

Skowhegan Industrial Park Restrictions

1. All plans must be approved by the S.E.D.C. Corporation.
2. All proposed/future plans for future building construction will be approved by the S.E.D.C. Board and buildings will be constructed at least (50) feet back from all roads and boundaries.
3. All buildings will be restricted to commercial**and/or industrial businesses. **No retail will be allowed in the park that is not subordinate (less than 25% of building size and 40% of business activities) and directly related to the principal use for the lot.
4. Unsightly equipment/material storage areas will be fenced or screened to a height of at least six (6) feet. Excessive outside storage of bulk or second hand materials will be prohibited. All buildings will be kept in good condition and appearance.
5. No signs or billboards, except one identifying the company, will be allowed within the park. All businesses in the park will maintain a company sign on the park billboard. Any sign, including size, type and location must be approved.
6. No parking will be allowed on any portion of the park access road.
7. All driveways into the lots will enter from the park access road.
8. A two (2) year limit is imposed for the construction and completion of the initial buildings. Extensions of this time limit may be approved at the time of purchase or may be granted due to construction work stoppage (E.F. Labor disputes, material shortages). Except where an extension has been granted. The building site will revert back to the S.E.D.C. Corporation if construction is not completed within two (2) years.
9. Any additional covenants which may be listed on the mortgage deed at time of purchase.