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EXHIBIT I

Condition of Comprehensive Permit

RE: Protection of Tudor Cherry Investors, LLC

TOWN CLERK BOURNE

Among its permitting plans, the Applicant has submitted a plan entitled "Landscape Rendering" dated April 2021 (hereinafter "the Landscape Plan"). The Landscape Plan shall be attached to and incorporated into the Comprehensive Permit.

As a condition of the Comprehensive Permit, the Applicant shall construct and maintain a 6 foot high privacy/security fence as described in the following paragraph located along the common boundary line between the Applicant's property and Cherry Hill Apartments, which is owned by Tudor Cherry Investors, LLC.

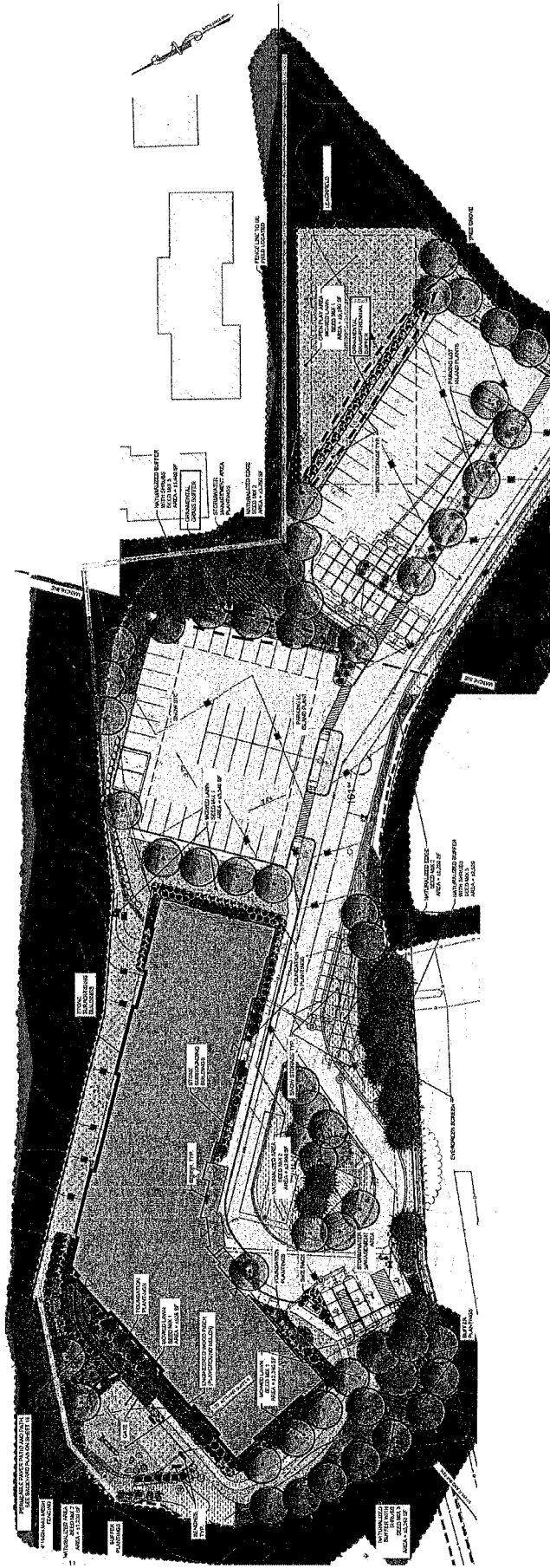
A privacy/security fence consisting of Vinyl/PVC tongue & groove style (similar to those shown in Exhibit B) six (6) feet in height shall be installed and maintained along that section of the common property line which is **highlighted in Yellow** on Exhibit A attached hereto. A chain link fence, six (6) feet in height shall be installed and maintained along that section of the common property line which is **highlighted in Green** in Exhibit A.

The placement of the chain link fence as shown on Exhibit A is predicated upon the Applicant's present intention that there will be no entry/exit doors at the rear of the apartment building beyond where the chain link fence will stop as shown on Exhibit A. If the Applicant makes a change and does install any entry/exit in the rear of the apartment building then the Applicant shall extend the chain link fence further on the common boundary line to a point beyond any such entry/exit so as to enclose such entry/exist within the chain link fence.

Additionally, the Applicant shall be required to install and maintain a dense vegetative barrier consisting of ornamental grass or some other plantings which is at least 4 feet in height and will remain in full bloom and be of a consistent density year-round to protect the residents in buildings 2 & 3 at Cherry Hill Apartments from headlight intrusion from Cape Way's upper and lower parking lots. The location of this headlight intrusion barrier is shown in Exhibit A and **highlighted and shown in Red broken lines**.

The plantings and other vegetation should be maintained in such manner so as to ensure their continuing survival. The Applicant shall be responsible for maintaining and repairing the fences when required. The terms of this condition shall be binding upon the Applicant and its successors and assigns.

EXHIBIT A



GUIDE

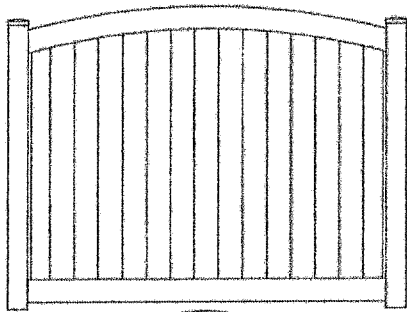
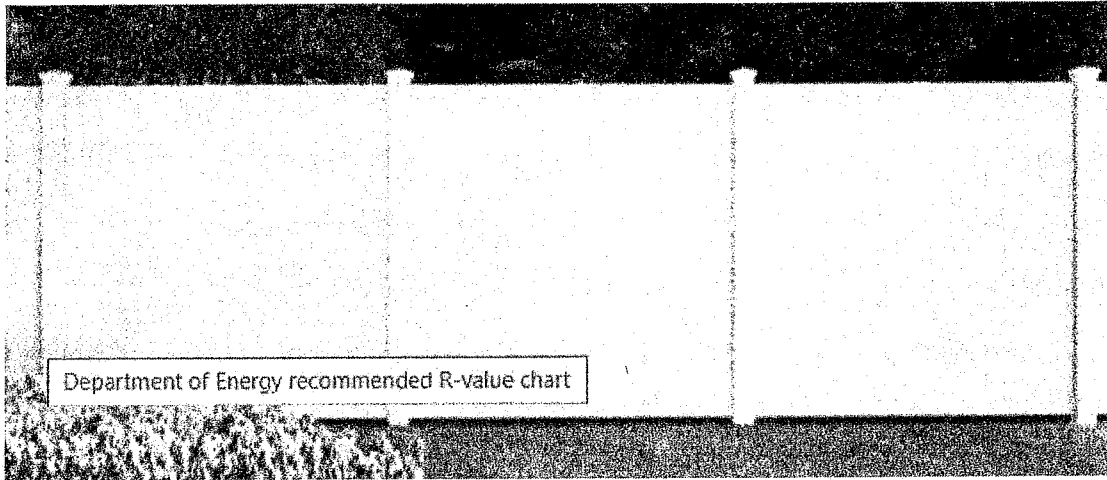
6 Foot Vinyl Privacy Fence

6 Foot Vinyl Chain Link Fence

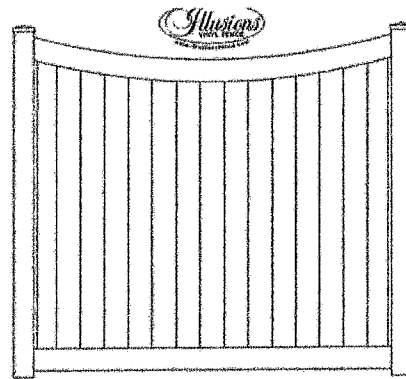
Vegetated grass/perennial buffer (auto headlight protection buffer)



EXHIBIT B



PRIVACY TONGUE &
GROOVE W/ CROWNED "F"
RAIL



PRIVACY TONGUE &
GROOVE W/ SCALLOPED "G"
RAIL