

**FORM No. 32**  
**EASEMENT AND DECLARATION OF RESTRICTIVE COVENANTS LANGUAGE**  
**See Section 16-3.4**

**Declaration of Restriction for Modified Transition Areas...(wetlands)**

The covenants and restrictions set forth herein shall run with the lands and be binding in perpetuity upon the Declarant, its successors and assigns, and all parties having or acquiring any right, title or interest in the property or any part thereof. Notice of this deed restriction shall be given to all holders of any easements in the Modified Transition Area by the Declarant within 30 days of recorded by the County Clerk.

It is the purpose of the Declaration to assume that the Modified Transition Area will be maintained as such and to prevent any disturbance or development of the property. To carry out this purpose, the following rights are granted to the State of New Jersey, Department of Environmental Protection and Energy, by this Declaration:

Notwithstanding anything contained herein to the contrary, any modification or termination of this declaration shall require the prior written approval of the DEP, its successors or assigns.

**Drainage Easement...**

This easement is appurtenant and shall run with the land and shall be permanent and perpetual unless and until modified by formal action of the municipal governing body after consulting with the planning board.

**Drainage Basin Easement and Restrictive Covenant...**

The above described restrictive covenant and easement is appurtenant and shall run with the land and shall be permanent and perpetual unless and until modified by action of the Governing Body, its successors and assigns.

**General...**

The terms and conditions of the above restrictions may be modified (except for wetlands) as permitted by the county or municipal governing body after referral to the county or municipal planning/zoning board.