

DECLARATION OF COVENANTS AND RESTRICTIONS

This DECLARATION made and dated this (DAY) day of (MONTH), (YEAR), by (DECLARANT(S) NAME), an (INDIVIDUAL or DOMESTIC CORPORATION) residing at or doing business at (DECLARANT(S) ADDRESS), hereby referred to as the “DECLARANT(S):

W I T N E S S E T H :

WHEREAS, the Declarant(s) are the owner(s) of the property described in Schedule “A” hereinafter the “Property”), which is annexed hereto and made a part hereof. **(If Mortgage Consent is required, include “AND WHICH THE MORTGAGEES HAVE CONSENTED HERETO BY SCHEDULE “B” ANNEXED HERETO” and include executed Mortgagee Consent);** and

WHEREAS, an application for a (RELIEF REQUESTED IN APPLICATION) for the property described in Schedule “A” was filed with the Town Clerk of the Town of Brookhaven on behalf of the Declarant(s); and

WHEREAS, a public hearing was duly held on (DAY/MONTH/YEAR) before the Town Board of the Town of Brookhaven, a municipal corporation situate in Farmingville, County of Suffolk and State of New York, upon the application of the Declarant(s) for (RELIEF REQUESTED) on property located at (PROPERTY LOCATION), further identified as Suffolk County Tax Map Numbers (DISTRICT-SECTION-BLOCK-LOT); and

WHEREAS, at a regular meeting of the Brookhaven Town Board held (DAY/MONTH/YEAR), the application of the Declarant(s) was duly granted conditioned upon certain covenants and restrictions; and

WHEREAS, the Declarant(s) deem it advisable and in the best interest of the Town of Brookhaven to impose certain covenants and restrictions upon the property;

NOW, THEREFORE, in consideration of the premises, the Declarant(s) declare that the above-described real property is held subject to the following covenants and restrictions:

1. **INSERT COVENANTS**
2. **INSERT COVENANTS**
3. **INSERT COVENANTS**

These covenants and restrictions shall run with the land and shall be binding on the Declarant(s), Declarant(s) heirs, successors and assigns, subject to the right of the Town Board of the Town of Brookhaven to amend, modify, annul or repeal the foregoing covenants at any time.

ALWAYS INSERT THE FOLLOWING AS THE LAST PARAGRAPH:

Each of the above covenants is enforceable through all of the powers of the Town Attorney's Office.

IN WITNESS WHEREOF, Declarant(s) has/have hereunto set his/her/their/its hand and seal the day and year first above written. .

(Name of Corporation if Applicable)

(Print/Type Name)
(Print/Type Title if Corporation)

STATE OF NEW YORK)
) ss.:
COUNTY OF SUFFOLK)

On the (**DAY**) day of (**MONTH**), 20 , before me, the undersigned, a Notary public in and for the State of New York, personally appeared (**NAME**), personally known to me or proved to me on the basis of satisfactory evidence, to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Notary Public

SCHEDULE "A"
Legal Description

SAMPLE

