



# Town of South Kingstown, Rhode Island

## BUILDING AND ZONING DEPARTMENT

180 High Street  
Wakefield, RI 02879  
Tel (401) 789-9331 x1224  
Fax (401) 789-9792

### DEED RESTRICTION ACCESSORY APARTMENT *Pursuant to Section 503.2. E.5. of the South Kingstown Zoning Ordinance*

This DEED RESTRICTION is entered into as of this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_,  
by and between \_\_\_\_\_  
of (address) \_\_\_\_\_  
in the TOWN OF SOUTH KINGSTOWN, (herein after referred to as the "GRANTOR(S)") and the  
TOWN OF SOUTH KINGSTOWN, a Rhode Island municipal corporation (the "GRANTEE").

WHEREAS, the GRANTOR(S) declares that they are the owner(s) of real estate located at (*street  
#*) \_\_\_\_\_ known as Tax Assessor's Plat  
\_\_\_\_\_ and Lot \_\_\_\_\_ in the Town of South Kingstown (herein after referred to as the "Premises");  
and,

WHEREAS, on or about (*date*) \_\_\_\_\_ GRANTOR(S) have  
agreed to designate the \_\_\_\_\_ square foot existing dwelling unit that exists on Assessor's  
Plat \_\_\_\_, Lot \_\_\_\_ as an accessory apartment; and,

WHEREAS, GRANTOR(S), their successors and assigns agree to occupy either the principal  
dwelling unit or the accessory dwelling unit for at least six (6) months of the year and the  
accessory dwelling unit shall remain in the same ownership as the principal dwelling unit; and,

WHEREAS, GRANTOR(S) agree that such dwelling unit shall be subject to the requirements and  
restrictions of Section 503.2 of the Town of South Kingstown Zoning Ordinance as adopted and  
from time to time revised by the Town Council; and,

NOW THEREFORE, upon execution of this document by the GRANTOR(S) and GRANTEE, (1)  
the GRANTOR(S) shall cause such Deed Restriction to be recorded and filed in the Land  
Evidence Records for the Town of South Kingstown; (2) all requirements and restrictions  
acknowledged herein shall be covenants running with the property and shall be binding upon the  
GRANTOR(S) and its successor's and assigns; (3) said requirements and restrictions shall be  
enforceable by the Town of South Kingstown; and (4) that the Town of South Kingstown shall  
have the right to bring any action, in law or equity, necessary to enforce said restrictions.

IN WITNESS WHEREOF, the parties hereto each have caused this Deed Restriction to be duly executed and delivered as of the day and year set forth above. For Premises located at Tax Assessor's Plat \_\_\_\_\_ and Lot \_\_\_\_\_.

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**For the GRANTOR(S)**

\_\_\_\_\_  
{signature of Grantor (s)}

STATE OF RHODE ISLAND

COUNTY OF \_\_\_\_\_

In \_\_\_\_\_, in said County, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
before me personally appeared \_\_\_\_\_ to me known and  
known by me to be the party executing the foregoing instrument and acknowledged said instrument, as  
executed, to be a free act and deed.

\_\_\_\_\_  
Notary Public

My Commission Expires:

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**For the GRANTEE**

\_\_\_\_\_  
*Town of South Kingstown Authorized Representative*

By: James Gorman

Title: Building & Zoning Official,

Town of South Kingstown

STATE OF RHODE ISLAND

COUNTY OF \_\_\_\_\_

In \_\_\_\_\_, in said County, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
before me personally appeared \_\_\_\_\_ to me known and  
known by me to be the party executing the foregoing instrument and acknowledged said instrument, as  
executed, to be a free act and deed.

\_\_\_\_\_  
Notary Public

My Commission Expires: