



TOWN OF WEST BOYLSTON ZONING BOARD OF APPEALS

140 Worcester Street * West Boylston MA 01583 * zba@westboylston-ma.gov

DECLARATION OF COVENANTS ACCESSORY APARTMENT SPECIAL PERMIT

West Boylston, Massachusetts

Date: _____

KNOW ALL MEN by these presents that the undersigned property owner, _____, _____, West Boylston, MA 01583 has received a Special Permit from the West Boylston Zoning Board of Appeal on _____ for an Accessory Apartment, subject to requirements stated in the West Boylston Zoning Bylaws, Section 3.4, and subsequent conditions noted in the ZBA'S Special Permit dated _____. The Special Permit was granted for property located at _____, West Boylston, MA 01583 and is more particularly described in a deed from _____ dated _____; and recorded in the Worcester District Registry of Deeds in Book _____, page _____.

AS A CONDITION OF APPROVAL BY said Zoning Board of Appeals of West Boylston in the county of Worcester of said Special Permit petition, the undersigned property owner hereby covenants and agrees with the inhabitants of West Boylston as follows:

1. That the undersigned owner's right to rent and/or occupy a temporary accessory apartment ceases upon transfer of title;
2. That the undersigned agrees to record this covenant with the Worcester County Registry of Deeds, forthwith, or to pay the necessary recording fee to the said Zoning Board of Appeals in the event the Zoning Board of Appeals shall record this agreement forthwith;
3. That the undersigned agrees to provide a time-stamped copy of the recorded Declaration of Covenants to the Zoning Board of Appeals.
4. That the undersigned agrees to notify any new owners that upon transfer of title the new owners must re-apply for a new special permit in accordance with the procedures specified in the West Boylston Zoning Bylaws, Section 3.4 Accessory Apartments, as amended.

IN WITNESS WHEREOF, we the property owner(s) and the Zoning Board of Appeals of West Boylston have hereunto set our hands and seals this ____ day of _____, 20____.

Property Owner Signature

Property Owner Name(s)

Acceptance by a Majority of the Zoning Board of Appeals of West Boylston

One acknowledgment must be completed for each: The Zoning Board of Appeals and the Owner(s)

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss _____, 20 ____

Then personally appeared before me the above-named owner, _____,
and proved to me through satisfactory evidence, which was in the form of _____, to
be the person whose name is signed above, and acknowledged the foregoing instrument to be his/her free act
and deed, before me,

Notary Public

My commission expires: _____

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss _____, 20 ____

Then personally appeared before me the representative of the West Boylston Zoning Board of Appeals and
proved to me through satisfactory evidence, which was in the form of _____, to be
one of the persons whose name is signed above, and acknowledged the foregoing instrument to be his/her
free act and deed, before me,

Notary Public

My commission expires: _____