

Phantom Brook
Deed Covenants

1. Only permanent dwellings, together with the customary accessory outbuildings shall be allowed on the property.
2. All dwelling and accessory structures shall be subject to the restrictions set forth herein as well as all applicable local, State and Federal laws. The only allowed use shall be residential housing and such incidental activities and home occupations as may be permitted by local ordinance. This provision is not intended to preclude any rental activity that may be allowed by the Town of Bar Harbor.
3. The property and all improvements thereon shall be maintained in good, safe and habitable condition. Inoperable, unlicensed, and/or uninspected motor vehicles, recreational vehicles, construction equipment, rubbish, or debris shall not be stored or allowed to accumulate on the lots unless within an enclosed structure. No truck over two (2) tons shall be parked overnight on the property unless garaged. Grantee herein shall use the property in a manner so as not to create any nuisances, public or private, and shall dispose of any and all waste in a safe and sanitary manner. The keeping of livestock, such as poultry, pigs, cows or sheep on the property is prohibited. Use of the property and construction and maintenance of improvements thereon shall at all times comply with all applicable laws, ordinances, rules and regulations of the Town of Bar Harbor, the State of Maine, and any other governmental authority with jurisdiction.
4. No building structure or outbuilding shall be located within twenty-five (25) feet of any boundary line.
5. Any residence located on the property shall be at least nine hundred (900) square feet, as measured by the foundation footprint on the first floor and shall have a full concrete foundation, slab or frost wall.
6. No manufactured housing, including, but not limited to house trailers, mobile homes, single-wide and double-wide homes, and recreational vehicles shall be erected, placed, maintained or permitted to remain on any lot as a temporary or permanent residence. Manufactured housing shall not include modular homes which, when erected, on a permanent foundation, are generally indistinguishable from dwellings wholly constructed on site. No temporary structures shall be permitted to remain on said premises, except as may be necessary during construction.
7. No sheathing paper or asphalt-type sheathing shall be used for outside finish on any building erected on the premises.

