

EXHIBIT C
GRASSE ROAD
PROTECTIVE COVENANTS AND RESTRICTIONS

The premises are conveyed subject to the following protective covenants and restrictions:

1. No structure shall be erected, placed, or maintained upon the Premises except one single family dwelling house not exceeding two and one-half stories in height together with such other buildings (including garages and storage sheds) as may be necessary or convenient for the residential use of said parcel of land by a single family.
2. No trade or business shall be carried on upon the above described parcel of land or within any buildings situated thereon except a home trade or business which does not result in traffic to the Premises and which will not change the appearance of the Premises. No advertising signs whatever shall be permitted.
3. Any fuel storage tanks shall be placed within a building or otherwise screened from view.
4. Unless enclosed within a permanent garage, no unregistered motor vehicles shall be kept on said Premises.
5. All water, gas, electric, and telephone pipes and lines serving any lot, excepting those on dedicated or public ways, and any other utility lines within any lot must be buried underground and may not be carried on overhead poles nor above the surface of the ground.
6. No towers, or radio, or television antennae higher than ten (10) feet above the highest roof line on the dwelling house shall be erected on any lot, and all such towers and antennae must be attached to the dwelling house for any purpose whatsoever. Satellite dishes in the rear yard will be permitted provided that adequate planting or fencing is provided so as to conceal them from the view of neighboring lots, and streets, and access roads.
7. No property shall be rented or leased with occupancy by more than two (2) unrelated individuals at any one time.
8. No clearing of existing trees and shrubs shall be allowed within five (5) feet of the side yards of the property, with the exception that thinning of dead trees and branches and clearing of small underbrush shall be permitted.
9. All residential structures and garages constructed on the Premises shall have standing seam metal roofs comparable in character and finish to the roofs on typical other structures along MacDonald Drive and Morrison Road.

These restrictions are imposed for the benefit of the persons from time to time owning parcels of land within the Grasse Road Subdivision as recorded in a plan entitled "Dartmouth College, Section A, Grasse Farm, Hanover, NH", dated May 20, 1981 and prepared by S. A. LeClair Assoc., Project #1381280 and recorded in Grafton County Registry of Deeds as Plan #2457. Such landowners may unanimously waive any of the provisions set forth herein and permit other or contrary uses of the above premises. Other owners within such Subdivision, acting wither individually or as a group shall be entitled to enforce the foregoing restrictions and covenants by appropriate action in the Grafton County Superior Court including the right to obtain mandatory injunctions for the enforcement of the same.