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P.O. Box One, 157 Main Street
Gorham, Maine 04038-0001

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**First Amendment to
Declaration of Covenants, Easements and Restrictions
Affecting
Elmaple Estates Subdivision**

**City of Westbrook, County of Cumberland
and State of Maine**

THIS FIRST AMENDMENT is made by STJ, Inc. (the Declarant), with a place of business in Buxton, York County, Maine, and John M. Pompeo, of Buxton, York County, Maine, to the Declaration of Covenants, Easements and Restrictions Affecting Elmaple Estates Subdivision dated November 8, 2019 and recorded in the Cumberland County Registry of Deeds in Book 36156, Page 15 (the "Declaration of Covenants" hereinafter).

WHEREAS STJ, Inc., the original Declarant, was and continues to be, the owner of the real property to which such Declaration of Covenants applies, being the lots, common spaces, roads and ways in Elmaple Estates Subdivision as shown on the approved subdivision plan entitled "Subdivision Plan of Elmaple Estates Subdivision, 477 Saco Street, Westbrook, Maine 04092, for STJ, Inc., 939 Parker Farm Road, Buxton, Maine 04093," prepared by Sebago Technics, Inc., dated March 7, 2019 and revised through October 1, 2019, approved by the City of Westbrook Planning Board and recorded in the Cumberland County Registry of Deeds in Plan Book 219, Page 417, as amended by plan entitled "First Amended Subdivision Plan of Elmaple Estates Subdivision, Lot 10, Westbrook, Maine 04092, for Smith Family Revocable Trust," prepared by Sebago Technics, Inc., dated February 13, 2019 (sic) and revised through April 13, 2020, approved by the City of Westbrook Planning Board and recorded in the Cumberland County Registry of Deeds in Plan Book 220, Page 112, (hereinafter called the "Plan"), excepting Lots 1 and 15, which were previously conveyed to John M. Pompeo; and

WHEREAS John M. Pompeo is the owner of Lots 1 and 15 on the Plan by virtue of a warranty deed from STJ, Inc. dated November 15, 2019 and recorded in the Cumberland County Registry of Deeds in Book 219, Page 417; and

WHEREAS STJ, Inc., the Declarant, desires to hereby amend certain provisions in the Declaration of Covenants as recorded, and John M. Pompeo is in agreement with such amendments;

NOW, THEREFORE the Declarant STJ, Inc., joined by John M. Pompeo, hereby amends and modifies the Declaration as follows:

The provision enumerated as 3.A. Minimum Size in the Construction Standards section of Article II is removed and replaced with the following language:

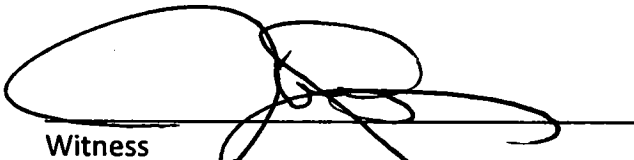
3. Construction Standards.

A. Minimum Size. No permanent dwelling erected for private residential use shall be constructed or maintained upon said premises unless it shall consist of a first floor of at least 1,250 square feet, not including basements, porches (screened, glassed-in, or otherwise), stoops, garages, carports, or other outside living terraces, for single story or ranch style homes. For a two-story home, the main residential structure shall contain at least 1,550 square feet counting both floors, not including basements, porches (screened, glassed-in, or otherwise), stoops, garages, carports, or other outside living terraces. For a duplex structure, each duplex unit in the structure shall contain at least 1,200 square feet counting all floors, not including basements, porches (screened, glassed-in, or otherwise), stoops, garages, carports, or other outside living terraces.

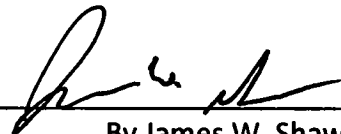
All other provisions of the Declaration of Covenants remain in place, unchanged and in full force and affect.

Dated this May 22, 2020.

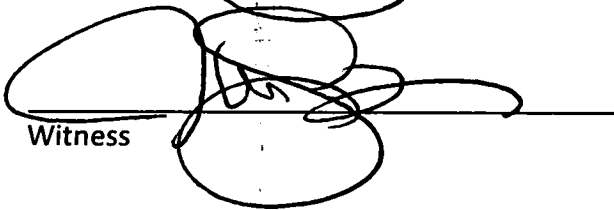
STJ, Inc.



Witness



By James W. Shaw, Vice President



Witness



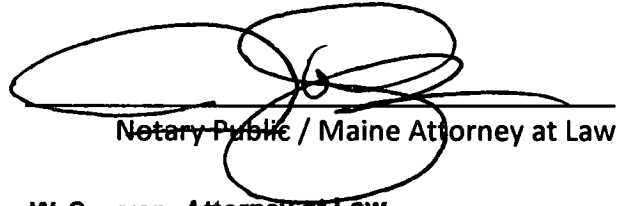
John M. Pompeo

State of Maine
County of Cumberland, ss.

May 22, 2020

Then personally appeared the above named James W. Shaw, duly authorized Vice President of **STJ, Inc.** and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

My commission expires:


Notary Public / Maine Attorney at Law

John W. Sawyer - Attorney at Law
Maine Bar No. 2806

With all powers of a notary public
per Title 4 MRSA Section 1056
NO SEAL REQUIRED

Printed Name

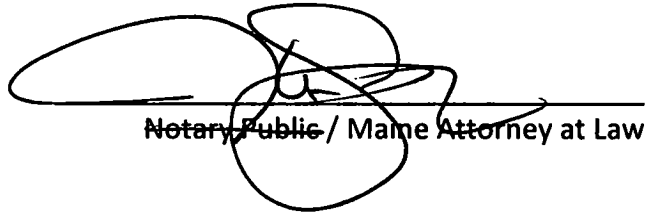
AFFIX NOTARIAL SEAL

State of Maine
County of Cumberland, ss.

May 22, 2020

Then personally appeared the above named John M. Pompeo, and acknowledged the foregoing instrument to be his free act and deed.

My commission expires:


Notary Public / Maine Attorney at Law

John W. Sawyer - Attorney at Law
Maine Bar No. 2806

Printed Name

With all powers of a notary public
per Title 4 MRSA Section 1056
NO SEAL REQUIRED

AFFIX NOTARIAL SEAL

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Received
Recorded Register of Deeds
May 26, 2020 10:58:25A
Cumberland County
Nancy A. Lane