

Affected Premises:

Declaration of Covenants

Whereas, the undersigned is/are the owner(s) of real estate at _____
[property address], Worthington, Massachusetts, more particularly described in a deed
recorded in Hampshire County Registry of Deeds on _____ [date], in
Book _____, Page _____; and

Whereas, _____ [owner(s)] use(s) a dwelling unit on
said property as their primary residence; and

Whereas, an Accessory Dwelling Unit (ADU) exists on said property, as defined in the Protective
Zoning By-law for the Town of Worthington, and allowed under Section 8.7 of said bylaws; and

Whereas, Subsection 8.7.11 of said bylaws requires a Declaration of Covenants as a requisite for
a Certificate of Occupancy for an Accessory Dwelling Unit;

Now, therefore, the undersigned represents, acknowledges and covenants as follows:

1. As owner(s), we will continue to occupy one of the dwelling units on this property as our
primary residence, in accordance with subsection 8.7.10 of the Protective Zoning By-law
for the Town of Worthington.
2. The right to occupy the ADU on this property ceases if we, as owner(s) of the property,
cease to occupy at least one dwelling unit on this property as our primary residence.
3. The right to occupy the ADU on this property also ceases upon transfer of title, unless
the new owner takes certain action described in Subsection 8.7.12

Signed this _____ [day] of _____ [month], ____ [year].

Owner _____
[signature] [print name]

Owner _____
[signature] [print name]

On this ____ [day] of _____ [month], ____ [year], before me, the undersigned
notary public, _____ [name(s) of document
signer] personally appeared, proved to me through satisfactory evidence of identification,
which were _____ [type of identification], to be the person(s) whose
name(s) is/are signed on the preceding or attached document, and acknowledged to me that
she/he/they signed it voluntarily and for its stated purpose by their free act and deed.

[seal]

[notary public signature]