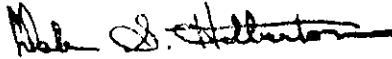


15703

Witness: South Kingstown Town Clerk

OPEN SPACE COVENANT

KERWIN E. HYLAND, JR. of South Kingstown, Rhode Island, owner of certain real estate situated in the Town of South Kingstown, County of Washington, State of Rhode Island, more particularly described on Exhibit A annexed hereto, hereby dedicates as an Open Space Buffer a portion thereof, laid out and delineated as a "20' Natural Vegetated Strip" along the southerly boundary of Lots A and B as setforth on the recorded Plan described in said Exhibit A annexed hereto; and I, the said KERWIN E. HYLAND, JR., warrant and covenant that no structures or other improvements shall be constructed thereon and that the existing stone wall along the easterly, southerly and westerly boundaries of said "20' Natural Vegetated Strip" shall be maintained in its present condition. The undersigned further warrants and covenants not to cut down or remove any trees or shrubs thereon except as may be reasonably required for health and/or safety purposes, or except to remove dead or diseased bushes, trees or limbs. The undersigned shall otherwise have the right to keep the area free from debris, unsightly vegetation and weeds.

Notwithstanding anything herein to the contrary, the undersigned reserves the right to open the aforesaid stone wall at any point on said Lot B and construct a driveway through the wall and over the Open Space Area provided that the width of the driveway and opening in said wall shall not exceed 20 feet.

The warranties and covenants herein contained shall be for the benefit of the Town of South Kingstown shall be and remain in effect until expressly released by said Town of South Kingstown.

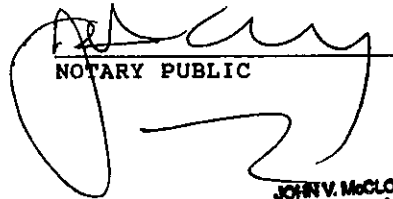
The warranties and covenants herein contained shall be binding upon the Grantor, his heirs and assigns.

IN WITNESS WHEREOF, I have set my hand and seal this 24 day of November, 1993.


KERWIN E. HYLAND, JR.

STATE OF RHODE ISLAND
COUNTY OF WASHINGTON

In South Kingstown, on the 24 day of November, 1993, before me personally appeared Kerwin E. Hyland, Jr., to me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument, by him executed, to be his free act and deed.


NOTARY PUBLIC

JOHN V. McCLOSKEY
Notary Public, State of Rhode Island
Commission Expires June 18, 1995

EXHIBIT A

That certain lots or parcels of land, together with all buildings and improvements thereon, situated in the Town of South Kingstown, County of Washington and State of Rhode Island laid out and delineated as Lots A and B on that certain recorded plat entitled "Final Plat Kerwin Hyland, 1789 Kingstown Road, Peace Dale, R.I. 02879 Minor Subdivision A.P. 40-2 Lot #9 South Kingstown, R.I." which plat is recorded in the Records of Land Evidence in said Town of South Kingstown on November 24, 1993 at 3:00 p.m.

Said Lot A being comprised of a portion of Parcel I and a portion of Parcel II as shown on the aforesaid recorded plat.

Said Lot B being comprised of a portion of Parcel I and a portion of Parcel II as shown on the aforesaid recorded plat.

Subject to restrictions, easements and agreement of record.