



Case No. _____

Recording of Covenants Imposed By Conveyance of Development Options

Property Owner(s) _____

 Address _____
 Election District of Calvert County 1 2 3 Adjoining Road (s) _____
 Tax Map No. _____ Parcel No. _____ Tax ID No. _____ Number of Acres _____
 Property Deed Reference _____ Recorded as "Agricultural Preservation District" at _____

Covenant Restrictions

WHEREAS development options for said property have been certified by the Calvert County Board of Commissioners at _____,

THEREFORE, the undersigned owners and all parties having proprietary interest in the above described property do adopt and subject said property to the following covenants under provisions of the Calvert County Zoning Ordinance and the Rules and Regulations of the Agricultural Land Preservation Program, to be binding upon the undersigned, their heirs, successors and assigns, and further that these covenants attach to, bind, and run with the land.

1. No industrial or commercial activities, except as directly relate to on-premise farming and/or forestry, may be conducted on the property, except activities which can be carried on from a residential or farm building, without the obtaining of an exception from applicable zoning laws, including sales of farm products and agricultural services by the owner to the public.
2. No building or structure may be built or maintained on the property other than (i) farm buildings or structures, (ii) a single-family dwelling, and (iii) outbuildings commonly or appropriately incidental thereto, including a garage and farm laborers' (tenant) quarters.
3. The property may not be subdivided without the specific and written approval of the Agricultural Preservation Advisory Board.
4. No billboards or outdoor advertising structure may be displayed on the property.
5. No dumping of ashes, sawdust, bark, trash, rubbish or any other unsightly or offensive material, except that which is for regular use, may be permitted on the property visible from the public roads and highways.
6. The Board or representative may, after appropriate notice to the landowner or his designated representative, enter the property from time to time for the sole purpose of inspection and enforcement of the terms of these covenants.

Although these covenants in gross will benefit the public in the preservation of prime agricultural and forestry land, nothing herein may be construed to convey a right to the public of access or use of the property and the undersigned, their heirs, successors and assigns shall retain exclusive right to such access and use, subject only to the provisions herein recited.

Sworn and Sealed before me this ____ day _____
 of _____, 1999. Signature Date

 Notary Public
 My Commission Expires: _____

Notary Seal

APPROVED FOR RECORDING

Director of Planning and Zoning

Date