

heirs and assigns, as owners of said premises, with the Grantors and their successors in trust and their beneficiaries, The Ipswich Historical Society, and the Ipswich Historical Commission, in case such beneficiaries or either of them succeed to the benefit of these covenants by assignment by Trustees of said Trust, or upon termination of said Trust, that:

1. No alteration shall be made in the central frame of the Colonel Appleton House, nor in the exterior portions of the house open to view from North Main Street or the North Green, whether in structure, 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 or lot or by the owner on adjoining sidewalks or streets, open to view from North Main Street or the North Green, without written approval thereof as appropriate to such preservation and conformity 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, nor for interior alterations, repairs or partitioning, or additions at the rear, not affecting the central frame nor exterior appearance from North Main Street or the North Green. Approvals shall not be withheld for additions at the sides set back from the front of the house and reasonably compatible architecturally with it insofar as visible from North Main Street or the North Green, nor, 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 reasonably compatible with the traditional appearance and historical characteristics of the North Green and its surroundings. No approval required hereunder shall be unreasonably withheld.