

DEBORAH W. TECHENTIN,
Trustee of the DEBORAH W. TECHENTIN Living Trust

v.

WALTER C. GREEN

Submitted on Briefs May 29, 2001
Decided May 31, 2001

Panel: WATHEN, C.J., and CLIFFORD, RUDMAN, DANA, SAUFLEY,
ALEXANDER, and CALKINS, JJ.

MEMORANDUM OF DECISION

Walter Green appeals from the grant of a partial summary judgment entered in the Superior Court (Waldo County, *Pierson*, *J.*) in favor of Deborah Techentin, which (1) enjoined Green from violating certain provisions of the restrictive covenant contained in the deeds under which Techentin and Green acquired title to their respective lots, and (2) ordered Green to complete the construction of his residence no later than six months from the date of the judgment, and from the judgment entered after a bench trial in the Superior Court (Waldo County, *Hjelm*, *J.*) finding in Techentin's favor on all the counts of his counterclaim.

Contrary to his contentions, there is no ambiguity in the restrictive covenant, *Sylvan Props. Co. v. State Planning Office*, 1998 ME 106, ¶ 8, 711 A.2d 138, 139-40, and the court did not err by granting a partial summary judgment to Techentin, *Dickinson v. Clark*, 2001 ME 49, ¶ 4, 767 A.2d 303, 305. Further, the trial court did not exceed the bounds of its discretion

when it implicitly rejected Green's unclean-hands argument, *Hamm v. Hamm*, 584 A.2d 59, 61-62 (Me. 1990); did not err by implicitly rejecting Green's equitable estoppel claim, *Sturtevant v. Town of Winthrop*, 1999 ME 84, ¶ 19, 732 A.2d 264, 269; did not err in concluding that Techentin's husband was not her agent, *Steelstone Indus., Inc. v. North Ridge Ltd. P'ship*, 1999 ME 132, ¶ 12, 735 A.2d 980, 983; and did not err by rejecting Green's claim of a tortious interference with an advantageous relationship, *Gordan v. Cummings*, 2000 ME 68, ¶ 14, 756 A.2d 942, 946.

The entry is:

Judgments affirmed.

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