square feet of ground cover. No secondary dwellings, detached garages or other outbuildings.

**3.05** Restrictions upon Animals. No animals shall be kept upon any Lot except for customary domestic pets, which shall be kept on a leash.

**3.06** Setback Restrictions. No cutting, clearing or disturbance of vegetation is permitted within ten (10) feet of each boundary line of each Lot, except for driveways and well installations.

**3.07** Restriction on Parking. No vehicle shall be parked on the street, grass strip and bicycle path and sidewalk. This restriction shall continue in effect until February \_\_\_\_\_, 2026 whereupon it shall then be extended for the maximum period of time then allowed by law.

**3.08** Landscape and Design Restrictions.

a. Any Lot upon which construction is to commence by other than the Developer or an entity controlled by the Developer, the Owner shall, prior to the commencement of such construction, submit a landscaping plan to the Architectural Review Committee for approval, such approval not to be unreasonably withheld. The Architectural Review Committee shall have the right to collect from the Owner such sums as the Architectural Review Committee, in its sole

discretion, deems reasonable to secure the Owner's performance of the landscaping and design work in accordance with the approved plan.

b. The following design and landscape restrictions shall apply to each Lot:

- (1) Roof walks shall not be allowed.
- (2) Chimneys shall be unpainted brick.
- (3) Wood gutters and boxed wood down spouts shall be used.
- (4) All siding shall be natural white cedar shingles.
- (5) True divided light windows are required.
- (6) Half round or round windows shall not be used.
- (7) Skylights shall not be used.
- (8) Trim colors to be limited to white, gray, or natural.
- (9) All second floor decks to be integrated.
- (10) Designs shall incorporate additive massing.
- (11) Driveways to be native stones or shell, however an asphalt driveway could be constructed if built with a chip seal finish.
- (12) Roof shingles to be either cedar or a dual gray or dual black asphalt shingles.
- (13) Spotlighting shall be restricted to lighting within the boundaries of the lot.
- (14) Any fencing to be split rail in nature.

**3.09** Additional Restrictions

- a. No commercial vehicles may be parked on a Lot overnight.
- b. The dwelling unit shall have a minimum foot print of 1,200 square feet.
- c. No exterior laundry drying facilities.
- d. No loam, sand or gravel except that resulting from landscaping or from construction permitted hereunder, shall be removed from any lot except those removed during construction.
- e. No trailers of any type, nor unregistered motor vehicles, shall be stored upon any Lot.
- f. No boats may be stored upon any lot.

**3.10** Grantor, Wrights Land Nominee Trust reserves the right for itself and its successors and assigns to modify, delete or otherwise amend these restrictions to the extent permitted by law.