

ROUND POND-MAINE

DECLARATION OF PROPERTY RESTRICTIONS AND ESTABLISHMENT OF LOT OWNERS ASSOCIATION

KNOW ALL MEN BY THESE PRESENTS, that **CAMP RANGELEY, LLC**, a Maine limited liability company with a principal place of business in Rangeley, Franklin County, Maine, (the “Developer”) is the owner of certain real estate situated in the said Town of Rangeley, being the premises described in the deed to Camp Rangeley, LLC, dated May 24, 2004 and recorded in the Franklin County Registry of Deeds in Book 2457, Page 294, excepting the premises described in the deed of Camp Rangeley, LLC, to JHM Land & Timber, LLC, recorded July 16, 2007, in the Franklin County Registry of Deeds in Book 2926, Page 316 (the “Real Estate”).

WHEREAS, the Developer is now subdividing the Real Estate, and it is the Developer’s desire to develop the Real Estate, except for Lot 13, for residential purposes and to establish certain restrictions regarding the use and development of the Real Estate by all future owners thereof and to ensure that the Real Estate is developed pursuant to the final Plan of Round Pond-Maine, recorded in the Franklin County Registry of Deeds in Plan Book ____, Page ____ (the “Plan”);

WHEREAS, it is the Developer’s intent that Lot 13 be required to contribute to the maintenance, repair and upkeep of the Road, as defined below, but not otherwise be subject to the property restrictions set forth in this Declaration.

WHEREAS, the Developer desires to assist the Owners in providing the necessary means and organization to enable them and their grantees to enforce the restrictions and covenants hereinafter set forth.

WHEREAS, pursuant to State of Maine Department of Environmental Protection Natural Resource Protection Act and Maine D.E.P. Site Location of Development Conditions of Approval Order, Project Number _____, dated _____, 2007 (hereinafter referred to as “Order”), including all Conditions of Approval, the Developer desires to establish a “Deer Wintering Habitat Management Area” on portions of the Real Estate.

WHEREAS, pursuant to the Natural Resources Protection Act, Title 38 M.R.S.A. Section 480-A et seq. and Chapter 310 of regulations promulgated by the Maine Department of Environmental Protection (the “Wetland Protection Rules”), the Developer has agreed, in satisfaction of paragraph _____ of the Order, to impose certain covenants and restrictions on the Covenant Area as more particularly set forth herein and has agreed that such covenants and agreements may be enforced by the Maine Department of Environmental Protection (hereinafter the “MDEP”) or any successor in interest.

NOW, THEREFORE, in consideration of the premises, except as otherwise set forth herein, the Developer does hereby subject the Real Estate to the following property restrictions, covenants, charges and assessments, all of which shall run with and bind the

Real Estate (including the lots depicted on the Plan (“Lots”) and shall be binding upon said Developer and its grantees and their successors and assigns, provided, however, that Lot 13 is specifically exempted from items 1 through 21.

ASSOCIATION RULES, REGULATIONS & RESTRICTIONS

1. Alteration of Lot Lines. None of the Lots shall be further subdivided without approval of the Town of Rangeley Planning Board provided, however, that conveyances of land from one Lot to an abutting Lot shall not require such approval unless otherwise required by law. An owner of adjoining Lots may combine his Lots and thus eliminate the set-back requirements regarding those lot lines which divide his separate Lots. The construction of any building within the applicable setback of an original lot line of a combined parcel will bind the owner for the life of that building to treat, use or resell his multiple parcels as one single lot.

2. Use of Lots: The use of the Lots is limited to one single family residential dwelling with appurtenant outbuildings and garages. The dwelling or garage may have up to two bedrooms for an ‘in-law’ type apartment if and as permitted by municipal ordinances.

3. Square Footage: The minimum square footage of living area for any such dwelling to be erected on any Lot shall be 1,600 square feet. Non-living areas such as porches, garages or sheds shall not be counted in arriving at the required square footage.

4. Construction: No mobile home, prefabricated housing manufactured on a portable steel frame, Quonset hut or geodesic dome shall be built or placed on any Lot.

5. Foundations. Each building or structure shall be constructed on a full perimeter foundation or frost wall.

6. Building Height. Each dwelling unit shall be limited to three (3) stories in height.

7. Location of Buildings: All buildings shall be located at least fifty (50) feet from the edge of the nearest road and at least twenty-five (25) feet from any lot line. The locations of all buildings shall be in conformity with all State and local laws, ordinances, and regulations.

8. Finish and Related Items: The exterior walls of all principal and accessory structures shall be suitably finished with a covering of clapboards, wood, stone, brick, masonry, vinyl siding or other similar finishing material, excluding corrugated metal, asphalt, tarred paper, tarred felt or similar materials, within two (2) years of the start of building construction. The grounds surrounding each principal structure must be graded and seeded within two (2) years from the start of construction. The exterior of all structures and improvements shall be properly maintained and in good repair at all times after completion.

9. Temporary Structures: No structure of a temporary nature, partial structure, basement, garage, trailer, tent, mobile home, or other out buildings shall be used at any time as a residence.

10. Unsightly Objects: No house trailer, unregistered or inoperable cars, tents or other unsightly objects shall be erected or maintained on any Lot. Storage of all vehicles (which term excludes boats), including recreational vehicles, trailers, ATVs and snowmobiles must be stored inside a garage or shed that completely conceals such vehicles from adjacent Lots and roads.

11. Animals: No livestock or poultry of any kind shall be kept or raised on any Lot. Domestic animals (such as dogs, cats, hamsters, birds, reptiles, amphibians and fish) may be kept by an owner as household pets if such animals are kept so as not to become nuisances, noisome or offensive to other lot owners and are not allowed off the owner's lot except on a leash or other restraining device. Notwithstanding the foregoing, rottweilers and pit bulls are prohibited.

12. Trash: Trash and garbage or other waste shall be kept in concealed, covered sanitary containers.

13. No Commercial Use: No portion of the Real Estate may be used for any commercial purpose whatsoever except for rental as a residence and except for a home office which shall have no more than ten percent of the total floor area of the structure devoted to home office use. No one shall work in the home office other than the residents of the residence and the home office shall not (a) be advertised by sign or otherwise or (b) otherwise be perceptible from outside of the structure.

14. Code Compliance. All buildings erected on the lots shall be constructed in compliance with all applicable Federal, State and local building ordinances and codes.

15. Exterior Toilet. No outside toilet or privy shall be constructed or maintained on any lot.

16. Debris. Each owner shall maintain its lot free of dead trees, trash, refuse, garbage, unsightly objects or hazardous or toxic material.

17. Bottled Gas. Above ground bottled gas tanks shall be screened or located such that they are not visible from any other lot or road.

18. Utilities: All utilities shall be underground, including, but not limited to electrical, telephone and cable.

19. Erosion Control. Any and all excavation, grading, leveling or other disturbance of the ground surface, including but not limited to construction of buildings, swimming pools, driveways and parking lots shall be done in such manner that any erosion of the site caused by such activities shall be minimized.

20. Surface Water Runoff. Each lot owner shall at his expense, install his own driveway with culverts or other run-off maintenance devices as required by good Stormwater Management Practices so as not to encourage additional run-off to the abutters' property.

21. Deer Wintering Habitat Management Area Portions of the Real Estate are designated as Deer Wintering Habitat Management Area or Deer Wintering Area Conservation Buffer or Stormwater Wooded Buffer and are subject to the Forest Management Plan attached hereto as Exhibit A and to the restrictions attached hereto as Exhibit B.

22. Road: The Developer has reserved, and hereby reserves, the fee in the road as depicted on the Plan (the "Road"), it being the intent of the Developer that the Road shall be conveyed to the Association.

23. Maintenance Charge. Each lot when, if, and as conveyed or sold by the Developer, whether by deed, contract, agreements of purchase and sale, or bond for a deed, shall thereafter be subject to an annual maintenance charge or assessment. Said maintenance charge or assessment shall be paid to the Round Pond Owners Association, a non-profit corporation organized and existing or to be organized and existing under the laws of the State of Maine, for the purpose of providing to the grantees, their heirs, executors, administrators, successors or assigns, the means, organization, and financial ability to maintain the Road, the stormwater facilities and Deer Wintering Habitat Management Area.

24. Annual Assessment. The annual assessment shall initially be set by the Developer. Thereafter, the assessment shall be established and may be increased or decreased by the Association in accordance with the terms of its Bylaws. The Association may levy in any year a special assessment for the purpose of defraying the cost of any construction or reconstruction, unexpected repair or replacement of the Road and stormwater facilities, and shall further have the ability to set up a reserve account in advance for repair and replacement as may be determined by the Association in accordance with the terms of its Bylaws.

25. Application of Assessments. Such charges or assessments collected by the Round Pond Owners Association shall be applied by said Association towards payment for taxes, if any, insurance, charges incurred for maintenance, repair or improvement of the Road, including the stormwater facilities within the subdivision, and maintenance of the Deer Wintering Habitat Management Area.

26. Powers. The Association's powers, include but are not limited to the following:

- a. To enforce, either in its own name or in names of the lot owners, any or all property restrictions or covenants above set forth or which may hereafter be established by the Association, provided, however, that this right of enforcement shall not serve to prevent the right of the owner or owners of any lot or lots to enforce such restrictive covenants in the event they or any one of them elects to do so.
- b. To maintain, improve and repair the Road and stormwater facilities in or within the subdivision, including but not limited to snow removal.
- c. To maintain the Deer Wintering Habitat Management Area.

27. Lien. If any person or entity obligated to pay an assessment levied by the Association fails to do so, the Association shall have a lien as provided in this Section 27, against the lot owned by such person or entity for the amount due and not paid plus interest from the date payment was due at the rate of twelve percent (12%) per annum plus all costs and expenses of collecting the unpaid amount, including reasonable attorney=s fees. The lien may be foreclosed by the Association in the manner of foreclosure of mortgages on real estate in the State of Maine or by any other means presently or hereafter provided by law or in equity.

28. Membership. The owner or owners of a lot within the subdivision shall be a member of the Association and each such owner or owners shall be entitled to participate at meetings of the Association, provided nevertheless, there shall be allowed only one vote per lot. Upon transfer, conveyance or sale by any owner of his interest in a lot within the development, said owner=s membership in the Association shall thereupon cease and terminate. Except as herein provided, the Association shall be the sole judge of the qualifications of its members and of their right to participate in and vote at its meetings. The fact of non-membership in the Association shall not serve in any way to release or relieve the lot or lots owned by said owner from the assessment hereinabove provided for.

29. Developer. Prior to the actual organization and incorporation of the Association contemplated by the terms of this Declaration, and until 51% of the Lots have been sold, the Developer may perform the duties, assume the obligations, levy and collect the assessment and charges, and otherwise exercise the powers herein conferred upon the Association in the same way and manner as though all of such powers and duties were given directly to the Developer.

30. Conflicts. Said Association shall, at all times, observe all of the ordinances and laws of the Town of Rangeley, Maine, the State of Maine, and of the United States of America, and if at any time any of the provisions of this Declaration shall be found in conflict therewith, then such parts of this Declaration as are in conflict with such laws shall become null and void, but no other part of this Declaration not in conflict therewith shall be affected thereby.

31. Rules and Regulations. The Association shall have the right to make such reasonable rules and regulations and provide such means and employ such agents as it will enable it adequately and properly to carry out the provisions of this Declaration, subject to the limitations hereinabove and hereinafter set forth.

32. Enforcement. The covenants and restrictions provided herein may be enforced by temporary injunctive relief without notice and preliminary and permanent injunctive relief by any court having jurisdiction in an action brought by the Developer or the Association. Such relief may, in appropriate cases, include an order to take such affirmative steps as may be required to cure any violation of the restrictions herein. In addition to the foregoing, the Association may impose and collect a civil forfeiture of up to \$100.00 per day for every day of violation, and any party maintaining a legal action to enforce these provisions shall, in addition to the other relief available, be entitled to recover reasonable attorneys fees and costs of suit.

IN WITNESS WHEREOF, CAMP RANGELEY, LLC, has hereunto caused its corporate name to be subscribed and its corporate seal affixed by its duly authorized officer this ____ day of _____, 2007.

Signed, Sealed and Delivered in
the Presence of:

CAMP RANGELEY, LLC

By: _____

Its: _____

Print/type name: _____

STATE OF MAINE

_____ COUNTY, ss.

Then personally appeared the above-named _____, as _____ of Camp Rangeley, LLC, and acknowledged the foregoing Declaration to be his free act and deed in his said capacity and the free act and deed of said Corporation.

Before me,

Notary Public / Attorney-at-Law

Print/type name: _____

My commission expires: _____

EXHIBIT A

**FOREST MANAGEMENT PLAN
FOR
DEER WINTERING HABITAT MANAGEMENT AREA
ROUND POND-MAINE SUBDIVISION**

LOCATION

This “Deer Wintering Habitat Management Area” (also known as “Deer Wintering Area Conservation Buffer”) is part of the Round Pond-Maine subdivision development. The project is located along the western shore of Round Pond which is located within the township of Rangeley. The property is currently accessed by the Dodge Pond Road. In addition, a new 2,100 foot long access road will provide accessibility to 10 of the lots within the project area. The other lots are accessed by the existing Dodge Pond Road. The property is identified as Tax map 11 Lot 5 for taxation purposes.

AREA

The property area is about 372 acres. The majority of the lot is registered under the Maine Tree Growth tax program. The area considered deer wintering habitat is approximately 93 acres.

ZONING

All land within 1,000’ of the normal high water mark of all water bodies 10 acres and larger located within the town of Rangeley is zoned Shoreland, where additional standards of performance related to timber harvesting, clearing, and other activities is mandated by State law and/or local zoning standards. None of the project area is currently zoned as Deer Wintering Habitat, although the Main Department of Inland Fisheries and Wildlife (the “MDIFW”) has identified part of the project area as Deer Wintering Area (DWA) # 060076. The 250’ strip along Round Pond and located north of the northerly-most shore lot is zoned Resource Protection, where no development is allowed, a permit is required to harvest timber, where general shoreland zoning standards also apply, in addition to other restrictions.

DEFINITION AND OBJECTIVES OF DEER WINTERING AREA HABITAT

Maine is located near the northern range of the natural habitat for white tailed deer. The species limiting factor for survival in this area is the winter snow depths, which can greatly impede travel to and from shelter and food sources. As snow depths accumulate to a foot or more, deer begin to travel from their summer range to their winter habitat. This winter habitat usually takes the form of dense and primarily softwood stands. The density of the crown canopy captures quite a bit of the snowfall and provides less snow

on the ground making travel easier for the deer herd. As snow depths accumulate, deer establish travel routes and paths to sustain themselves over the course of the winter. Deer wintering habitat usually is associated with a water body (lake, pond) or course (stream, river) all of which are considered riparian areas. It is not necessary for the entire deer yard to be comprised of high density stands, but the majority of the area should be so. Deer wintering areas can also be comprised of regenerating stands of trees that may provide future cover, stands of trees that provide food source, and stands of trees that may be in a state of decline and should be slated for timber harvest. MDIFW has a general goal of maintaining at least 50 % of the deer wintering area be comprised of stands of softwood trees taller than 35 feet with a crown closure of greater than 75 %. The additional acreage may be comprised of the other types of stands previously discussed.

OBJECTIVES OF THIS PROJECT

The Round Pond-Maine Homeowners Association is committed to providing deer wintering habitat and to maintaining the integrity of the existing deer yard in cooperation with the MDIFW. Plans showing this commitment are shown in the Covenants and Restrictions for Deer Wintering Area Conservation Buffer of the Round Pond-Maine Homeowners Association.

FORESTRY DEFINITIONS

Tree Seedlings – trees less than 4.5 feet tall

Tree Saplings – trees between 4.5 and 25 feet tall

Pole trees – trees taller than 25 feet and are from 4 to 19 inches in diameter at breast height (dbh).

Sawlog sized trees – trees greater than 10 inches at dbh. They are generally taller than 50 feet in height.

Hardwood trees – Broadleaved species such as birches, beech, maples, aspen, ash, and others.

Softwood trees – Have needle like leaves such as spruces, fir, pines, tamarack, cedar, and hemlock.

Stand – A group of trees possessing sufficient uniformity with regard to species, age, diameter, height, density and other factors.

CURRENT CONDITION OF THE DEER WINTERING HABITATS FOREST STANDS

In general, there are four types of forest stands located within the Deer Habitat Management Area. Together they comprise about 94 acres.

Stand Type One (22.1 acres) consists of mixed multi-aged groups of seedlings, saplings, pole and sawlog sized trees. The leading species of pole and sawlog tree are cedar and spruce with lesser amounts of fir, red maple, white birch, sugar maple, yellow birch, poplar, and white pine. The saplings are dominated by fir and spruce. The seedlings are

mostly balsam fir. Several harvesting operations conducted during the mid-1980's and one harvest during 1997 focused on removing either budworm damaged or mature (old) balsam fir. There is some mortality noted in the mature sawlog sized white birch. An occasional spruce or fir blowdown may be found. There are also pockets of seedling and sapling sized fir and spruce where past harvest operations were heavier.

Stand Type Two (43.6 acres) consists of mostly the same aged pole and sawlog sized cedar stands. Lesser amounts of spruce, fir, poplar, white pine, and birches may be present. These stands have not seen much harvest activity in the last 30 years except for the occasional skidder trail here and there.

Stand Type Three (14.1 acres) consists of mostly sawlog sized spruce with balsam fir, white birch, polar, and red maple. This type has not seen much harvest activity due to the steepness of the terrain on which the stands fall. There are pockets within the stands where mostly balsam fir seedling sized regeneration is prolific.

Stand Type Four (14.2 acres) consists of mostly pole and sawlog sized white birch and red maple with some poplar, spruce and cedar. The undergrowth consists of seedling and sapling sized fir followed by spruce and some cedar. A heavy balsam fir harvest took place during 1984.

RECOMMENDATIONS FOR THE MANAGEMENT OF THE DEER WINTERING AREA HABITAT

General: MDIFW would recommend that at least 50 to 60 percent of the yard area be dedicated to closed canopy (at least 75 % crown closure) pole and sawlog sized stands comprised of mostly spruce-fir-cedar.

MDIFW would recommended that clearing – for development - standards be set on each of the lots; either as a percentage of the lot or an acre building envelope be identified.

Timber harvesting may be used as a tool for maintaining the integrity of the deer yard. Periodic harvests may remove impending mortality and create conditions for regeneration, which will provide future cover for deer. A healthy forest contains all age classes, sizes and species of trees, although individual stands may be more homogenous. An entire deer yard comprised of the same species and aged trees is not ideal and similar to a monoculture will mature and will eventually fall apart and die, subsequently leaving an entire deer yard without cover. Similarly, clear cutting an entire deer yard would have the same consequences. There is a balance to be struck here. Forestry plans should be reviewed every so often (ten years or so) as the forest changes. A harvest treatment performed 10 years ago would not necessarily be repeated again the next time around (for example: if a stand was clearcut 10 years ago, it could not be clearcut again in another 10 years as most likely the new regeneration would have to be thinned out).

Regeneration for food sources is not needed in deer yard as adjacent stands at present contain raspberry, ferns, hardwood seedlings and sprouts, beech nuts and other types of scrub vegetation.

The soils in this area are wet, where the water table is high, and should thus be harvested during the winter when frozen ground conditions can be created.

A landing area would have to be dedicated, where various forest products would be skidded or forwarded to where they would be processed in pulpwood, sawlogs, firewood etc.. The existing yarding area directly west of the current buildings would be ideal.

Stand Type One (22.1 acres): This type currently provides good cover for deer. MDIFW doesn't see any major forest health issues at present, but forests do change over time. Sometime during the next ten years (2008-2018) the sawlog sized white birch and balsam fir trees over 40 feet tall could be harvested using a single-tree-selection or small-group-selection (1/8 to 1/4 acre) method without compromising the integrity of the deer yard. This would be a light harvest.

Stand Type Two (43.6 acres): This type currently provides excellent cover for deer. The high density of the cedar stand captures the snow well and provides good travel conditions for the deer. Sometime during the next ten years (2008-2018) the sawlog sized white birch and poplar could be removed as well as any scattered fir taller than 40 feet. An emerging market for cedar deck posts, balusters and rails is present locally, induced by the second home building industry. Removing dying or sound dead cedar trees individually would not compromise the deer cover. This could be done at any time.

Stand Type Three (14.1 acres): There is not much management input that can be done in these stands as they occur on terrain currently unsuited to conventional logging equipment. If new harvest technology emerges, management recommendations should take place at that time.

Stand Type Four (14.2 acres): This stand currently does not provide very good cover for deer. It would be considered potential emerging cover as the thick undergrowth of softwood will eventually mature and provide good cover in the future. Sometime in the next ten years (2008-2018), at least all of the white birch trees and some of the larger red maples could be harvested. Care should be taken not to damage the existing softwood regeneration. Some red maple may be left to help shelter some of this regeneration. Depending on whether red maple sprouting is desired (for food) or not desired (more spruce-fir regeneration is desired if too much logging damage to the existing regeneration is anticipated).

EXHIBIT B

COVENANTS AND RESTRICTIONS FOR 'DEER WINTERING AREA CONSERVATION BUFFER' AND 'STORMWATER WOODED BUFFER'

1. Restrictions on the 'Deer Wintering Area Conservation Buffer' Covenant Area. The area of Round Pond - Maine indicated on the Recorded Plot Plan labeled, as the 'Deer Wintering Habitat Management Area' and/or as the 'Stormwater Wooded Buffer' and/or "Deer Wintering Habitat Management Area" (the "Covenant Area") shall be subject to the following restrictions. Unless the owner of the Covenant Area, or its successors or assigns, obtains the prior written approval of the Maine Department of Environmental Protection (the "MDEP") and Maine Department of Inland Fisheries and Wildlife (the "MDIFW"), (or any successor thereof), the Covenant Area shall remain undeveloped in perpetuity.

a. no soil, loam, peat, sand, gravel, concrete, asphalt, rock or other mineral substance, refuse, trash, vehicle bodies or parts, rubbish, debris, junk waste, pollutants or other fill material will be placed, stored or dumped on the Covenant Area and the surface waters contained thereon, nor shall the topography of the area be altered or manipulated in any way;

b. no trees, grasses, shrubs, vines, or other vegetation shall be cut, destroyed, or sprayed with biocides, except that de minimis flower picking shall be allowed, and clearing will be allowed for the maintenance of any path or trail (less than six feet wide) with prior consultation and approval from the MDIFW, and dead wood which is leaning, threatening, or fallen may be removed; and per guidelines from the MDIFW, that periodic logging of this buffer be permitted per a Forest Management Plan developed by a licensed professional forester and in consultation with and approved by the MDIFW that promotes the growth of a coniferous winter shelter for its continued supportive use as a deer wintering yard;

c. no undergrowth, ground cover vegetation, leaf litter, organic duff layer or mineral soil may be disturbed except that one winding path, that is no wider than six feet and that does not provide a downhill channel for runoff, is allowed through the area;

d. no ditches shall be dug, and no draining of the Covenant Area shall take place, and no pumping or any other removal of water shall occur on the Covenant Area, nor shall the manipulation or alteration of natural watercourses or hydrology occur;

e. no building, sign, fence, utility pole, or other structure will be constructed, placed or permitted to remain on the Covenant Area;

f. no motorized vehicles or mechanical equipment shall be permitted on the Covenant Area unless per emergency of person or natural resource, excepting the use of forestry harvesting equipment per implementation of the Forestry Management Plan; and

Any activity on or use of the Covenant Area inconsistent with the purpose of these Covenants and Restrictions is prohibited. Prior to undertaking any changes in the use of the Covenant Area, the Developer, its successors and assigns, shall consult with the MDEP and the MDIFW regarding the proposed changes to determine the effect of such changes on the conservation values of the Covenant Area. The MDEP and MDIFW shall have the right to approve such changes in use if such uses do not impair or impede the conservation values of the Covenant Area or the purpose of the Covenants and Restrictions.

2. Enforcement. The MDEP and MDIFW may enforce any of the Covenants and Restrictions set forth in Section 1 above. Any future alterations of the Covenant Area must receive the prior approval in writing from the MDEP and MDIFW.

3. Binding Effect. The restrictions set forth herein shall be binding on any present or future owner of the Covenant Area.

4. Amendment. Any provision contained in this Declaration may be amended or revoked only by the recording of a written instrument or instruments specifying the amendment or the revocation signed by the owner or owners of the Covenant Area and by the MDEP and MDIFW (or any successor thereto).

5. Effective Provisions of Declaration. Each provision of these Covenants and Restrictions, and any agreement, promise, covenant and undertaking to comply with each provision of this Declaration, shall be deemed a covenant running with the land as a burden and upon the title to the Covenant Area.

6. MDIF&W:
Maine Department of Inland Fisheries and Wildlife
Wildlife Division Region D
689 Farmington Road
Strong, Maine 04983
Tel: 207-778-3324
Fax: 207-778-3323

7. Forest Management Plan. These Covenants and Restrictions refers to and was submitted and reviewed with the 'Forest Management Plan For Deer Wintering Habitat Management Area Round Pond – Maine Subdivision' Prepared by Peter B. Johnson, LPF # 1062, Consulting Forester.