

**AMENDMENT AND SUPPLEMENT TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
EASTERN VILLAGE**

This Amendment to Declaration to Declaration of Covenants, Conditions, and Restrictions for Eastern Village ("Amendment") is executed as of this 26th day of March, 2015, with respect to a planned unit development known as "Eastern Village," located on or near Ballantyne Drive, Scarborough, Cumberland County, Maine (the "Development"), such Development being created pursuant to a certain Declaration of Covenants, Conditions and Restrictions for Eastern Village executed by Ballantyne Development LLC ("Declarant") dated September 22, 2008, and recorded in the Cumberland County Registry of Deeds in Book 26351, Page 190, as modified by Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Eastern Village dated January 14, 2011, and recorded in said Registry in Book 28454, Page 243 (together, the "Declaration").

WHEREAS, Declarant wishes to partially exercise its rights reserved in Section 2.2.3 of the Declaration to submit additional land to the Declaration.

WHEREAS, Declarant wishes to add Phase 3 land to the Declaration and subject such Phase 3 land to the easements, covenants and restrictions contained in the Declaration.

WHEREAS, Declarant wishes to increase the contribution to the Assembly upon sale or resale to reflect cost of living adjustments.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Declarant hereby adds to the Development and submits to the Declaration the Phase 3 land, such land being described on **Exhibit A** attached hereto, such Phase 3 land to be included in the term "Property." Exhibit A attached hereto supplements but does not replace Exhibit A to the Declaration.

2. The first sentence of Section 4.2.5(a) is deleted and replaced with the following: At the closing and transfer of title of each Parcel to the first Owner (other than the Declarant or an affiliate of the Declarant) and upon each subsequent resale, the new Owner shall contribute to the Assembly three months' assessments or \$500, whichever is greater.

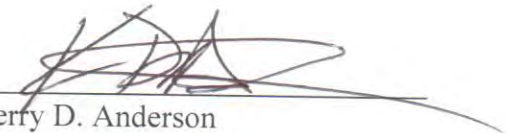
Except as amended by this Amendment, the Declaration shall remain in full force and effect. All capitalized terms in this Amendment not defined herein shall have the meaning ascribed to them in the Declaration.

IN WITNESS WHEREOF, the undersigned have executed this Amendment or caused this Amendment to be executed by their duly authorized agents under seal as of the date written above.

WITNESS:

DECLARANT: BALLANTYNE DEVELOPMENT LLC

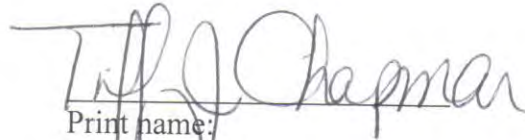


By: 
Kerry D. Anderson
Its Sole Member

STATE OF MAINE
COUNTY OF CUMBERLAND

March 26, 2015

Personally appeared before me the above-named Kerry D. Anderson, Sole Member of Ballantyne Development LLC as aforesaid, and acknowledged the foregoing to be his free act and deed in said capacity and the free act and deed of said limited liability company.



Print name: **TIFFANY J. CHAPMAN**
Notary Public **Notary Public, Maine**
My commission expires **My Commission Expires February 7, 2019**

SEAL

Exhibit A

Description of Phase 3, Phase 3A, and Other Lots

All those lots, open areas, and roads shown on "Eastern Village, Scarborough, Maine, Amended Phasing Plan" dated April 2014 prepared by Fay, Spofford & Thorndike and recorded in Cumberland County Registry of Deeds Plan Book 214 Page 420, labeled Phase 3, Phase 3A and two additional lots in other phases, described as follows:

Phase 3

Lots 134, 135, 136, 137, 138, 139 along the northeasterly side of Ballantyne Drive;
Also Lots 100, 101, 102, 103, 103A, 104, 104A, 104B, 105, 105A, 106, Open Space 13 along and including Classical Lane and Impatiens Mews.

Also Trail Front Park (Open Space 10) along the southerly side of Vista Drive.

Phase 3A

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 107, 107A, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 117A, 117B, 119 along and including Federal Way, Richards Way, Anemone Mews, and portions of Reflection Square and Vista Drive.

Other Lots

Lots 10 and 99

For a more particular description of the above individual lots located within Phase 3, Phase 3A and the two additional lots, see "Eastern Village Scarborough, Maine, Sixth Amended Subdivision Plan (North)" recorded in Cumberland County Registry of Deeds Plan Book 214, Page 180 and "Eastern Village Scarborough, Maine, Sixth Amended Subdivision Plan (South)" recorded in Cumberland County Registry of Deeds Plan Book 214 Page 181.

Received
Recorded Register of Deeds
Mar 26, 2015 12:38:57P
Cumberland County
Nancy A. Lane