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**FORM F
COVENANT**

The Undersigned VINEYARD HILLS TRUST

of Lexington (name of city or town), Massachusetts
(name of state), hereinafter called "Covenantor", having submitted
to the Oak Bluffs Planning Board, a definitive Plan of a subdivision
entitled "VINEYARD HILLS" "A Plan of Land in Oak Bluffs, Mass. prepared for
Vineyard Hills Trust, Scale: 1"=100"
dated April 1, 1981, made by SMITH & DOWLING
(revised July 22, 1981) STATE ROAD, VINEYARD HAVEN, MA
does hereby covenant and agree with said Planning Board and the suc-
cessors in office of said Board, pursuant to Sec. 81-U, Chapter 41,
G.L. (Ter. Ed.) as amended, that:

1. The Covenantor is the owner of record of the premises shown on said plan;
2. This covenant shall run with the land and be binding upon the executors, administrators, heirs, assigns of the covenantor, and their successors in title to the premises shown on said plan.
3. The construction of ways and the installation of municipal services shall be provided to serve any lot in accordance with the applicable Rules and Regulations of the Board before such lot may be built upon or conveyed, other than by mortgage deed; provided that a mortgagee who acquires title to the mortgaged premises by foreclosure or otherwise and any succeeding owner of the mortgaged premises or part thereof may sell any such lot, subject only to that portion of this Covenant which provides that no lot so sold shall be built upon until such ways and services have been provided to serve such lot;
4. Nothing herein shall be deemed to prohibit a conveyance subject to this covenant by a single deed of the entire parcel of land shown on the subdivision plan or of all lots not previously released by the Planning Board without first providing such ways and services;

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- 5. This covenant shall take effect upon approval of said plan;
- 6. Reference to this covenant shall be entered upon said plan and this covenant shall be recorded when said plan is recorded.

The undersigned VINEYARD HILLS TRUST

(name of any person or organization with interest in said premises) hereby agree that such interest as I, we, may have in said premises shall be subject to the provisions of this covenant and insofar as is necessary release all rights of tenancy by the courtesy, dower, homestead and other interest therein.

EXECUTED as a sealed instrument this 31ST day of July, 1981.
Richard W. Terhune
TRUSTEE

COMMONWEALTH OF MASSACHUSETTS.

Dukes County, ss. July 31, 1981
Then personally appeared Richard W. Terhune, Trustee,
and acknowledged the foregoing instrument to be a free act and deed, before me

_____, seal Carole K. Walton
NOTARY PUBLIC

My Commission expires: Dec. 27, 1986

Edgartown, Mass. Aug 20 1981
at 9 o'clock and 15 minutes P.M.
Received and entered with Dukes County Deeds,
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WIT: Genevly W. King
Register