

**DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS
AND EASEMENTS: CREATION OF HOMEOWNERS' ASSOCIATION
(The Oaks)**

Coventry Land Company, LLC, a Rhode Island Limited Liability Company, having a principal place of business at 109 Airport Road, Warwick, Rhode Island 02889, hereinafter referred to as the "Declarant", is the owner of a certain tract of real estate (hereinafter referred to as "the Real Estate") in the Town of Coventry known as "The Oaks", more particularly described on that Plan entitled, "SUBDIVISION LOT LAYOUT PLAN 'THE OAKS' ~ PHASE 1A JOHN FRANKLIN ROAD / LEUBA ROAD COVENTRY, RHODE ISLAND, COVENTRY LAND CO., L.L.C. 109 AIRPORT ROAD, WARWICK, RHODE ISLAND 02889 (401) 738-7833, WATERMAN ENGINEERING COMPANY, ENGINEERS & SURVEYORS - Est. 1894, 46 Sutton Avenue, East Providence, RI Phone: (401) 438-5775 Fax: (401) 438-5773 www.watermanengineering.net" which plan is recorded in the land evidence records of the Town of Coventry on June 18, 2014 in Envelope 1 Map 1359 ("Subdivision").

In order to provide for the orderly development of the Real Estate and in part in order to comply with the Subdivision Regulations of the Town of Coventry, the Declarant does hereby declare, grant, and impose upon the Real Estate, the following restrictions, covenants, conditions, reservations, easements, liens and charges, all of which shall be construed as covenants running with the land binding upon and for the benefit of the Declarant and all successors in interest to the Real Estate or any portion thereof for a period of forty (40) years, after which time the covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the Real Estate has been recorded agreeing to change the covenants in whole or in part. For so long as the Declarant owns any portion of the Real Estate, the Declarant expressly reserves to itself (and to such persons or parties to whom Declarant may assign such rights) ("Successor Declarant"), the right at any time to waive, remove, or modify any restriction as to any one or more lots, as to those aspects of the covenants which are required to be imposed pursuant to the Subdivision Regulations of the Town of Coventry. The Town of Coventry shall be a party entitled to enforce such covenants, and changes to such covenants shall not be made without the approval of the Planning Commission of said Town of Coventry. Notwithstanding the above, the covenants and restrictions set forth below shall be subject to modification by the Declarant at any time to the extent necessary to conform such provisions to the standards or requirements of national commercial finance markets and agencies (including but not limited to the VA, FNMA and FHA).

The covenants created herein shall be enforceable at law or in equity by the Declarant or the owner(s) of any lot or lots on the Subdivision or any future Phase on the Real Estate created out of Assessor's Plat 75 Assessor's Lot 5 and Assessor's Plat 76 Assessor's Lots 104 & 105, Coventry, Rhode Island. The Homeowners' Association established in Article III below is being created solely for the control of the maintenance and development of the Common Areas as shown on the Subdivision.

"Declaration" shall mean "DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS AND EASEMENTS: CREATION OF HOMEOWNER'S ASSOCIATION"

"Declarant" shall mean Coventry Land Company, LLC or any individual or entity to whom this Declaration is assigned ("Successor Declarant").

Invalidation of any one of these Covenants or any part thereof by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

I: USE AND REGULATORY PROVISIONS

- A. No lot shall be used except for residential purposes. No profession, trade, business or commercial enterprise may be conducted or operated on the Real Estate with the exception the Customary Home Occupation as defined in Article 2, Section 31 and as set forth in Section 9307 "Customary Home Occupation" of the Coventry Zoning Ordinance. No building shall be erected, altered, placed or permitted to remain on any lot other than a one family dwelling.
- B. No noxious or offensive activity shall be carried on upon any lot; nor shall anything be done thereon which may be or become an annoyance or nuisance in the neighborhood. The use of dirt bikes, All Terrain Vehicles (ATVs), and the like is prohibited.
- C. The Occupant of each and every Lot by acceptance of title thereto, or by taking possession thereof, covenants and agrees that no erection of any building or portion thereof shall be erected, placed, altered, or reconstructed on any lot until the construction plans and specifications have been approved in writing by the Declarant as to the quality of workmanship, design of the exterior, Materials, location with respect to typography and property lines, finish grade elevations, individual sewerage disposal systems and Landscaping, and exterior color scheme, ("Declarant Plan Approval"). The refusal to approve any plans or specifications or a part thereof by the Declarant may be based upon any ground, including purely aesthetic grounds, which in the sole and uncontrolled discretion of the Declarant shall be deemed sufficient. The construction, erection or placement of any building, structure or portion thereof, upon any lot shall be done in strict accordance with the plans and specifications so approved. No subsequent changes or alterations to the building, structures or site improvements may be made without like approval. Work must be commenced on the proposed structure within ninety (90) days of the date of such approval. If said work is not commenced within said ninety (90) days, said approval shall be void and a new application must be made unless Declarant extends the time within which to commence initial work in writing at the time of the original application. Unless extended by Declarant, all construction including driveways and walkways on each lot must be completed within seven (7) months after the date of issuance of a building permit by the building official by the Town of Coventry. All landscaping shall be completed within eight (8) months, weather permitting, after the issuance of said permit.
- In the event the Declarant fails to approve or disapprove the proposed plans within ninety (90) days after such plans and specifications have been submitted to it, or in any event if no suit to enjoin the construction has been commenced prior to the completion thereof, approval shall not be required and the covenants and restrictions shall be deemed to have been fully complied with in so far as this section is concerned.
- D. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers located in the garage or located at the rear of the dwelling.
- E. The owner of any lot of land upon which a dwelling is constructed shall cause said lot to be seeded and suitably planted with grass, shrubs or trees, excepting however, such part of the lot to be used for driveways, patios, parking areas, or walks. Each lot owner shall thereafter maintain the lawn and grounds in a neat and orderly fashion including mowing and trimming hedges and shrubs. For so long as the Declarant is the owner of at least one

(1) lot, Declarant shall have the right to enter upon any lot in the event Declarant, at its sole and absolute discretion, determines that said lot is not being kept in a neat and orderly fashion consistent with other lots in the subdivision. The cost of maintaining said lots by Developer shall be assessed to said lot owner as assessments are set forth herein.

- F. No lawn ornaments, statues or fountains shall be built or placed upon any lot.
- G. One satellite dish not more than twenty-four inches (24") in diameter may be installed so long as said area of installation is limited to the rear one half of the dwelling. No other type of aerial devise including, but not limited to, antennas, ham radio tower or windmill type apparatus shall be built or placed upon any structure or upon any lot.
- H. No lot or driveway shall be used for the temporary or permanent storage of automobiles under repair, trailers, campers, boats or a truck weighing more than Ten Thousand Five Hundred (10,500) gross vehicle weight (GVWR).
- I. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that two (2) pets (dogs and/or cats) may be so kept, provided they are not kept, bred or maintained for any commercial purpose. No kennels shall be constructed or maintained on the premises. The use of dog runs, dog houses or pens are prohibited. All lot owners shall keep said animals confined on their lots in accordance with all applicable lease laws. Electrical fences shall be permitted but only in the rear of the lot.
- J. Each owner shall comply with all land use laws and regulations of the Town of Coventry and the State of Rhode Island.
- K. Pursuant to the subdivision regulations of the Town of Coventry, street trees shall be planted by the Declarant along the rights of way conveyed to the Town of Coventry, subject to an easement in favor of the Town of Coventry and Declarant for maintenance purposes. The Town must be allowed access to said trees (and said trees will be required to remain in place) whether or not they happen to be situated entirely within the right of way or on that portion of individual lots immediately adjacent to the right of way.
- L. No development or alteration shall be allowed in the open space in a manner inconsistent with Section II below.
- M. No signs, with the exception of Declarant signage shall be permitted on any lot excepting a "For Sale" sign as long as said sign does not exceed five (5) square feet in size.
- N. Except for construction purposes or sales and marketing of homes in the subdivision which shall include a construction office, no structure of a temporary character, mobile house, trailer, tractor, tent, shack, garage or other building shall be used, placed, erected or constructed on any lot at any time, either temporarily or permanently.
- O. No outbuildings of any description shall be erected or placed on any lot without prior written consent of the Declarant as to materials, size, location and design as long as the Declarant retains one (1) or more lots in the subdivision. Thereafter, such approval must be obtained from The Oaks Homeowners Association.
- P. Continuous fencing or hedging along the front yard line of any lot is prohibited. Boundary fencing along the side or rear lot lines must be of wood or ornamental iron or

ornamental aluminum construction and be painted or stained and shall not exceed five (5) feet in height. In no event shall boundary fencing on side lot lines extend further into front yards than the front corner of the house on the lot. Boundary hedging with in the side yard and rear yard may be allowed to grow to a height of not more than six (6) feet so long as the same is kept neatly trimmed. A boundary fence or hedge shall be defined as a fence or hedge constructed, erected, placed or planted within twenty-five (25) feet of any side or rear lot line. Hedging shall mean any plant or bush including but not limited to, hedging such as privet, yew, arborvitae, rose or forsythia planted in a continuous fashion. The use of link fencing as boundary fencing is prohibited without the prior written consent of the Declarant.

- Q. Swimming pools shall be permitted so long as same are constructed in ground.
- R. Prior to the cleaning, cutting or removing of any tree from any lot, the lot owner shall indicate to the Declarant by tagging or other method which trees he or she wishes to clean, cut or remove. Permission from the Declarant shall be necessary to remove any trees with a trunk diameter of four (4) inches or more measured at a height of four (4) feet above ground level. It is the intent of this section to maintain the natural beauty of trees on each lot.
- S. Each owner shall at its sole cost and expense maintain and repair his home and keep the same in the condition comparable to the condition of such homes at the time of its completion excepting normal wear and tear thereon. If all or any portion of a residence is destroyed by fire or other casualty it shall be the duty of the owner thereof with due diligence to rebuild or repair or construct such residence in a manner which will substantially restore it in appearance to the same condition as immediately prior to the casualty.

II. EASEMENTS

- A. The Declarant reserves to itself, its successors and assigns, easements and rights of way in, over, under and across the real estate for the purpose of grading from adjacent lots (existing or hereafter created); for installation of subsurface disposal systems, water systems (including water pressure boosting equipment or storage facilities), drainage, underground or overhead utilities, or for any similar reasonable purpose deemed by the Grantor to be necessary and convenient relating to The Oaks or to any adjacent tract (or tracts) to be developed by Declarant or any related or affiliated entity. The Declarant reserves the right to dedicate a portion of the real estate to the Town of Coventry for a public road for purposes of ingress and egress to an adjacent tract or road.
- B. For good and adequate non-monetary consideration, Declarant grants to the Town of Coventry, Rhode Island, easements in and to the Real Estate as follows:
 - (1) All drainage, water line and conservation easements indicated on The Record Plan, including, without limitation an easement to enter upon the "open space" shown on said plan for all drainage related purposes relating to the Real Estate.
 - (2) Street Trees. An easement for purposes of maintenance of street trees planted along the rights of way conveyed to the Town of Coventry, which easement shall permit the Town access to said street trees.

- (3) A conservation easement over the open space area of the Real Estate as shown on the Record Plan whereby there shall be no building in said open space and no removal of soil, trees, and other natural features, except (i) as may be required to provide an easement for access to any adjoining property pursuant to any town approved plan proposed by Declarant; or (ii) as may be required to provide an easement for access to any adjoining property pursuant to any Town-approved plan. Town officials, law enforcement officers, rescue personnel and fire fighting personnel shall have a right of access to all common areas and open space pursuant to their official duties, together with the right of enforcement to clear emergency vehicle access. If the owners, or their successors or assigns fail to maintain the open space, the Town of Coventry may perform any necessary maintenance and then force the payment for such costs, including reasonable attorneys fees, by an action at law or in equity against the owners or their successors and/or assigns.

III. HOMEOWNERS' ASSOCIATION

A. Definitions

- (1) "Association" shall mean and refer to The Oaks Homeowners' Association, Inc., an unincorporated association.
- (2) "Owner" shall mean and refer to the record owner, whether one or more person or entities, of a fee simple title to any Lot which comprises a part of the Real Estate, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.
- (3) "Common Area" shall mean and refer to those areas described as "open space lots" as lots together with all detention and/or retention ponds shown on The Record Plan together with all areas described (or to be described) as "open space" upon any future recorded subdivision plat of the Real Estate.
- (4) "Lot" shall mean and refer to any plot of land shown (or to be shown) upon any recorded subdivision plat of the Real Estate with the exception of the Common Area.

B. Property Rights

- (1) Each conveyance of a Lot shall include with it a fractional interest in the Common Area proportionate to the total number of lots in the subdivision.
- (a) As phases are added to the subdivision, the fractional interest of each lot will be a fraction equal to one over the total number of lots on all recorded phases.
- (2) Subject to the restrictions on the use and development of the Common Area as set forth above, every owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

- (a) the right of the Association to suspend the voting rights and use of the common area by an owner for any period during which any assessment against his Lot remains unpaid; and
- (b) the right of the Association to duly dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by two thirds (2/3) of each class of members has been recorded;
- (c) any owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.
- (d) the Association shall establish time schedules for the maintenance of the Common Area and the use of the Recreation Area.

C. Membership and Voting Rights

- (1) Every owner of a Lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.
- (2) The Association shall have two classes of voting membership:

Class A: Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event more than one vote be cast with respect to any Lot.

Class B: The Class B member(s) shall be the Declarant and shall be entitled to one (1) vote for each Lot owned. The Class B membership shall cease and be converted to Class A membership when there are no remaining Lots owned by the Declarant.

D. Covenant For Maintenance Assessments

- (1) Each Lot owned by a Class A member within the Real Estate, hereby covenants, by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (a) annual assessments or (b) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorneys' fees, shall be a charge on the land of any Class A member and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorneys' fees shall also be the personal obligation of the person who was the owner of such.

- (2) The annual assessments and special assessments levied by the Association shall be used exclusively for the improvement and maintenance of the Common Areas, side walks, playgrounds, entrance landscaping, fencing, detention pond and other drainage facilities at the sole discretion of the Executive Board.
- (3) The Association may levy annual assessments for routine anticipated expenditures, and may also levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two thirds (2/3) of the votes of Class A members and one hundred percent (100%) of Class B members who are voting in person or by proxy at a meeting duly called for this purpose.
- (4) Both annual and special assessments must be fixed at a uniform rate for all Lots owned by Class A members and may be collected on a monthly basis.
- (5) Written notice of any meeting called for the purpose taking any action authorized under Section (2) or (3) above shall be sent to all members not less than 30 days or more than 60 days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subject meeting shall be one-half (1/2) of the required quorum at the preceding meeting. In the event a quorum is not present at the second meeting called, then in that event, another meeting may be called subject to the same notice requirement and all those present shall be considered a quorum. No such subsequent meeting shall be held more than 60 days following the preceding meeting
- (6) The annual assessments provided for herein shall commence as to all Lots owned by Class A members on the first day of the month following the conveyance of the Lot. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each effected Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A property executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as the date of its issuance.
- (7) Class A members shall pay a fee in the amount of \$200.00 as a capital contribution to the association upon the Class A members acceptance of a deed of conveyance from Declarant and the Class A members shall also pay at Closing a prorated fee to the end of the calendar year as set forth in Paragraph D (6).
- (8) Association members are responsible for any damage they cause to the roadway system until such time as said roadway system is accepted by the Town of

Coventry, therefore, the Association shall cause a special assessment to be levied against each lot owned by a Class A member who caused said damage.

- (9) Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of fifteen percent (15%) per annum. The Association shall bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.
- (10) The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

E. Meetings

- (1) The place of meetings of the members shall be determined from time to time by the Board of Directors and in the place in which such meeting shall be held shall be stated in a notice and call of meeting.
- (2) The annual meeting of the members of the corporation shall be held on the first Tuesday of March, if not a legal holiday, but if such day shall be a legal holiday, then on the next business day following. At each regular annual meeting of the members, the directors of the corporation shall be elected for the term of the ensuing year, the officers of the corporation shall present the annual report. In the event that any regular annual meeting of the members is not held on the date provided for, the next meeting of the members shall be deemed to be the regular annual meeting and the notice or waiver of such meeting shall set forth that it is the regular meeting.
- (3) Special meetings of the members, for any purpose or purposes unless otherwise prescribed by statute, may be called by the Chairman of the Board of Directors, or the President or in the absence of any Vice President, or by a majority of the Board of Directors, and shall be called at any time by the Chairman of the Board of Directors, or the President, upon request of members owning at least 25% of the lots in The Oaks. Business transacted at all special meetings shall be confined to the objects stated in the call. Notice of every meeting of the members shall be given by the Secretary, or in the case of his absence or disability, by any other officer, to each member by leaving with such member, either at his residence or usual place of business at least five days before the meeting or by mailing, postage prepaid and addressed to each such member at his address as it appears on the books of the corporation, in equal length of time prior to the meeting, a written or printed notice stating the time and place of meeting. If the meeting is a special meeting, the notice shall state generally, the business to come before the meeting. No notice of time, place or purpose of any meeting of the members shall be required if any member of record is present or if such members of record are not present, waive notice in writing. Fifty percent (50%) of the members of the

corporation shall be necessary to constitute a quorum at meetings of the members, subject to Section D(5) herein. When a quorum is present at any meeting, a majority of the members represented thereat shall decide any question brought before such meeting, subject to the provision in Section C and D. In the absence of a quorum, those present may adjourn the meeting with proper notice and if at the next meeting, a quorum is not present, then in that event, those presents shall be considered to be a proper quorum to transact the necessary business.

- (4) Any member entitled to vote may be represented at any regular meeting or special meeting of the members by a duly executed proxy. Proxies shall be in writing and signed by the member, but shall require no other attestation.
- (5) The President, if present, shall preside at all meetings of the members. In his absence, the next officer in due order who may be present, shall preside. For the purpose of these by-laws, the due order of the officers shall be as follows:
 - (a) President
 - (b) Vice President
 - (c) Secretary
 - (d) Treasurer

The secretary of the corporation shall keep a true and faithful record of the proceedings of all members and directors.

- (6) The order of business at the annual meeting of the members and insofar as practicable at all other meetings of the members shall be as follows:
 - (a) Calling of the roll
 - (b) Proof of due notice of meeting
 - (c) Reading and disposal of any unimproved minutes.
 - (d) Annual report of officers and committees
 - (e) Election of directors.

F. Board of Directors

- (1) The business and affairs of this corporation shall be managed by the Class B Member unless the Class B Members elect in writing to turn the election of the Board of Directors over to Class A Members. The first Board of Directors shall be elected by the Declarant and need not be members of the Association. Upon the conversion of Class B membership to Class A membership, the Class A member shall elect the Board of Directors who shall be members of the Association.
- (2) Any vacancy occurring in the membership of the Board of Directors may be filled by his unexpired term by a majority vote of the remaining members. In the event that the membership of said Board of Directors falls below the number necessary to constitute a quorum, a special meeting of the members shall be called and such number of directors shall be elected thereat as is necessary to restore the membership of said Board of its full number.

- (3) Regular meetings of the Board of Directors may be held without notice at the principal office of the corporation or at any other place or places as the Board of Directors from time to time designate.
- (4) Special meetings of the Board of Directors may be called at any time by the Chairman of the Board of Directors, to be held at the principal office of the corporation or at such other place or places, as directed from time to time designate. Special meetings may be held at any time and at any place without notice, by unanimous consent of the directors.
- (5) The secretary shall notify each member of the Board of all regular or special meetings, by mailing to each member at his last known Post Office address, postage prepaid, at least five days prior to the date set for such meeting. A written notice or printed notice thereof giving the time and place in a case of special meetings, the objects thereof, and no business shall be considered at a special meeting other than that set forth in such notice. No failure for irregularity of notice of any regular meeting shall invalidate the same or any proceeding thereof.

No notice of the time, place or purpose of any meeting of the Directors shall be required if every Director is present or if such Directors are not present, waive such notice in writing.

The majority of the Board of Directors shall constitute a quorum and a majority of the members in attendance at any Board meeting shall, in the presence of a quorum, beside its action. The majority of the Board present at any regular meeting or special meeting, may, in the absence of a quorum, adjourn the meeting to a later date, but shall not transact any business until a quorum has been secured.

The regular order of business meetings at the Board of Directors shall be as follows:

- (1) Reading and disposal of any unapproved minutes.
- (2) Reports of officers and committees
- (3) Unfinished business
- (4) New business
- (5) Adjournment

G. Officers

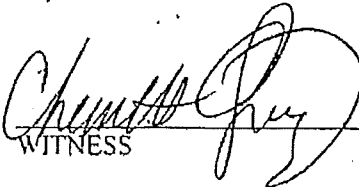
- (1) The officers of the corporation shall be a President, Vice President, Secretary and Treasurer. Any officer may also be a member of the Board of Directors. The first officers shall be elected by the Directors at their first meeting. Thereafter, the officers shall be elected by the Directors at their first meeting after the annual meeting of the membership and they shall hold office until their successors are elected. All officers must be members of the corporation.
- (2) Subject to the direction of the Board of Directors, the President shall be the chief executive officer of the corporation, and shall perform such other duties as from

time to time may be assigned to him by the Board. The President shall be ex-officio and member of all committees.

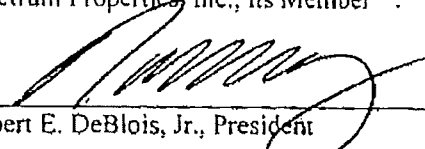
- (3) The Vice President shall have such power and perform such duties as may be assigned to him by the Board of Directors or the President. In case of the absence or of disability of the President, the duties of that officer shall be performed by the Vice President.
- (4) The Secretary shall keep the minutes of all proceedings of the Board of Directors and all committees and minutes of the members, meetings and books provided for the purposes; He shall have custody of the corporate seal and such books and papers as the Board may direct, and he shall in general, perform all the duties incident to the office of the secretary, subject to the control of the Board of Directors and the President. He shall also perform such other duties as may be assigned to him by the President or by the Board.
- (5) The Treasurer shall have the custody of all receipts, disbursements, funds and securities of the corporation and shall perform all duties incident to the office of Treasurer, subject to the control of the Board of Directors and the President. He shall also perform such other duties as may, from time to time, be assigned to him by the Board or the President. If required by the Board, he shall give a bond for the faithful discharge of his duties and such sum as the Board may require.

WITNESS the Declarant's hand this 22 day of December, 2014.

In presence of:

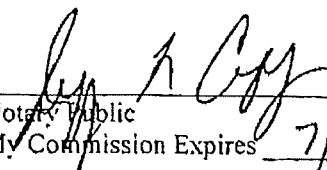

WITNESS

Coventry Land Company, LLC
By: Spectrum Properties, Inc., its Member

By: 
Robert E. DeBlois, Jr., President

STATE OF RHODE ISLAND
COUNTY OF

In Warwick on this 22ND day of December, 2014, before me personally appeared Robert E. DeBlois, Jr., President of Spectrum Properties, Inc., Member of Coventry Land Company, LLC, to me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument, by him executed, to be his free act and deed, in his said capacity, and the free act and deed of Spectrum Properties, Inc. and Coventry Land Company, LLC.


Notary Public
My Commission Expires 7/18/2017

TOWN OF COVENTRY, R.I.
Dec 22, 2014 01:25P
Cheryl A. Georges, TOWN CLERK

