

JOINDER AGREEMENT
TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
LAKEWOOD HILLS PROPERTY OWNERS ASSOCIATION

This Joinder Agreement is made on the ___ day of _____ of _____
Month Year

by _____

Property Owner(s) Full Legal Name(s)

RECITALS

A. Reference is hereby made to that certain Declaration of Protective Covenants dated January 1994, and recorded with the Barnstable County Registry of Deeds (the "Registry") on August 7, 1996, in Book 10335, Page 1 (the "Declaration").

B. The Declaration pertains to certain land in a neighborhood known as Lakewood Hills, located in Sandwich, Massachusetts ("Lakewood").

C. The Lakewood Hills Property Owners Association, Inc. (the "Association") was created in order to manage the Association property for the use and benefit of the residents of Lakewood Hills, and to promote the welfare of Lakewood, and such other purposes as may be incident thereto.

D. Pursuant to the Declaration, owners of property within Lakewood Hills may be bound by the Declaration upon recording of a written instrument, referring to the Declaration, signed by the owners and by the President of the Association.

E. The Owner is the fee simple owner of Lot ____, _____, Sandwich, MA, pursuant to a Deed recorded with the Registry in Book ____, Page ____ (the "Property"), which Property is located within Lakewood.

F. The Owner desires to subject the Property to the Declaration and all rights, obligations, restrictions, easements, liens, and assessments contained therein, and to become a Member of the Association.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner and the Association agree as follows:

1. Joinder and Submission

The Owner hereby joins in, adopts, and subjects the Property to the Declaration, as the same may be amended from time to time.

2. Binding Effect

The Property shall hereafter be held, sold, conveyed, occupied, encumbered, and used subject to the Declaration, and all obligations therein shall run with the land and be binding upon the Owner and the Owner's heirs, successors, assigns, and any subsequent owners of the Property.

3. Membership and Assessments

Upon recording of this Joinder Agreement with the Registry:

- The Property shall be deemed a Lot under the Declaration (if applicable);
- Owner shall be a Member of the Association; and
- The Property shall be subject to all assessments, charges, liens, and enforcement rights provided for in the Declaration and governing documents of the Association.

4. No Modification

This Joinder Agreement does not amend or modify the Declaration. In the event of any conflict, the Declaration shall control.

5. Authority

The Owner represents and warrants that the Owner has full legal authority to execute this Joinder Agreement and to subject the Property to the Declaration.

6. Recording

This Joinder Agreement shall be recorded in the Barnstable County Registry of Deeds, and shall become effective upon recording.

For the Owner's title to the Property see Deed recorded with the Registry in Book _____, Page _____.

SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF, Owner has executed this Joinder Agreement as of the date first written above.

Owners Printed Name(s): _____

Owners Address within Lakewood Hills: _____

Owners Signature(s): _____

Today's Date: _____

COMMONWEALTH OF MASSACHUSETTS

_____ County, ss.

On this ___ day of _____, 20____, before me, the undersigned notary public, personally appeared _____ proved to me through satisfactory evidence of identification, being (check whichever applies): __driver's license or other state or federal governmental document bearing a photographic image, __ oath or affirmation of a credible witness known to me who knows the above signatory, or __ my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose.

Notary Public
My Commission Expires:

IN WITNESS WHEREOF, the undersigned being the President of Lakewood Hills Property Owners Association, Inc. has executed this Joinder Agreement as required by the Declaration.

Lakewood Hills Property Owners Association, Inc.

By: _____

Title: President - Print Name: _____

COMMONWEALTH OF MASSACHUSETTS

_____ County, ss.

On this ___ day of _____, 20____, before me, the undersigned notary public, personally appeared _____ proved to me through satisfactory evidence of identification, being (check whichever applies): ___ driver's license or other state or federal governmental document bearing a photographic image, ___ oath or affirmation of a credible witness known to me who knows the above signatory, or ___ my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose as President of Lakewood Hills Property Owners Association, Inc.

Notary Public
My Commission Expires: