

CHAPTER 274

AN ORDINANCE IN AMENDMENT OF MAP 13 OF THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE TOWN OF HOPKINTON, AS AMENDED

It is ordained by the Town Council of the Town of Hopkinton as follows:

SECTION I: FURTHER AMENDMENT TO MAP 13 OF THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE TOWN OF HOPKINTON, AS AMENDED

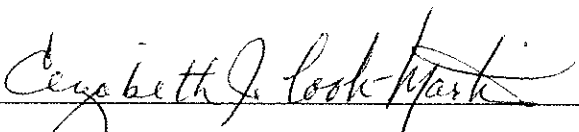
The zoning district classification of the within described real estate which is also designated as land condominium Unit #2, 0 Chase Hill Road, constituting a portion of AP 2 Lot 73 by the Town of Hopkinton Tax Assessor is hereby changed from Residential RFR-80 to Commercial, with restrictions placed upon the use to limit it ONLY to use 486 Photovoltaic Solar Energy Systems along with those restrictions further placed upon the use stated in Chapter 134, Section 5.3 AND with those conditions and restrictions set forth in **Exhibit A** attached hereto.

The parcel for which this amendment to Map 13 pertains is more particularly described as that certain parcel of land with all buildings and improvements thereon located at 0 Chase Hill Road, delineated as land condominium Unit #2 of AP 2, Lot 73 in the Town of Hopkinton, Washington County, in the State of Rhode Island and Providence Plantations, and otherwise described as **Exhibit B** attached hereto.

This Ordinance shall take effect upon passage subject to the fulfillment of all of the conditions set forth herein as well as in Exhibit A attached hereto and incorporated herein.

Adopted: November 2, 2020

ATTEST:


Elizabeth J. Cook-Martin, Town Clerk

TOWN OF HOPKINTON, RHODE ISLAND**TOWN COUNCIL****DECISION**

A public hearing was completed and closed on October 13, 2020 on the consolidated applications for amendments to the Hopkinton Zoning Ordinance and to the Comprehensive Plan Future Land Use Map filed by Centrica Business Solutions, 1484 Candlewood Rd., Ste. T-W, Hanover, MD 21076 and Comolli Granite Co., Inc., 15 Franklin St., Westerly, RI 02891, the owner of the property located at 0 Chase Hill Rd., delineated as land condominium Unit #2, constituting a portion of AP 2, Lot 73, an RFR-80 Zone. The applications were filed in accordance with Chapter 16 of the Zoning Ordinances of the Town of Hopkinton, as amended. The applicants proposed to install a ground mounted photovoltaic solar array on Unit #2 of AP 2, Lot 73, [a "lot" for zoning purposes as defined in RIGL sec. 45-24-31(39)]. The proposal to utilize the property in question requires approval of the proposed Comprehensive Plan Future Land Use Map amendment from Low-Density residential to Commercial and a Zoning Map Amendment from RFR-80 Special.

Following deliberations by the Hopkinton Town Council on November 2, 2020 regarding the applications seeking the amendments changing the zoning classification for the Unit 2 portion of AP 2 Lot 73 described above from RFR-80 to Commercial Special in accordance with Section 16[A]-[E] of the Zoning Ordinances of the Town of Hopkinton as amended, and also to approve the application for the requested amendment to the Comprehensive Plan Future Land Use Map, an (amended) Motion to approve the consolidated applications was made by Councilor Capalbo and seconded by Councilor Hirst. The Town Council thereafter voted to approve said (amended) Motion allowing the applications by a 3-1 vote, incorporating the below-listed Findings, and subject to the following Conditions:

Findings

Subject to the Conditions which follow and based upon the evidence and testimony of record presented and submitted at the public hearing referred to above as well as the Comprehensive Plan as amended including its stated goals and recommendations, the proposed Zoning Ordinance amendment and the proposed amendment to the Comprehensive Plan Future Land Use Map, Map 13, are both consistent with the general authority reserved to the Council under the Comprehensive Plan to identify those areas in Town where such uses are appropriate and to identify the conditions under which such uses may exist, and specifically with the following aspects of the Comprehensive Plan:

Conservation Goal #1 (to promote conservation of Hopkinton's natural resources, particularly the protection of the ground and surface waters); **Natural Resources Goal #1** (to preserve, conserve, and protect the significant natural resources of Hopkinton as an endowment for the future of the Town); **Natural Resources Goal #5** (to promote energy self-sufficiency using renewable energy and energy conservation); **Consistency with State Guide Plans** [referenced at p. 2 of the Comprehensive Plan, including those addressing *Energy* (pp. 40-41), *Strategic Energy Planning* (p. 41), *Renewable Energy* (p. 43), and *Challenges* (p.44)]; **Public Services and Facilities Goal #3** (to provide a safe, high quality and sufficient drinking water supply to the Town along with effective wastewater management and solid waste disposal reduction which is sensitive to environmental concerns and growth management); **Public Services and Facilities Goals #5 and #17** (to reduce Hopkinton's energy consumption and help implement Recommendation #14, which is to evaluate the feasibility and cost of installing photovoltaic and/or wind powered electricity generating technologies, and Recommendation #18, which is to expand the current zoning regulations' allowance of photovoltaic installations in residential

districts); **Economic Development Goal #1** (provide for expansion of the Town's tax base by encouraging development of new and existing light and/or heavy industrial & office/commercial business and its Recommendation #4); and **Land Use Goals #7 and # 20** (use the Future Land Use Plan to update and improve the Zoning Ordinance which should be consistent with the Future Land Use Map). It is further found that the changes proposed will provide benefits to the Town in terms of removing at least one significant pre-existing, non-conforming use on the property in question; *i.e.* the stone quarry and related uses associated with the active quarry mining; enhanced tax revenue to be received from the property as a result of the development of the solar array; that the changes proposed will promote an important local, state and national objective seeking alternative energy sources that are safe for the environment and the citizens of Hopkinton; that the proposed changes will not adversely affect the health, safety or welfare of the Town and are in the best interests of the community; that the proposed changes are suitable to the character of the location in question and constitute a non-noxious use; and that the proposed use is in conformance with the provisions of the Comprehensive Plan as set forth above.

Conditions

As conditions for the approval of the proposed changes, the Petitioners and/or their successors-in-interest, must adhere to the following:

1. The zoning district classifications are changed from Residential RFR-80 to Commercial Special with the restrictions that the properties use hereafter is limited to the code 486 Photovoltaic Solar Energy Systems along with the restrictions further placed upon the use stated in Chapter 134 in effect as of the time the applications were substantially completed and filed with the Town, AND with the further conditions that (a) the zoning designations for the properties should revert back to RFR-80 Zone subject to further hearing and action by the Hopkinton Town Council pursuant to RIGL. section 45-24-53 once the proposed use and/or actual use of the properties as an operating Photovoltaic Solar Energy System is abandoned or

terminated, consistent with the intent of the Town Council that no other commercial use of the property is hereinafter authorized; and (b) that the applicants have received assurances from National Grid that the use of the properties as an operating Photovoltaic Solar Energy System as proposed has received the assurance from National Grid that such an interconnection approval will be given final approval by National Grid at the appropriate time, which is at the completion of the combined project.

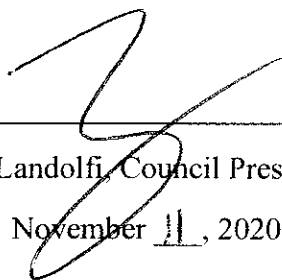
2. The applicants are hereby allowed to expand upon the coverage restrictions otherwise set forth in Chapter 246, section A (13) of the Town Ordinances as adopted January 22, 2019 beyond the 3% or 3 acres, so that the fenced-in land area within AP 2 Lot 73 delineated as land condominium Unit 2 upon which the solar array will be constructed, may consist of no greater than 9.07 acres, shown as Zoning Amendment Concept B, drawing number C-1 (by ESS Group) of the revised plan submitted on October 9, 2020 by the applicants' attorney, which is incorporated herein by reference.
3. All decommissioning and other provisions in place for Photovoltaic Solar Energy Systems as set forth in Chapter 134 as amended, as well as under Hopkinton Planning Board requirements, shall be complied with, including but not limited to the posting of a decommissioning cash escrow bond in an amount determined by the Planning Board.
4. To the extent and in the manner determined and required by the Rhode Island Department of Environmental Management (DEM) if any, the applicants and/or their successors and assigns shall remediate any adverse environmental conditions resulting from the operation and location of the former junkyard/automobile graveyard on the site.
5. Within a reasonable time following decommissioning of the proposed PSES facility on the site, the applicants and/or their successors and assigns shall convey by appropriate legal instrument a conservation easement for the property in question to be conveyed for the benefit of the Hopkinton Land Trust, its successors and/or assigns;
6. In conjunction with the decommissioning and other provisions referred to above, and in addition to the decommissioning cash escrow bond described above, the Petitioners shall prepare a re-forestation plan in consultation with the Hopkinton Land Trust, to be approved by the Planning Board and post an additional cash escrow bond in a reasonable amount to be determined by the Planning Board designed to ensure implementation and completion of the re-forestation plan so approved;

7. All property not within the PSES fence line within AP2 Lot 73 delineated as land condominium Unit 2 as proposed shall be conveyed by appropriate legal instrument to the Hopkinton Land Trust as a conservation easement to be developed by the Trust for the benefit of the public;
8. All quarry and mining operations on the site shall cease permanently and immediately on passage of this ordinance before commencement of the construction of the PSES facility contemplated for the site;
9. The bottom of the perimeter fencing required by Section 5.3 of Chapter 134 shall be raised six inches (6") above the ground so as to allow migratory passage of small species through the site;
10. The Applicants shall prepare and submit to the Planning Board for approval a reasonable plan designed to sustain the native species in and around the PSES during its operation until the facility's closure;
11. While operating, the noise levels from the equipment within the PSES shall not exceed the World Health Organization's (WHO) standard of 40 decibels measured at the property's boundary lines. The applicant shall pay for an independent qualified company selected by the Town to conduct appropriate sound testing before logging and construction have commenced and again after the project is completed and operational;
12. During or after construction, no blasting, chemicals, or herbicides are allowed; and all topsoil will remain onsite; and the Town's engineer or representative shall be allowed to do periodic inspections; and the Applicants shall reimburse the Town for this cost; and the Applicants and future owners will be required to submit any and all inspection reports to the Town Manager or his representative every month during construction of the PSES project;
13. During the site preparation and installation stages of the construction of the PSES such work shall be performed only during the Monday through Friday work week, and only between the hours of 8:00 AM and 5:00 PM daily; and the Applicants, in coordination with the Hopkinton Police Department, will arrange for appropriate public safety oversight to help manage the arrival and departure from the site of all large construction vehicles during the preparation and installation phase of the PSES project to assist in the prevention of any injury and/or accidents involving the public's use of the roadway during construction. To the maximum extent possible, all such large construction vehicles utilized during the preparation and installation phase of the project, shall enter and exit Chase Hill Road exclusively from Route 216.

14. Waivers that were requested by the Applicant, including Septic system and evidence of water supply, are hereby approved;
15. Prior to construction, Applicants will sign Appendix B – RIDEM’s sample Stormwater Facility Maintenance Agreement between the Town and the Landowners;
16. After completion of the project, the Applicants and any future owners will allow the Town to conduct an inspection in April of every year for the life of the project and will reimburse the Town for this cost; and
17. The adoption of these Ordinances is consistent with the Town of Hopkinton’s Comprehensive Plan as noted earlier, and also with the Plan’s Objective LU-1 restricting, remediating and abrogating potential polluting land uses, and with the Plan’s Goal ED-3 targeting development that is consistent with eliminating anything that is adverse to the quality of life including establishing business interests that will have limited impact to the environment.

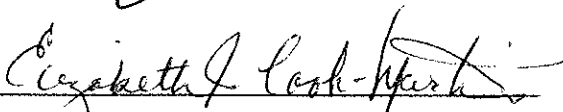
Adopted: November 2, 2020

Approved as to Form:



Frank Landolfi, Council President
Dated: November 11, 2020

ATTEST:



Elizabeth J. Cook-Martin, Town Clerk
Dated: November 12, 2020

Exhibit ALegal Description

That certain real estate situated in the Town of Hopkinton, County of Washington, State of Rhode Island, being identified as **Unit 2, "Chase Hill Condominium"** as created by Declaration of Condominium dated June 12, 2009 and recorded on June 17, 2009 in Book 476, at Page 662 of the Hopkinton Land Evidence Records, and as depicted on that certain plat entitled "**CHASE HILL CONDOMINIUM...Hopkinton, Rhode Island...Owner Chase Hill Reclamation Company, LLC, prepared by ARM Engineering, Inc.**" and recorded in the Land Evidence Records of the Town of Hopkinton in Plat Map 15 at Pages 9, 10 and 11.

TOGETHER with an undivided percent interest in the common areas of said condominium appurtenant to said Unit, and TOGETHER with the rights and easements appurtenant to said Unit as set forth in the Declaration and any amendments thereto.

TOGETHER with the rights in common with other owners of Units in said Condominium, to pass and repass over, across and upon that certain existing "Common Drive" as depicted on said Plan, and for all lawful purposes.

SUBJECT to and with the BENEFIT of the provisions of the Rhode Island General Laws § 34-36.1 et seq., the Declaration of Condominium referred to above, the By-Laws and any Rules and Regulations associated therewith, as any or all of the above may be amended from time to time.

Further SUBJECT to the restriction binding on Grantee, his nominees, successors and assigns in title that hunting is prohibited on the above described premises.

Received for Record, Hopkinton, RI 11/12/2020
 at 1:54 o'clock P.m. Recorded in Book 586 page 393
 of the Land Evidence Records
Elizabeth J. Cook-Martin - Witness Town Clerk

Property Address (for reference purposes only):
 0 Chase Hill Road, Unit 2
 Hopkinton RI 02804
 AP 2/Lot 2-73

Received for Record, Hopkinton, RI 6-13-2018
 at 12:16 o'clock P.m. Recorded in Book 560 page 190
 of the Land Evidence Records
Elizabeth J. Cook-Martin - Witness Town Clerk

CHAPTER 275

AN ORDINANCE IN AMENDMENT OF CHAPTER 134 OF THE
TOWN ORDINANCES OF THE TOWN OF HOPKINTON

It is ordained by the Town Council of the Town of Hopkinton as follows:

SECTION I: AMENDMENT TO CHAPTER 134 OF THE TOWN OF HOPKINTON
ZONING ORDINANCE, AS AMENDED; THE TOWN OF HOPKINTON ZONING MAP
OCTOBER, 1994 IS HEREBY AMENDED AS FOLLOWS:

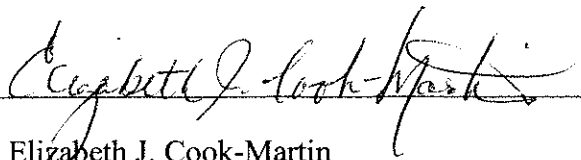
The zoning district classification of the within described real estate which is also designated and delineated as land condominium Unit #2, 0 Chase Hill Road, constituting a portion of AP 2 Lot 73 by the Town of Hopkinton Tax Assessor is hereby changed from Residential RFR-80 to Commercial, with restrictions placed upon the use to limit it ONLY to use 486 Photovoltaic Solar Energy Systems along with those restrictions further placed upon the use stated in Chapter 134, Section 5.3 AND with those conditions and restrictions set forth in **Exhibit A** attached hereto.

That certain parcel of land with all buildings and improvements thereon located at 0 Chase Hill Road, delineated as land condominium Unit #2 of AP 2, Lot 73 in the Town of Hopkinton, Washington County in the State of Rhode Island and Providence Plantations, and otherwise described as **Exhibit B** attached hereto.

This Ordinance shall take effect upon passage subject to the fulfillment of all of the conditions set forth herein as well as in Exhibit A attached hereto and incorporated herein.

Adopted: November 2, 2020

ATTEST:


Elizabeth J. Cook-Martin

Town Clerk

TOWN OF HOPKINTON, RHODE ISLAND**TOWN COUNCIL****DECISION**

A public hearing was completed and closed on October 13, 2020 on the consolidated applications for amendments to the Hopkinton Zoning Ordinance and to the Comprehensive Plan Future Land Use Map filed by Centrica Business Solutions, 1484 Candlewood Rd., Ste. T-W, Hanover, MD 21076 and Comolli Granite Co., Inc., 15 Franklin St., Westerly, RI 02891, the owner of the property located at 0 Chase Hill Rd., delineated as land condominium Unit #2, constituting a portion of AP 2, Lot 73, an RFR-80 Zone. The applications were filed in accordance with Chapter 16 of the Zoning Ordinances of the Town of Hopkinton, as amended. The applicants proposed to install a ground mounted photovoltaic solar array on Unit #2 of AP 2, Lot 73, [a "lot" for zoning purposes as defined in RIGL sec. 45-24-31(39)]. The proposal to utilize the property in question requires approval of the proposed Comprehensive Plan Future Land Use Map amendment from Low-Density residential to Commercial and a Zoning Map Amendment from RFR-80 Special.

Following deliberations by the Hopkinton Town Council on November 2, 2020 regarding the applications seeking the amendments changing the zoning classification for the Unit 2 portion of AP 2 Lot 73 described above from RFR-80 to Commercial Special in accordance with Section 16[A]-[E] of the Zoning Ordinances of the Town of Hopkinton as amended, and also to approve the application for the requested amendment to the Comprehensive Plan Future Land Use Map, an (amended) Motion to approve the consolidated applications was made by Councilor Capalbo and seconded by Councilor Hirst. The Town Council thereafter voted to approve said (amended) Motion allowing the applications by a 3-1 vote, incorporating the below-listed Findings, and subject to the following Conditions:

Findings

Subject to the Conditions which follow and based upon the evidence and testimony of record presented and submitted at the public hearing referred to above as well as the Comprehensive Plan as amended including its stated goals and recommendations, the proposed Zoning Ordinance amendment and the proposed amendment to the Comprehensive Plan Future Land Use Map, Map 13, are both consistent with the general authority reserved to the Council under the Comprehensive Plan to identify those areas in Town where such uses are appropriate and to identify the conditions under which such uses may exist, and specifically with the following aspects of the Comprehensive Plan:

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districts); **Economic Development Goal #1** (provide for expansion of the Town's tax base by encouraging development of new and existing light and/or heavy industrial & office/commercial business and its Recommendation #4); and **Land Use Goals #7 and # 20** (use the Future Land Use Plan to update and improve the Zoning Ordinance which should be consistent with the Future Land Use Map). It is further found that the changes proposed will provide benefits to the Town in terms of removing at least one significant pre-existing, non-conforming use on the property in question; *i.e.* the stone quarry and related uses associated with the active quarry mining; enhanced tax revenue to be received from the property as a result of the development of the solar array; that the changes proposed will promote an important local, state and national objective seeking alternative energy sources that are safe for the environment and the citizens of Hopkinton; that the proposed changes will not adversely affect the health, safety or welfare of the Town and are in the best interests of the community; that the proposed changes are suitable to the character of the location in question and constitute a non-noxious use; and that the proposed use is in conformance with the provisions of the Comprehensive Plan as set forth above.

Conditions

As conditions for the approval of the proposed changes, the Petitioners and/or their successors-in-interest, must adhere to the following:

1. The zoning district classifications are changed from Residential RFR-80 to Commercial Special with the restrictions that the properties use hereafter is limited to the code 486 Photovoltaic Solar Energy Systems along with the restrictions further placed upon the use stated in Chapter 134 in effect as of the time the applications were substantially completed and filed with the Town, AND with the further conditions that (a) the zoning designations for the properties should revert back to RFR-80 Zone subject to further hearing and action by the Hopkinton Town Council pursuant to RIGL. section 45-24-53 once the proposed use and/or actual use of the properties as an operating Photovoltaic Solar Energy System is abandoned or

terminated, consistent with the intent of the Town Council that no other commercial use of the property is hereinafter authorized; and (b) that the applicants have received assurances from National Grid that the use of the properties as an operating Photovoltaic Solar Energy System as proposed has received the assurance from National Grid that such an interconnection approval will be given final approval by National Grid at the appropriate time, which is at the completion of the combined project.

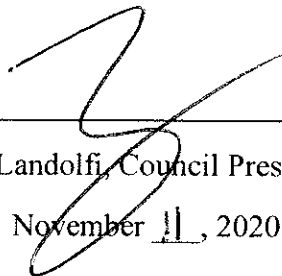
2. The applicants are hereby allowed to expand upon the coverage restrictions otherwise set forth in Chapter 246, section A (13) of the Town Ordinances as adopted January 22, 2019 beyond the 3% or 3 acres, so that the fenced-in land area within AP 2 Lot 73 delineated as land condominium Unit 2 upon which the solar array will be constructed, may consist of no greater than 9.07 acres, shown as Zoning Amendment Concept B, drawing number C-1 (by ESS Group) of the revised plan submitted on October 9, 2020 by the applicants' attorney, which is incorporated herein by reference.
3. All decommissioning and other provisions in place for Photovoltaic Solar Energy Systems as set forth in Chapter 134 as amended, as well as under Hopkinton Planning Board requirements, shall be complied with, including but not limited to the posting of a decommissioning cash escrow bond in an amount determined by the Planning Board.
4. To the extent and in the manner determined and required by the Rhode Island Department of Environmental Management (DEM) if any, the applicants and/or their successors and assigns shall remediate any adverse environmental conditions resulting from the operation and location of the former junkyard/automobile graveyard on the site.
5. Within a reasonable time following decommissioning of the proposed PSES facility on the site, the applicants and/or their successors and assigns shall convey by appropriate legal instrument a conservation easement for the property in question to be conveyed for the benefit of the Hopkinton Land Trust, its successors and/or assigns;
6. In conjunction with the decommissioning and other provisions referred to above, and in addition to the decommissioning cash escrow bond described above, the Petitioners shall prepare a re-forestation plan in consultation with the Hopkinton Land Trust, to be approved by the Planning Board and post an additional cash escrow bond in a reasonable amount to be determined by the Planning Board designed to ensure implementation and completion of the re-forestation plan so approved;

7. All property not within the PSES fence line within AP2 Lot 73 delineated as land condominium Unit 2 as proposed shall be conveyed by appropriate legal instrument to the Hopkinton Land Trust as a conservation easement to be developed by the Trust for the benefit of the public;
8. All quarry and mining operations on the site shall cease permanently and immediately on passage of this ordinance before commencement of the construction of the PSES facility contemplated for the site;
9. The bottom of the perimeter fencing required by Section 5.3 of Chapter 134 shall be raised six inches (6") above the ground so as to allow migratory passage of small species through the site;
10. The Applicants shall prepare and submit to the Planning Board for approval a reasonable plan designed to sustain the native species in and around the PSES during its operation until the facility's closure;
11. While operating, the noise levels from the equipment within the PSES shall not exceed the World Health Organization's (WHO) standard of 40 decibels measured at the property's boundary lines. The applicant shall pay for an independent qualified company selected by the Town to conduct appropriate sound testing before logging and construction have commenced and again after the project is completed and operational;
12. During or after construction, no blasting, chemicals, or herbicides are allowed; and all topsoil will remain onsite; and the Town's engineer or representative shall be allowed to do periodic inspections; and the Applicants shall reimburse the Town for this cost; and the Applicants and future owners will be required to submit any and all inspection reports to the Town Manager or his representative every month during construction of the PSES project;
13. During the site preparation and installation stages of the construction of the PSES such work shall be performed only during the Monday through Friday work week, and only between the hours of 8:00 AM and 5:00 PM daily; and the Applicants, in coordination with the Hopkinton Police Department, will arrange for appropriate public safety oversight to help manage the arrival and departure from the site of all large construction vehicles during the preparation and installation phase of the PSES project to assist in the prevention of any injury and/or accidents involving the public's use of the roadway during construction. To the maximum extent possible, all such large construction vehicles utilized during the preparation and installation phase of the project, shall enter and exit Chase Hill Road exclusively from Route 216.

14. Waivers that were requested by the Applicant, including Septic system and evidence of water supply, are hereby approved;
15. Prior to construction, Applicants will sign Appendix B – RIDEM’s sample Stormwater Facility Maintenance Agreement between the Town and the Landowners;
16. After completion of the project, the Applicants and any future owners will allow the Town to conduct an inspection in April of every year for the life of the project and will reimburse the Town for this cost; and
17. The adoption of these Ordinances is consistent with the Town of Hopkinton’s Comprehensive Plan as noted earlier, and also with the Plan’s Objective LU-1 restricting, remediating and abrogating potential polluting land uses, and with the Plan’s Goal ED-3 targeting development that is consistent with eliminating anything that is adverse to the quality of life including establishing business interests that will have limited impact to the environment.

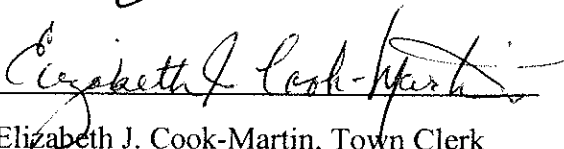
Adopted: November 2, 2020

Approved as to Form:



Frank Landolfi, Council President
Dated: November 11, 2020

ATTEST:



Elizabeth J. Cook-Martin, Town Clerk
Dated: November 12, 2020

Exhibit ALegal Description

That certain real estate situated in the Town of Hopkinton, County of Washington, State of Rhode Island, being identified as *Unit 2, "Chase Hill Condominium"* as created by Declaration of Condominium dated June 12, 2009 and recorded on June 17, 2009 in Book 476, at Page 662 of the Hopkinton Land Evidence Records, and as depicted on that certain plat entitled "*CHASE HILL CONDOMINIUM...Hopkinton, Rhode Island...Owner Chase Hill Reclamation Company, LLC, prepared by ARM Engineering, Inc.*" and recorded in the Land Evidence Records of the Town of Hopkinton in Plat Map 15 at Pages 9, 10 and 11.

TOGETHER with an undivided percent interest in the common areas of said condominium appurtenant to said Unit, and TOGETHER with the rights and easements appurtenant to said Unit as set forth in the Declaration and any amendments thereto.

TOGETHER with the rights in common with other owners of Units in said Condominium, to pass and repass over, across and upon that certain existing "Common Drive" as depicted on said Plan, and for all lawful purposes.

SUBJECT to and with the BENEFIT of the provisions of the Rhode Island General Laws § 34-36.1 et seq., the Declaration of Condominium referred to above, the By-Laws and any Rules and Regulations associated therewith, as any or all of the above may be amended from time to time.

Further SUBJECT to the restriction binding on Grantee, his nominees, successors and assigns in title that hunting is prohibited on the above described premises.

Received for Record, Hopkinton, RI 11/12/2020
 at 1:55 o'clock P.m. Recorded in Book 586 page 401
 of the Land Evidence Records
Elizabeth J. Cook-Martin - Witness Town Clerk

Property Address (for reference purposes only):
 0 Chase Hill Road, Unit 2
 Hopkinton RI 02804
 AP 2/Lot 2-73

Received for Record, Hopkinton, RI 6-13-2018
 at 12:16 o'clock P.m. Recorded in Book 560 page 190
 of the Land Evidence Records
Elizabeth J. Cook-Martin - Witness Town Clerk