

VALLIS WAY HOMEOWNERS' ASSOCIATION TRUST

DECLARATION OF PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS that I, the Declarant, **Linda C. Vallis, of 109 Lowell Street, Lynnfield, MA 01940**, owner of the property at 109 Lowell Street, Lynnfield, MA 01940, consisting of Lots 1-4 and 6 and the roadway (and turnaround) shown as "Vallis Way" in, Lynnfield, Essex County, Massachusetts 01940 pursuant to a deed recorded with the Essex South District Registry of Deeds in Book 33561, Page 119 (hereinafter referred to as either "Declarant" or "Trustee"), all of which land is shown on the plan referenced below, in full consideration of the promises and covenants hereinafter set forth, declares as follows:

I. Statement of Purposes

It is the intent of the Trustee to provide for the continued operation and maintenance of the Subdivision Drainage System, including the surface water runoff detention and recharge basin and all related appurtenances located on Lot 2, each of the individual storm water management facility and drainage systems on each individual Lot and all other common drainage as shown on the Definitive Subdivision Plan to be recorded herewith (herein: "Subdivision Plan") (hereinafter collectively referred to as "Drainage System"), all in accordance with the "Operation and Maintenance Plan and Long-term Pollution Prevention Plan - #Vallis Way, Lynnfield, Massachusetts" – Date: April 15, 2021, by Hayes Engineering, Inc., Wakefield, MA, (hereinafter: "Operation and Maintenance Plan") as amended and finally drafted and approved by and filed with the Lynnfield Planning Board, in order to adequately ensure proper drainage of the Property and protect adjacent resource areas for the benefit of the Owners and the Lynnfield Planning Board, and the continued maintenance of the private Drainage System and such Common Utilities, if any, as may be required by the Final Action of the Lynnfield Planning Board recorded herewith.

II. Certain Definitions

The following words when used in this Declaration shall have the following meanings:

- a. "Association" shall mean the Trustee from time to time, acting as such, of the Vallis Way Homeowners' Association Trust.
- b. "Common Expenses" shall mean all expenses incurred by the Association, whether direct or indirect, relating to all of the operation and maintenance of the private Drainage System located on Lot 2 and within the subdivision as shown on the Subdivision Plan to be recorded herewith, to be proportionately shared by all of the Lots shown on the Plan (Lots 1-4 and 6) and Lot Owners thereof including, without limitation, all operational and maintenance costs, repair costs, rebuilding and replacement costs, insurance premiums and deductibles, attorney's fees, accountant's fees, taxes, assessments, interest and the cost of labor, equipment and materials and the management and supervision thereof, together with provision for a reserve for capital improvements. In addition, Common Expenses shall cover all direct and indirect costs incurred in regularly complying with the "Operation and

Maintenance Plan as amended or revised by the mutual consent of the Lynnfield Planning Board and the Trustee hereof, and a copy of which is on file in the office of the Lynnfield Planning Board.

- c. "Declaration" shall mean this Declaration of Protective Covenants.
- d. "Drainage System" shall mean the surface water runoff detention and recharge basin which is a portion of the subdivision drainage system providing surface water drainage and water recharge on the Property, located on Lot 2 , each of the individual storm water management facility and drainage systems on each individual Lot and all other common drainage as shown on the Definitive Subdivision Plan and all connecting pipes and apparatus and also including the individual storm water management facilities located on each of Lots 1-4 and 6 (as Lot 6 may hereafter be further subdivided and developed) as shown on the Subdivision Plan and all related appurtenances.
- e. "Initial Contribution" shall mean that payment made by the Declarant, Trustee or first owners, as provided in Section III i. below.
- f. "Lot" or "Parcel" shall mean and refer to any and all of the lots shown on the Subdivision Plan, including all those additional lots which may be created by any further subdivision of Lot 6, all of which are and will be subject to the terms of this Homeowners Association Trust.
- g. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot situated on the Property including the Declarant, and such Owner's successors, assigns and grantees, but shall not refer to a holder of a mortgage secured by any Lot unless such mortgagee has acquired title pursuant to foreclosure or a proceeding in lieu of foreclosure. Each Lot shall be entitled to one vote concerning all Association matters.
- h. "Plan" shall mean that certain plan entitled "Definitive Plan Vallis Way, Lynnfield Mass., Assessor's Map 17, Lot 921", by Hayes Engineering Inc., Wakefield, Massachusetts, originally dated April 12, 2021, as revised and amended, to be recorded in said Deeds herewith.
- i. "Planning Board" shall mean the duly elected members of the Town of Lynnfield, Massachusetts Planning Board.
- j. "Property" shall mean all of the land shown on the Plan, which includes all the property located at 109 Lowell Street, Lynnfield, Massachusetts.
- k. "Registry of Deeds" or "Deeds" shall mean the Essex (South) District Registry of Deeds.
- l. "Town" shall mean the Town of Lynnfield, Massachusetts.
- m. "Roadway and Common Utilities" shall mean the roadway and common/shared utilities shown on the Plan, all of which shall be dedicated to public ownership with the written

consent the Planning Board. All costs of construction, installation, maintenance, snow removal, cleaning, repair, and replacement of all of the same while the same remain privately owned, shall be the sole responsibility of all the Owners from time to time, said costs of which shall be approved, assessed, collected and applied in accordance with the provisions of this Trust.

III. Protective Covenants

- a. Applicability. This Declaration and these covenants shall be binding on the Declarant and her successors in interest and assigns, including all Owners. The covenants imposed herein shall run in perpetuity with the Property, shall operate as restrictions upon the Property and shall be for the mutual benefit of the Property Owners and the Town. A duly executed original hereof shall be recorded with the Plan at the said Deeds. Any amendment of this Declaration shall require written Planning Board approval and shall not be effective until a certified copy thereof is recorded in said Deeds.

- b. The Association. Prior to conveyance of any Lots shown on the Plan, the Trustee does, by the execution hereof, create the Association, the holders of the beneficial interest in which shall be the Owners. Each Owner shall have a beneficial interest in the Association equal to a fraction, the numerator of which is the number of lots owned by such Owner and the denominator of which equals the number of Lots comprising the Property. Each Owner shall have one vote in the Association and, unless otherwise provided, the Association shall act on the majority vote of the Owners. If and when the initial Trustee hereunder resigns, dies or fails to so serve or at such time as she no longer owns any Lot shown on the Subdivision Plan, the Owners of all the Lots shall, by majority vote, elect one or more Trustees who shall assume the responsibility of the Trustee hereunder, except that if Paul T. Caggiano individually or in any entity he then controls, then owns any Lots within the subdivision, he shall become the Trustee hereunder upon accepting said trusteeship in writing, duly recorded in said Deeds. Thereafter the Owners shall annually elect said Trustees to so serve. A duly acknowledged appointment of Trustee, accepted by the Trustee so named and recorded in said Deeds, shall be conclusive proof of the identity of the persons entitled to act hereunder until a subsequent appointment and acceptance is so recorded. The Association shall promptly notify the Town, in writing, of all changes in the identity of the Trustee, and the Town shall be entitled, at all times, to deal with the Association through the Trustee identified herein or, if applicable, most recently so identified to the Town. If a majority vote on any matter or action cannot be achieved, the issue shall be resolved by a majority vote of the Planning Board.

- c. Maintenance of the Drainage System and all aspects of the Common Utilities. The Association shall be responsible for all necessary maintenance, repairs and replacement of the entire Drainage System as shown on the final Plan and as finally constructed, including, without limitation, cleaning, clearing, cutting and removing vegetation from the Drainage System at such frequency as is necessary to ensure its continued effective functioning, as determined from time to time by the Town, exclusive of such maintenance, repairs and replacement of any portion of the Drainage System which now is or hereafter may become the responsibility of the Town all as provided in the

Operation and Maintenance Plan, as amended. In addition, the Association shall be responsible for all necessary costs of construction, installation, maintenance, repair and replacement of all of the same in perpetuity. In the event the Association fails to perform such obligations, upon thirty days prior written notice sent to the Trustee by Certified Mail, Return Receipt Requested (except emergency situations deemed such by the Town, which shall require no notice), the Town shall have the right, but shall not be required, to perform such obligations. The Association shall reimburse the Town within thirty (30) days of the date of completion of such repairs for all costs which the Town incurs in performing such obligations. Prior to conveying out the several lots by recorded deeds, the Declarant shall be responsible for performing such obligations. **Incorporated herein by reference is the "Operation and Maintenance Plan and Long-term Pollution Prevention Plan, # Vallis Way, Lynnfield, Massachusetts" dated April 15, 2021, as revised, by Hayes Engineering, Inc. as the same may be amended, for all portions of the surface water runoff systems for which the Owner and future Owners are responsible, a copy of which is on file in the office of the Planning Board. By acceptance of a deed for Lots 1 – 4 and 6 (and such further lots as may arise from the future subdivision of said Lot 6) as more particularly shown on the Subdivision Plan, any and all subsequent Owners shall assume the responsibility to comply with said Operation and Maintenance Plan, including the necessary inspections and reports to the Town of Lynnfield Planning Board and as otherwise provided in said plan, without further action or acknowledgement.**

In addition, prior to the sale of any Lot shown on the Plan by the original owner (who is also the Trustee hereof) or Lot 6 or any subdivision thereof, owned by Linda C. Vallis to anyone, regardless of the consideration therefor, said purchaser is hereby notified that it shall be necessary for the purchaser to post a bond with the Town of Lynnfield in accordance with the requirements of the Lynnfield Planning Board's final decision relative to the Plan, to guarantee compliance with said Operation and Maintenance Plan, including the proper installation and continued maintenance of the individual storm water management facility by the purchasers of said Lot(s) and the costs of construction, installation, maintenance, snow removal, repair and replacement of all Common Utilities. These requirements shall also be included and referenced in the deeds of conveyance. The bond shall be in the cash amount of \$2,500.00, in addition to the initial assessment hereinafter set forth.

With respect to the requirement that the Association perform annual inspections of the surface water runoff systems shown on the Subdivision Plan and/or referred to herein, it shall be an express requirement of the Homeowner's Association Trust that a copy of each annual report also be filed with the Lynnfield Department of Public Works (LDPW) within 10 days of receipt thereof by the Trust, failing which, and upon an additional 14 days written notice of such failure to the Trust by the LDPW, the LDPW shall have the right to perform any of the annual inspection(s) and obtain a report therefor, in which event, the Trust shall reimburse the LDPW for all reasonable costs incurred in performing such inspection(s) and obtaining said report.

SUBSEQUENT OWNERS OF ANY LOT SHOWN ON THE SUBDIVISION PLAN

ARE HEREBY ADVISED THAT THEY ARE DIRECTLY RESPONSIBLE FOR THE CONTINUED CLEANING AND MAINTENANCE OF THE INDIVIDUAL ROOF GUTTERS, DOWNSPOUTS, DRYWELLS AND APPURTENANCES LOCATED ON THEIR RESPECTIVE DWELLINGS AND LOTS AS THE SAME CONSTITUTE PART OF THE OVERALL SURFACE WATER RUNOFF SYSTEMS, AS WELL AS THEIR PROPORTIONATE SHARE OF THE COSTS OF COMMON UTILITIES FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, SNOW REMOVAL, REPAIR AND REPLACEMENT OF THE SAME IN PERPETUITY DURING THEIR OWNERSHIP OF ANY LOT, OR ANY REDIVISION THEREOF, SHOWN ON THE SUBDIVISION PLAN.

- d. Insurance. The Association shall obtain and maintain, to the extent attainable and permitted by applicable law: (i) a multi-peril type insurance policy including casualty and extended coverage covering all perils normally covered by the standard coverage endorsement insuring those portions of the Drainage System and all Common Utilities; (ii) worker's compensation insurance if the Association shall have any employee or employees; (iii) comprehensive general liability insurance covering the Drainage System, and Common Utilities and all portions of the Property used by the Association to perform its obligations pursuant to subsection c. above in such amounts and with such coverages as the Association shall from time to time reasonably determine with a combined single limit for personal injury, death and property damage of not less than one million (\$1,000,000.00) dollars, but at least covering each Trustee of the Association, the managing agent or the manager, if any, and each Owner and with a cross liability endorsement to cover liabilities of the Association to an Owner and a severability of interest provision precluding the insurer's denial of an Owner's claim because of negligent acts by the Association or other Owners; (iv) defalcation, theft and misappropriation insurance covering the Association and all other persons handling or responsible for funds administered by the Association whether or not they receive compensation for their services; and (v) such other insurance as the Association may determine.
- e. Assessments and Lien for Non-Payment. The Declarant hereby covenants for each Lot owned by her, and each Owner of any Lot by acceptance of a Deed therefor, whether or not it is expressed in any such Deed or other conveyance, shall be deemed to covenant to pay to the Association his/her pro rata share of all Common Expenses when due and payable. Each Owner's pro rata share of Common Expenses shall correspond to such Owner's interest in the Association. At least thirty (30) days prior to the commencement of each fiscal year of the Association, the Association shall estimate the Common Expenses expected to be incurred during such fiscal year, together with reasonable provisions for contingencies and reserves and, after taking into account any undistributed common profits from prior years, shall determine the assessment for Common Expenses to be made for such fiscal year. The Association shall promptly furnish copies of each budget upon which such assessment is based to all Owners and render statements to the Owners for their respective shares of such assessment. Each Owner shall pay his/her pro rata share of the Common Expenses or any special assessment required by the Association for capital purposes, within thirty (30) days of receipt of a statement therefor. In the event that at any time and from time to time the Association shall determine during any fiscal year that the assessment so made is less than the Common Expenses actually

incurred, or to be incurred including, but not limited to, provisions for proper reserve funds, the Association shall make a special assessment or assessments and render statements therefor in the manner aforesaid and such statements shall be payable and take effect as set forth in such statements. In addition, the Association shall, to the extent necessary, set aside common funds to create reserves for the purpose of capital improvements to the Drainage System. **The annual and special assessments, with interest thereon, if not paid when due, at a rate equal to 1 1/2% per month, together with all expenses, including reasonable attorney's fees, incurred by the Association in any proceeding brought to collect such assessments, shall constitute a continuing lien against the Lot against which such assessment is made. Each such assessment, together with such interest and costs, shall also be the personal obligation of the person(s) who was the record Owner of such Lot at the time when the assessment was made.**

- f. Certificate of Lien. The Association shall, upon demand, at any time furnish to any Owner, a certificate in form recordable in the Deeds, setting forth the amount and due date of any outstanding assessments and whether the same have been paid. Such certificate may be signed by a Trustee or any officer designated by the Association, and the signature of such Trustee or officer shall be conclusive of his/her authority, and shall be conclusive evidence of payment of any assessment therein stated to have been paid and to the extent disputed by such Owner, of the amount of any assessment therein stated to be unpaid. Any cost associated therewith shall be paid to the Association by the Owner.
- g. Effect of Non-Payment of Assessment. If any assessment is not paid when due, determined as aforesaid, and in accordance with this Homeowner's Association Trust, then such assessment shall become delinquent and shall, together with such interest thereon and cost of collection thereof as are hereinafter provided, thereupon become a continuing lien on the Lot with respect to which the assessment was levied which shall bind such Lot of the then Owner and the Owner and his or her heirs, devisees, personal representatives, successors, assigns and grantees. Such assessment shall also be the personal obligation of the Owner and his or her heirs, devisees, personal representatives, successors, assigns and grantees. If the assessment is not paid within ninety (90) days after the date upon which the same may be payable, the Association may bring an action at law against the Owner liable therefor and there shall be added to the amount of such assessment the cost of preparing and filing the complaint in such action; and in the event a judgment is obtained, such judgment shall include interest on the assessment as above provided and reasonable attorney's fees to be fixed by the court, together with the cost of the action. Once a judgment is obtained, the Association may, among the other remedies available to it, also proceed to foreclose the lien on the Lot through the same procedure utilized to foreclose condominium common charge liens.
- h. Easements. The Association hereby reserves and shall have the benefit of a perpetual easement to use, to the extent necessary, such portions of Lot 2 for purposes of access to and egress from the Drainage System, the individual drainage systems thereon, as well as the retention system on Lot 2 for inspections, maintenance, repair, alteration, and

replacement of any and all portions of said Drainage System. However, the Association shall be liable to the respective Owners of Lot 2 for any and all damage to said Lot 2 or any improvements thereto or thereon caused by such action, not properly repaired by the Association, which shall be promptly reimbursed to said Owner, once said Owner has provided a good faith estimate of the cost to repair said damage caused by the Association or its duly authorized agents or contractors, said estimate to be prepared by a disinterested professional qualified to make the same and agreed to by the Association. The perpetual easement hereby reserved and granted to the Association is also hereby granted to the Town for the purpose of exercising, and to the extent reasonably necessary to exercise, its rights under Section III.c. above, provided, however, that any liability incurred by the Town to the Owners of Lot 2 on account of damage to the said Lot or to any improvements thereto or thereon shall be the obligation of the Association, unless such liability arises from intentional wrongdoing or gross negligence by personnel of the Town.

- i. Initial Contribution. Upon execution of this Declaration, the Declarant shall establish an account to hold funds to be used by the Association and/or the Trustee to satisfy the duties and obligations imposed by this Agreement. At the time said account is established, or upon the conveyance of each Lot shown on each Plan (and lots from the future subdivision of Lot 6) whichever is later, the Declarant or new Owner shall deposit \$2,500.00 into the account for each Lot shown on the Plan, in addition to the bonding requirements with the Town of Lynnfield hereinbefore set forth for purposes of developing, installing, maintaining, repairing and replacing the individual storm water management facilities on each of said Lots (the total of such payments to be referred as the "Initial Contribution"). The Initial Contribution shall be used for maintenance, capital improvements to the Drainage System and insurance costs, provided, however, that any interest accruing on the Initial Contribution following its deposit by the Declarant may be used to fund any Common Expense. The Initial Contribution may be used in place of or in conjunction with any other monies available to the Association to fund maintenance, capital improvements to the Drainage System and insurance costs, and may be commingled with other monies held by or for the benefit of the Association, including, but not limited to, any assessments paid by Lot owners, it being expressly understood that any such commingling shall not affect in any way the foregoing limitation on the use of the Initial Contribution.

IV. General

- a. Counterparts. This Declaration may be executed in any number of counterparts, each of which, when recorded in the Deeds, shall be an original instrument, and all counterparts shall constitute one and the same instrument.
- b. Enforcement. The provisions hereof may be enforced by the Trustee, by his successors and assigns in interest, by the Owners from time to time of any Lot shown on the Plan or lots from the future subdivision of Lot 6 and by the Town through a civil action in any court of competent jurisdiction. In the event the Town must initiate any civil action to enforce the provisions of this Declaration, the Town shall have the right to reimbursement of all costs and attorney's fees incurred in said action. The obligations owed by the Association to the

Town, under § III.c and otherwise hereunder, shall be the joint and several obligation of each and all of the Owners personally and of their respective heirs, devisees, personal representatives, successors, assigns and grantees. Any amendment of this provision shall require written approval and consent of the Lynnfield Planning Board, a certified copy of which must be recorded in the Deeds before becoming effective.

- c. Severability. Invalidation of any one or more provisions hereof by judgment or court order shall not affect the remaining provisions which shall remain in full force and effect.
- d. Amendments. Except as herein provided, the provisions hereof may be amended only by a two-thirds affirmative vote of all the Association Members, with approval of the Town, (acting through its Planning Board) and will only become effective when recorded in the Deeds referencing this recorded instrument.
- e. Liability. Notwithstanding any provision of this instrument, the then Declarant, conveying any Lot to a Grantee by recorded deed, shall thereupon be released from all liability hereunder to the same extent that the Lot conveyed represents a fraction of the total unconveyed lots of record, it being the intention of this instrument that upon the sale and recorded conveyances of all Lots in this subdivision, the then Declarant shall be free of all duties, obligations and liabilities hereunder.
- f. Notice. Any notice which may or shall be given hereunder to the Town shall be given (and shall not be deemed effective unless given) by certified mail, return receipt requested, to:

Lynnfield Planning Board
55 Summer Street
Lynnfield, MA 01940

with a copy to:

Town Administrator
55 Summer Street
Lynnfield, MA 01940

or to such other addressees as the Town may provide the Trustee, from time to time.

Executed as a sealed instrument this _____ day of _____, 2022.

Linda C. Vallis

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss.

On this ____ day of _____, 2022, before me, the undersigned notary public, personally appeared **Linda C. Vallis**, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily, for its stated purpose, as her free act and deed.

Notary Public