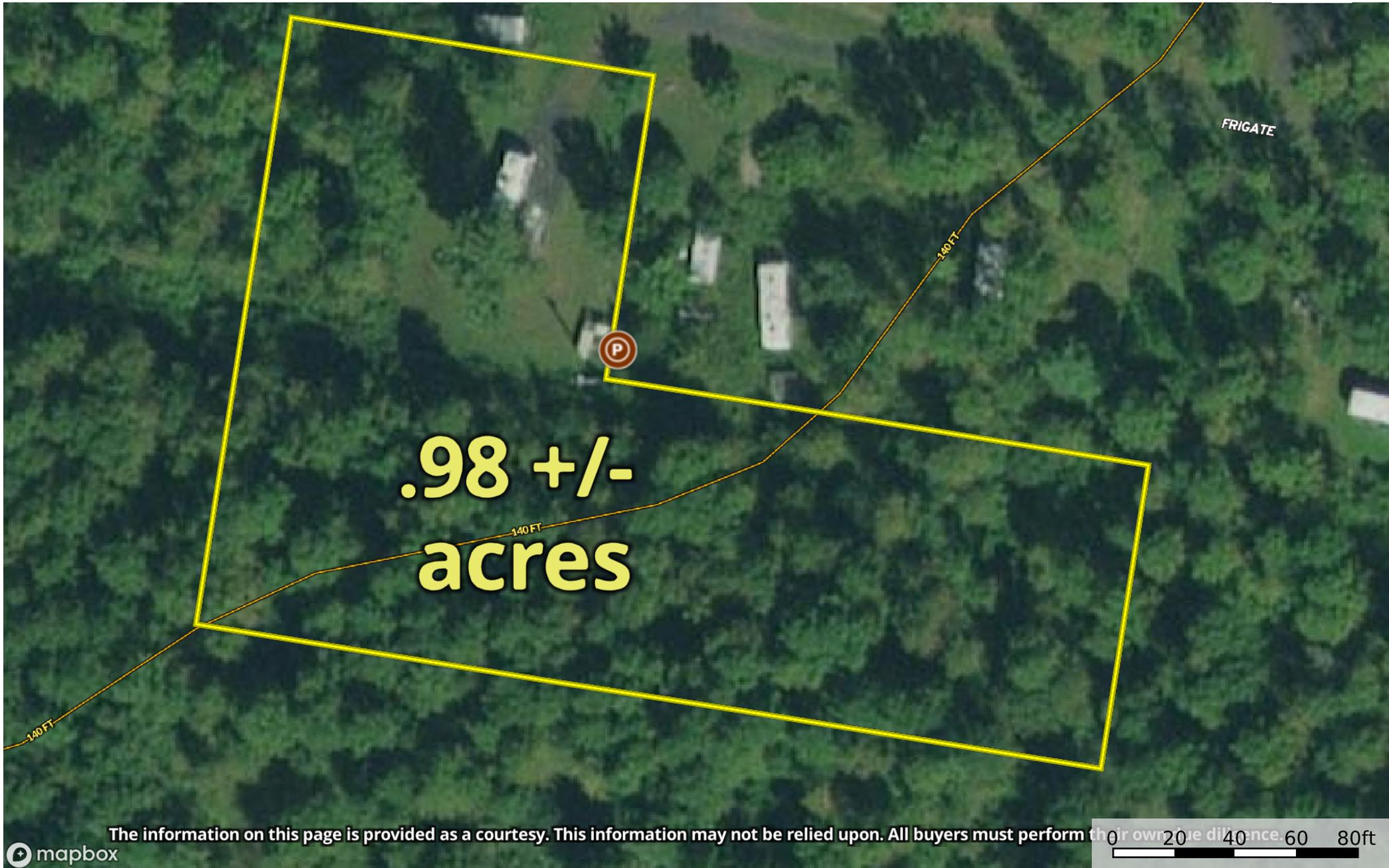


Grand Isle .98 acres - 5 Brigantine Road
Grand Isle County, Vermont, 0.98 AC +/-

Note: Campers have been removed

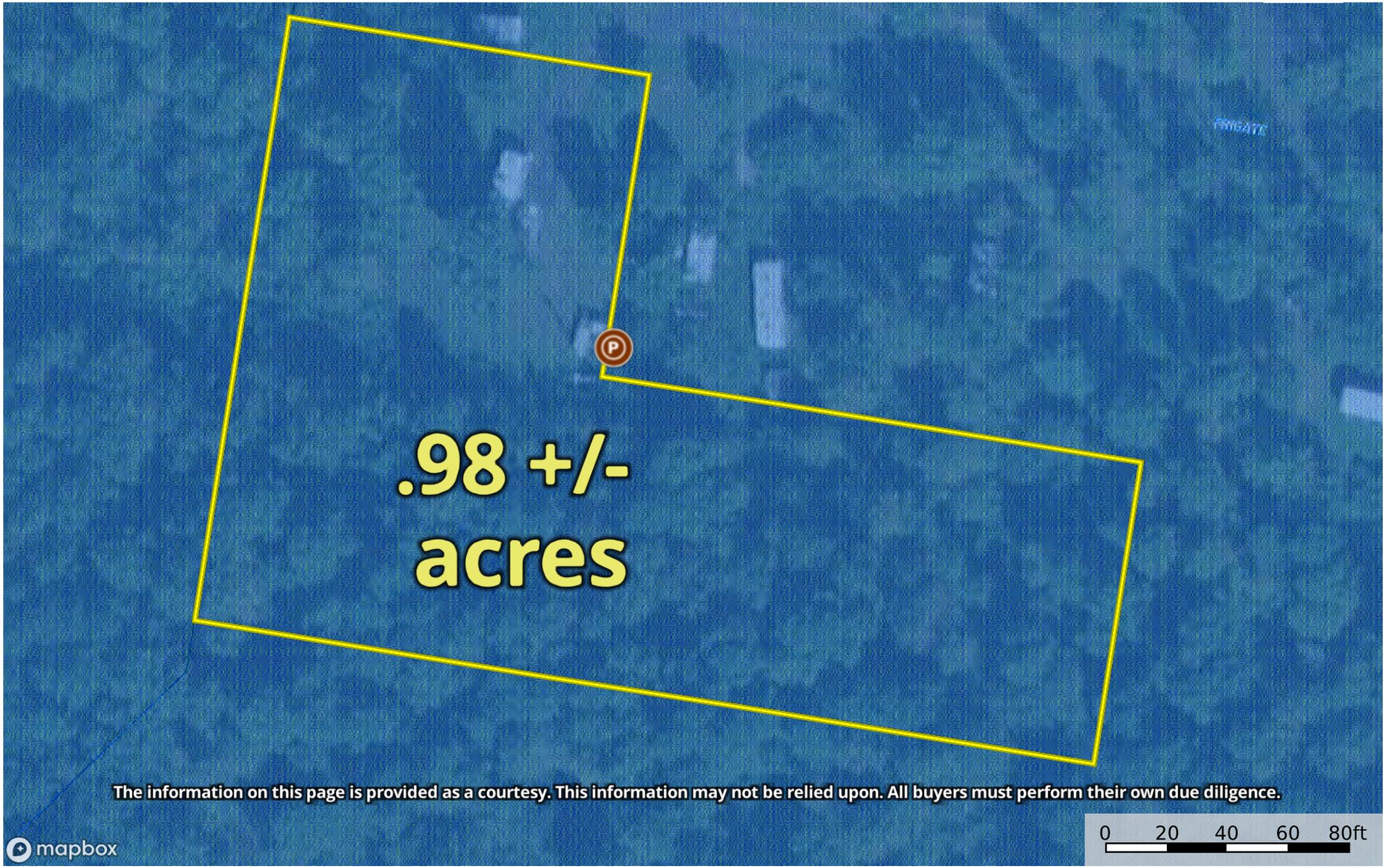


- Utility Pole
- Boundary 1
- Boundary 1

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Grand Isle .98 acres - 5 Brigantine Road
Grand Isle County, Vermont, 0.98 AC +/-

Note: Campers have been removed



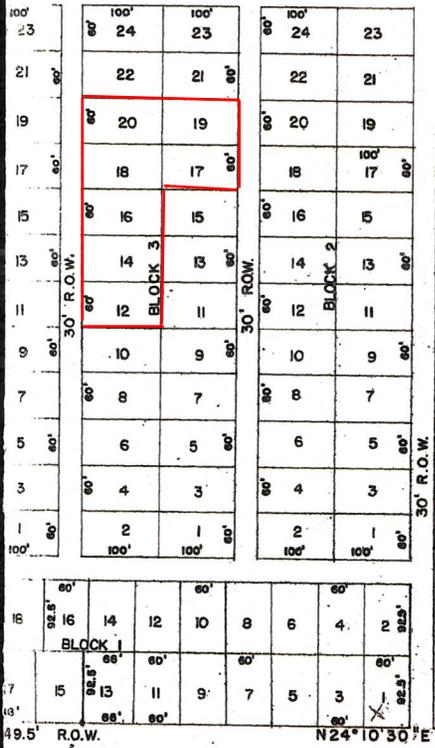
**.98 +/-
acres**

The information on this page is provided as a courtesy. This information may not be relied upon. All buyers must perform their own due diligence.



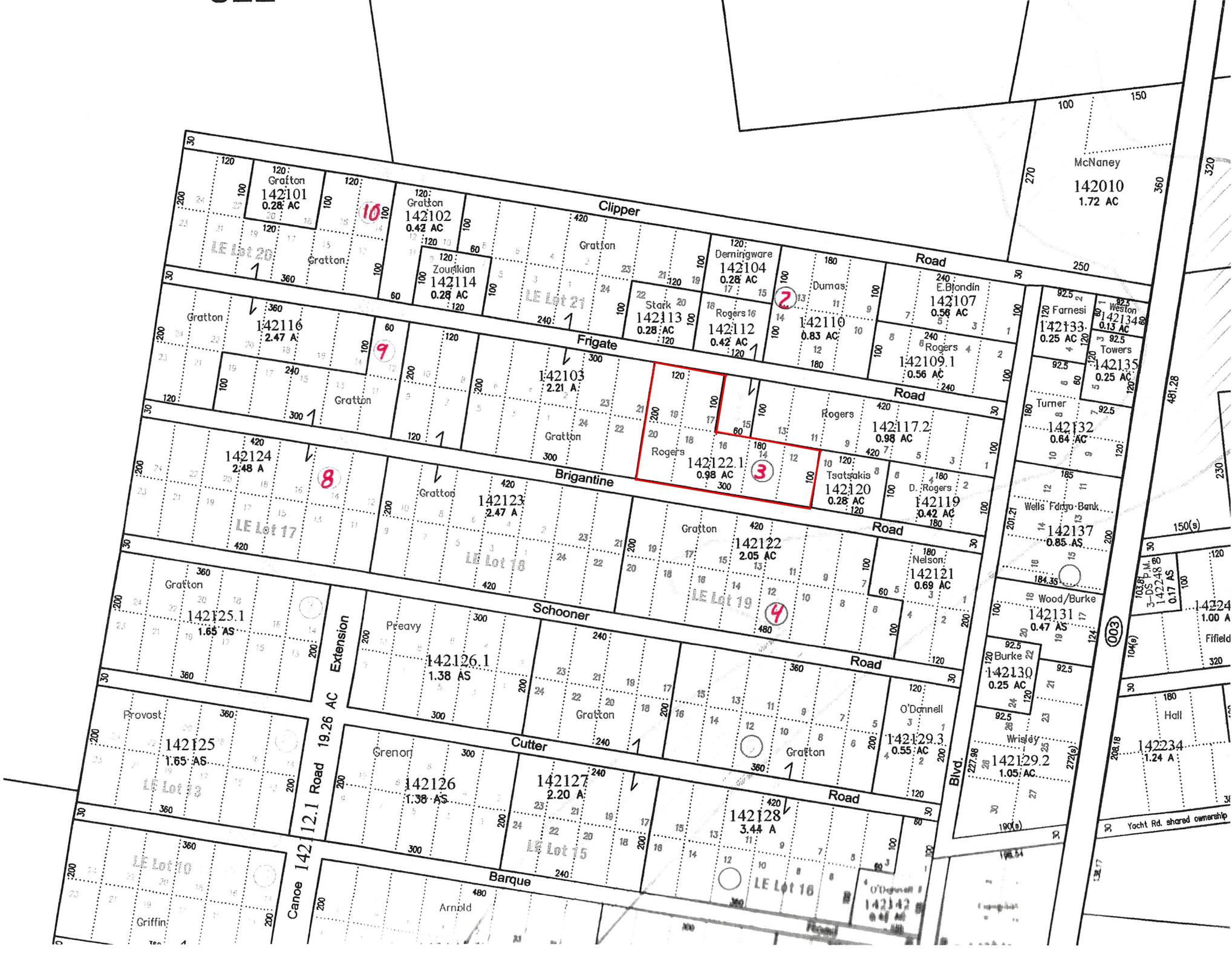
- Utility Pole
- Boundary 1
- Boundary 1
- Wetlands
- Riparian

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



LAKE CHAMPLAIN ESTATES
 UNIT # 3
 OWNED AND DEVELOPED BY
 FLA. LAKESHORE DEVELOPMENT CORP.
 EDWARD L. PARKER, PRES.
 708-71ST. MIAMI BEACH, FLA.

HARVELL AND TARTE, SURVEYORS
 JUNE 1965; SCALE 1" = 100'



120: Gratton
142101
0.28 AC

120: Gratton
142102
0.42 AC

120: Zourkian
142114
0.28 AC

120: Demingware
142104
0.28 AC

McNaney
142010
1.72 AC

142116
2.47 A

142113
0.28 AC

142112
0.42 AC

142110
0.83 AC

142107
0.56 AC

142133
0.25 AC

142135
0.25 AC

142124
2.48 A

142103
2.21 A

142122.1
0.98 AC

142117.2
0.98 AC

142132
0.64 AC

142125.1
1.65 AS

142123
2.47 A

142120
0.28 AC

142119
0.42 AC

142137
0.85 AS

142125
1.65 AS

142126.1
1.38 AS

142122
2.05 AC

142121
0.69 AC

142131
0.47 AS

142126
1.38 AS

142127
2.20 A

142129.3
0.55 AC

142130
0.25 AC

142129.2
1.05 AC

Griffin

142126
1.38 AS

142128
3.44 A

142129.2
1.05 AC

142234
1.24 A

003

104(g)

272(g)

150(s)

103(8)

3-DS P.M.

142248

0.17 AS

14224

1.00 A

Fifield

Hall

Yacht Rd. shared ownership

PERMITTED USES	CONDITIONAL USES
Non-profit Club	Personal Service Establishments
Home Occupation	Family Childcare Facilities (see Section 5.13)
Bed & Breakfast	
Marinas	
Storage	
Storage & Repair	
Boathouses	
Business/Professional Office	
Seasonal Dwelling	

1
2 **3.2.2.6 RESIDENTIAL SHORELINE DISTRICT**

PERMITTED USES	CONDITIONAL USES
Agriculture	Public Facilities
Bed & Breakfast	Business/Professional Office
Single-family Dwelling	
Two (2)-family Dwelling	
Accessory Use/Structure	
Rooming & Boarding Houses	
Non-profit Clubs	
Home Occupation	
Storage within pre-existing buildings	
Seasonal Dwelling	

3
4 **3.2.2.7 SMALL OFF-SHORE ISLANDS DISTRICT**

5 No public facilities or services will be provided to these islands due to the cost involved.
6 (This District includes all of Savage Island, Bixby Island, Young Island, Harbor Island,
7 and Long Point Island).

PERMITTED USES	CONDITIONAL USES
Agriculture	Outdoor Recreational Facility
Accessory Use/Structure	
Home Occupations	
Single Family Dwelling	
Seasonal Dwelling	

8
9 **3.3 MINIMUM DIMENSIONAL REQUIREMENTS**

10 Minimum Dimensional Requirements in all Districts are as follow:

Lot size	1 Acre
Frontage	150 continuous feet
Setback	40 feet from near edge of public and private road right-of- way. (Corner lots have 2 setbacks)
Yard setbacks	25 feet to side and rear property lines
Driveway	15 feet setback from side boundaries. (See Section 4.7 for shared driveway rules)

11
12 **4. GENERAL RULES**

GUIDELINES FOR MEMBERS

Welcome to another summer season at the lake. Please do your part to ensure that we ALL enjoy this wonderful resource we share.

Address:	16 Lakeshore Blvd, Grand Isle, VT 05058		
Email contact:	LCPOA.mail@gmail.com		
President:	Sam Knapp	802-793-4880	PSKNAPP3@gmail.com
Vice Presidents:	Sondra Jewett	802-310-2672	mjspjp3@comcast.net
	John Larabee	802-488-4004	knocknaria@yahoo.com
Treasurer:	Henry Gabert	802-879-0109	Henry.Gabert@gmail.com
Secretary:	Ken Mirvis	802-372-4911	Ken@TheWritingCo.com
Dockmaster:	Paul Campion	802-735-3089	prcvt@yahoo.com

Membership Requirements:

1. Own property in Lake Champlain Estates.
2. Pay annual dues of \$100 plus \$50 "Renter's fee" for those who rent. *

WHAT'S ON SITE?

- Limited parking** Park cars and boats perpendicular to the clubhouse and try to leave room for others.
- Boat ramp** The ramp gate lock changes annually, about the time of the summer's first meeting in June. Re-lock the gate after unloading and loading your boat.
- Boat Dock**
- **NO DIVING!** The water gets shallower through the summer.
 - Load and unload your boat as quickly as possible. Others may be waiting.
 - On summer weekends, do not leave your boat unattended. If you must leave it briefly – or on weekdays when no one is around – tie up to the south side of the dock so you do not block traffic at the ramp.
- Lake swimming** Swim AT YOUR OWN RISK. We do not have life guards. Children under 12 must be accompanied by an adult.
- Picnic tables** Clean up after yourselves and take out whatever you bring in.
- Charcoal grill** Bring your own charcoal and keep the grill clean for others.
- Clubhouse**
- Kitchen with limited supplies. **NOTE, THE WATER IN THE CLUBHOUSE IS LAKE WATER AND IS NOT POTABLE. DO NOT DRINK IT!**
 - Sam Knapp has spare keys. The first key to members is free; after that, replacement keys cost \$5 each.
 - Electricity and indoor plumbing are operational from approximately late-May to mid-October.
 - Single toilet bathroom. Keep it clean!
 - Remove your garbage when you leave; the Association has no custodial service.

174

PROTECTIVE COVENANTS
OF

FLORIDA LAKESHORE DEVELOPMENT CORPORATION
LAKE CHAMPLAIN ESTATES
GRAND ISLE, VERMONT

July 7, 1965

In order to establish and maintain a housing development in a neighborhood that will afford protection to property owners, investors and developers in the Town of Grand Isle, in general, and in Lake Champlain Estate, in particular. Florida Lakeshore development Corporation, owner of the land hereinafter described, does hereby declare the following protective covenants on said land.

The land covered by these covenants is all of that plot of land owned by Florida Lakeshore Development Corporation located in the Town of Grand Isle, County of Grand Isle, and State of Vermont acquired by Warranty Deed of John B. Roque, dated June 2, 1965, and of record in Volume 19, page 158 of the Land Records of the Town of Grand Isle; said land consists of two parcels totalling approximately 250 acres and said land is all of the land owned by Florida Lakeshore Development Corporation in the Town of Grand Isle.

1. "Water Supply" - No individual water-supply system shall be permitted on any lot.
2. "Sewage Disposal" - No individual sewage-disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the Board of Health for the State of Vermont or its designate.
3. "Buildings" - No building shall be erected on said premises any portion of which shall be within ten feet of the front line of said premises or within five feet of the side or rear line of any other adjoining lot owner.
4. "Fire Arms" - No gunning.
5. "Building Area" - No building shall be erected on said premises less than 550 square feet.
6. "Number of Structures" - No building shall be erected on said premises except a one family dwelling house and private garage. Any garage erected on said premises must conform generally in appearance and material to any dwelling on said premises.
7. "Live Stock" - No animals or poultry shall be kept or maintained on said premises except household pets.
8. "Use" - Said premises shall not be used for any commercial or manufacturing purposes of any kind, unless it is a business site.
9. "Painting and exclusion of steel buildings" - Any building constructed of wood must be stained or painted with at least two coats of stain or paint. No corrugated steel house of any description is permitted.
10. "Easements" - Easements for the installation and maintenance of utilities and drainage facilities including but not limited to water systems, power systems, telephone systems and gas systems, are reserved to Florida Lakeshore Development Corporation or to an association of property holders within the development.
11. "Garbage and Refuse Disposal" - No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste.
12. The Protective Covenants contained in this document run with the land and shall be binding upon the parties claiming under them for a period of 40 years from the date these covenants are recorded.
13. Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages.
14. Invalidation of any one of the covenants by judgement or Court order shall in no way effect any of the other provisions or covenants which shall remain in full force and effect.

Signed, and sealed at Burlington, County of Chittenden and State of Vermont this 8th day of July, 1965.

In Presence of:
John E. Harrington
James G. Harvell

FLORIDA LAKESHORE DEVELOPMENT
CORPORATION
By: Carl E. Palmer L.S.
Vice President and duly authorized agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At Burlington on this 8th day of July, 1965, personally appeared Carl E. Palmer, Vice President of Florida Lakeshore Development Corporation and he acknowledged the above Restrictive Covenants signed, sealed and executed by him to be his free

96 713

GRAND ISLE, VT
RECEIVED FOR RECORD
Jan 17 AD 2007 AT
3 O'Clock - Min. P.M.
Recorded in Vol. 96 Page 713-715
of the Land Records.
Attest: *[Signature]*
Town Clerk

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS That **LABOUNTY ENTERPRISES, INC.**, a Vermont corporation with a principal place of business at Richmond, County of Chittenden, State of Vermont, Grantor, in the consideration of Ten or More Dollars paid to its full satisfaction by **DAVID E. ROGERS and AUDREY ROGERS** of Calais, County of Washington, State of Vermont, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto said Grantees, **DAVID E. ROGERS and AUDREY ROGERS**, husband and wife tenants by the entirety, and their heirs, successors and/or assigns forever, a certain piece of land in the Town of Grand Isle, in the County of Grand Isle and State of Vermont, described as follows, viz:

Being a portion of the lands and premises conveyed to LaBounty Enterprises, Inc. by Quit Claim Deed of Cara LaBounty and Bruce LaBounty dated June 30, 1996 and recorded in Volume 56 at Page 56 of the Land Records of the Town of Grand Isle.

PARCEL ONE:

Being all of Lots 2,4 and 6, Block 3, Unit 3 of the Florida Lakeshore Development Corporation, in Champlain Estates, so-called, as shown on a certain survey map prepared by Harvel and Tarte dated August, 1965 and recorded at Map Slide #73 of the Land Records of the Town of Grand Isle.

Said parcel is subject to Protective Covenants dated July 9, 1965, recorded in Volume 19, Page 174 of the Land Records of the Town of Grand Isle.

PARCEL TWO:

Being a portion of Champlain Estates Lot #19, further described as Unit 3, Block 3, Lots 12, 14, and 16 thru 20 of the Florida Lakeshore Development Corporation, in Champlain Estates, so-called, as shown on a certain survey map prepared by Harvel and Tarte dated August, 1965 and recorded at Map Slide #73 of the Land Records of the Town of Grand Isle.

Said parcel is subject to Protective Covenants dated July 9, 1965, recorded in Volume 19, Page 174 of the Land Records of the Town of Grand Isle.

96 714

PARCEL THREE:

Being all of lots 2, 4, 6 and 8, Block 2, Unit 3 of the Florida Lakeshore Development Corporation, in Champlain Estates, so-called, as shown on a certain survey map prepared by Harvel and Tarte dated August, 1965 and recorded at Map Slide #73 of the Land Records of the Town of Grand Isle.

Lot 2, Block 2, Unit 3 is a portion of the land and premises conveyed to LaBounty Enterprises, Inc. by Corrective Quitclaim Deed of Lake Champlain Property Owners, Inc. dated July 24, 2002 and recorded in Volume 74 at Page 576 of the Land Records of the Town of Grand Isle.

Grantor herein retains exclusive rights to go upon, possess, use, park vehicles and to construct parking areas on those lots as set out as Parcel Three above. Said exclusive rights shall terminate at midnight on December 1, 2008 and all reserved rights above enumerated shall then be relinquished in perpetuity. Grantor herein at the end of said reservation period shall place the land back in approximately the same condition it was in prior to any use with the exemption of the parking areas.

Grantor herein, its successors and assigns, hereby reserve the rights for all parcels conveyed herein to lay, relay and maintain utility lines underground, in, under and along Brigantine Road and Frigate Road as depicted on the mentioned survey map. At the completion of any work under taken by Grantor, its successors and assigns, land shall be placed back in the same condition it was in prior to such work being performed.

Grantor herein, its successors and assigns, reserve a 10' wide drainage easement in and along all those lands conveyed herein above abutting Champlain Blvd. and Frigate Road and Brigantine Road. No structures or appurtenances shall be built or placed upon said 10' drainage easement which would interfere with the use of said 10' wide easement for drainage purposes.

Reference is hereby made to the instruments aforementioned, and the records thereof, and the instruments therein referred to, and the records thereof, in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **DAVID E. ROGERS and AUDREY ROGERS**, husband and wife tenants by the entirety, and their heirs, successors and assigns, to their own use and behoof forever; and **LABOUNTY ENTERPRISES, INC.**, for itself and its successors and

96 715

assigns, does covenant with the said Grantees, **DAVID E. ROGERS and AUDREY ROGERS**, husband and wife tenants by the entirety, and their heirs, successors and assigns, that until the ensealing of these presents it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**; Except as aforesaid, and except for taxes and municipal charges hereafter due and payable, which have been pro-rated as of the date of closing and which the Grantee accordingly assumes and agrees to pay; and it hereby engages to **WARRANT and DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, **LABOUNTY ENTERPRISES, INC.** has caused this Deed to be executed this 17 day of November 2006.

In Presence Of:

LABOUNTY ENTERPRISES, INC.

[Signature]
Witness

By: Cara J. LaBounty Secretary
Its duly authorized agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At RICHMOND, in said County, this 17 day of November 2006 personally appeared Cara LaBounty, a duly authorized agent of **LABOUNTY ENTERPRISES, INC.**, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of **LABOUNTY ENTERPRISES, INC.**

Before me [Signature]
Notary Public

My commission expires: 2/10/07

ACKNOWLEDGEMENT
Return Received (including Certificates
and, if Required, Act 250 Disclosure
Statement) and Tax Paid.

Signed [Signature] Town Clerk

END OF RECORD

LABOUNTY ENTERPRISES, INC.

A special meeting of the Shareholders of Labounty Enterprises, Inc. was held on NOVEMBER 15, 2006, at the offices of the Corporation.

Present were all Shareholders and Directors.

Upon motion duly made and seconded, the following Resolution was unanimously adopted:

RESOLVED: That Cara J. C. Labounty or Bruce D. Labounty shall execute any and all deeds and documents regarding a conveyance of land to David E. Rogers, Contractor.

RESOLVED: That the Corporation is empowered to sell and convey certain parcels of land in Grand Isle Vt. To said Rogers.

There being no further business, the meeting was adjourned.

Labounty Enterprises, Inc..

A True Record: Attest:

By Cara J. Labounty Secy.
Secretary

GRAND ISLE, VT
RECEIVED FOR RECORD
Jan 17 AD 2007 AT
3 O'Clock -- Min. -- P.M
Recorded in Vol. 96 Page 716
of the Land Records.
Attest: [Signature]
Town Clerk

END OF RECORD