

1. No alterations shall be made to the interior fireplaces, panelling or significant woodwork of the House and Post Office, nor made to the exteriors thereof, whether in surfacing, color or otherwise, and no signs in windows or doors, and no exterior signs, lights, fences, walls, paving, walks, or other exterior fixtures or additions or new buildings or structures shall be placed, constructed, altered or maintained on the House, Post Office or lot, or by the owner on adjoining sidewalks or streets, without written approval thereof as appropriate to such purposes by the Trustees of The Ipswich Heritage Trust, or in case either of said beneficiaries shall have succeeded to the benefit of these covenants, on behalf of such beneficiary by its president or chairman. No approval shall be required for ordinary repairs or repainting. Approvals shall not be withheld in case of fire, casualty, or other damage, so serious as to render restoration impractical, whether on account of building or zoning laws, or relative costs of reconstruction, or amount of original structure remaining, or otherwise, for replacement by another building or buildings appropriate and compatible in appearance to the Ipswich North Green and its historical characteristics. No approval required hereunder shall be unreasonably withheld.

2. The exterior of the House and Post Office and their interior fireplaces, panelling and significant woodwork, and the grounds open to public view, shall be maintained and cared for in accordance with the Standards for Care and Management of Certified Historic Landmarks adopted by the Massachusetts Historical Commission October 16, 1964, and determinations made and permissions granted where therein called for by the Trustees of The Ipswich Heritage Trust instead of said Commission, or in case either of said beneficiaries shall have succeeded to the benefit of these covenants, on behalf of such beneficiary by its president or chairman.