

8.6.10 Conveyance of Common Open Land. The open land may be held in common

8.6.10 Conveyance of Common Open Land. The open land may be held in common and shall be conveyed in one of the following manners, as determined by the Planning Board, to the town, which shall accept it for park or open space use; or to another non-profit conservation organization approved by the Planning Board, the principal purpose of which is the conservation of open space; or to a corporation, trust or association owned or to be owned by the owners of lots or residential units within the tract, provided that if such a corporation, trust or association holds title, ownership thereof shall pass with conveyance of the lots. The developer shall include in the deed to owners of individual lots beneficial rights in said open land, and shall grant a conservation restriction to the Town of Canton over such land pursuant to Massachusetts General Laws, Chapter 184, Section 31-33, to insure that such land be kept in an open or natural state and not be built upon for residential use or developed for accessory uses such as parking or roadways. This restriction shall be enforceable by the Town through its Conservation Commission in any proceeding authorized by Section 33 of Chapter 184 of the Massachusetts General Laws. In addition, the developer shall be responsible for the maintenance of the common land to be held in common until such time as the homeowner's association is capable of assuming said responsibility. In order to ensure that the association will properly maintain the land deeded to it under this section, the developer shall cause to be recorded at the Norfolk Registry of Deeds a Declaration of Covenants and Restrictions which shall, at a minimum, provide for the following:

Independent reference excerpt. Consult the official town PDF for authoritative formatting and subsequent amendments.

Source: <https://town.canton.ma.us/DocumentCenter/View/13229/Town-of-Canton-Zoning-Bylaws-2026#page=119>