

435727

12/1/85 PG 27

Expired

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, ROWELL BUILDER'S, INC. is the owner of certain real property situate in Leon County, Florida, described as:

Annawood Subdivision, Plat Recorded Plat Book 6, Page 13, Public Records of Leon County, Florida.

WHEREAS, ROWELL BUILDER'S, INC. desires to place the following covenants and restrictions upon the use of said real property.

NOW, THEREFORE, in consideration of the premises and of the purchases to be made by various purchases of the above described real property, subject to said covenants and restrictions, ROWELL BUILDER'S, INC does hereby restrict the use as hereinafter provided of the above described real property, and the grantee of any deed or deeds or other contract of conveyance conveying any of the lot or lots shown on said plat shall be deemed, by the acceptance of such deed or other contract of conveyance, to have covenanted and agreed to abide by such restrictions, which are as follows:

- 1.) These covenants and restrictions are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 1999.
- 2.) Said lots shall be used for residential purposes only, and no buildings at any time situated on any of said lots shall be used for business, commercial, amusement, charitable, professional or manufacturing purposes, except that nothing herein contained will construed as prohibiting said owners from constructing water and sewage pumping plants on any of said lots not conveyed by said owners to a subsequent purchaser. No bill-boards or advertising signs shall be erected or displayed on said lots, except signs as may be reasonably necessary for sale purposes. No residence, garage or other building constructed on any of said lots shall be used for the purpose of renting rooms therein or as a boarding house, hotel, tourist court or motor court.
- 3.) No structure shall be erected, placed or permitted to remain on said property other than one single-family dwelling not to exceed two stories in height and a private garage and a servants room or storage room.
- 4.) No cattle, swine, horses, sheep, goats, or poultry shall be kept on any of said lots; and no trash, garbage, ashes or other refuse shall be thrown or dumped on any street or vacant lot of said subdivision.
- 5.) No building shall be located on any lot nearer than 25 feet to the front lot line, nor nearer than 15 feet to any side street line, nor nearer than 7 1/2 feet to any side lot line. If a residence building shall be erected on more than one lot by a person owning the several lots, then the restrictions contained in this paragraph pertaining to the interior side lot lines shall not apply.

22064A

RECORDED IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA IN PLAT BOOK & PAGE IND.

05/13 3 02 PM 1970

AT THE TIME & DATE NOTED PAUL H. HAINSFIELD CLERK OF CIRCUIT COURT

PREPARED BY: EDWARD HANNEY, M.E.R.
TALLAHASSEE TITLE COMPANY
Pursuant to Issuance of Title Insurance.

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- 6.) No residence shall be erected or allowed to occupy any portion of any lot of said subdivision unless the ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 700 square feet.
- 7.) No fence or wall of any kind shall be erected upon or allowed to occupy any of the said lots except as may be approved by Rowell Builders, Inc..
- 8.) The said owners shall have the right to plant, trim or remove shrubbery and trees from any of the drives, roads and lanes shown on said plat, to grade such drives, roads and lanes and remove surplus earth therefrom; provided, however, that the County of Leon, to which said drives, roads and lanes have been dedicated for highway purposes, shall also have the right to do such grading as it may deem necessary for highway and drainage purposes.
- 9.) No construction of any kind shall be placed on any part of any lot in which an easement is reserved under paragraph 15, hereof, and the owners of the lot or lots subject to such easement shall acquire no right, title or interest in or to any pipe, wires, poles, equipment or appliances placed on, over or under the land subject to such easement.
- 10.) The easements and rights hereinabove granted and reserved to the said owners shall not pass from the owners by their deed conveying any of said lots, but shall exist and continue in the owners only or to whom owners shall expressly convey said easements and rights.
- 11.) All restrictions herein contained shall be deemed several and independent and the invalidity of one or any part of one shall in no wise impair the validity of the remaining restrictions or part thereof.
- 12.) If any party subject to these covenants and restrictions shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any of the said lots to prosecute proceedings at law or in equity against the person, firm or corporation violating or attempting to violate such covenant. The above shall not in any way be construed to prevent said owners from taking like action.
- 13.) The owners reserve unto themselves the right to release at any time of the property in the above-named subdivision from any minor violations of the foregoing restrictions.
- 14.) Invalidation of any one of these covenants and restrictions by judgment or court order in no way shall affect any of the other provisions which shall remain in full force and effect.

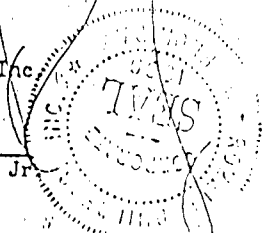
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of September, 1970..

Signed, Sealed and Delivered in the presence of:

[Handwritten signatures]

State of Florida
County of Leon
SWORN to and subscribed before me the day and year first above written.

[Handwritten signature]
Rowell Builders, Inc.
Thomas E. Rowell, Jr.
President



Notary Public, State of Florida at Largo
My Commission Expires Aug. 10, 1973
Bonded By American Surety & Guaranty Co.

2/10/73

ANNAWOOD

DEDICATION STATE OF FLORIDA COUNTY OF LEON

KNOW ALL MEN BY THESE PRESENTS THAT FLORIDA PRESBYTERIAN COLLEGE, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, THE OWNER IN FEE SHARER OF THE LAND SHOWN HEREON AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP ONE SOUTH, RANGE ONE EAST, LEON COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SECTION 19, RUN THENCE NORTH ALONG THE WEST BOUNDARY OF SAID EAST HALF OF THE EAST HALF A DISTANCE OF 1394.1 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK "M", WOODSIDE HEIGHTS, UNIT NO. 5, 33 PER MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 6 OF THE PUBLIC RECORDS OF LEON COUNTY FLORIDA SAID CORNER ALSO KNOWN AS THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, THENCE CONTINUE NORTH ALONG THE EAST BOUNDARY OF SAID WOODSIDE HEIGHTS, UNIT NO. 5 A DISTANCE OF 329.24 FEET TO THE NORTHEAST CORNER OF LOT 8, BLOCK "M" OF SAID WOODSIDE HEIGHTS, UNIT NO. 5 THENCE CONTINUE NORTH 396.0 FEET TO A POINT WHICH IS THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING RUN THENCE NORTH 0°02' EAST 606.29 FEET, THENCE SOUTH 89°52' WEST 1922.10 FEET, THENCE SOUTH 0°10' EAST 605.94 FEET, THENCE WEST 1920.15 FEET TO THE POINT OF BEGINNING, CONTAINING 18.41 ACRES, MORE OR LESS, LESS AND EXCEPT THOSE AREAS DESIGNATED AS NOT INCLUDED IN THIS PLAT.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREIN, AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL ROADS, STREETS, ALLEYS AND OTHER RIGHTS OF WAY AND ALL PARKS AND RECREATION AREAS AND EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES AND FOR ALL PURPOSES INCIDENT THERE TO, AS SHOWN AND DESCRIBED HEREON, RESERVING, HOWEVER, THE REVERSION OR REVERSIONS SHOULD THE SAME BE RENOUNCED, DISCLAIMED, ABANDONED OR THE USE THEREOF DISCONTINUED AS PRESCRIBED BY THE LAW BY OFFICIAL ACTION OF OFFICIALS HAVING CHARGE OR JURISDICTION THEREOF.

THIS 22 DAY OF June AD. 1970.

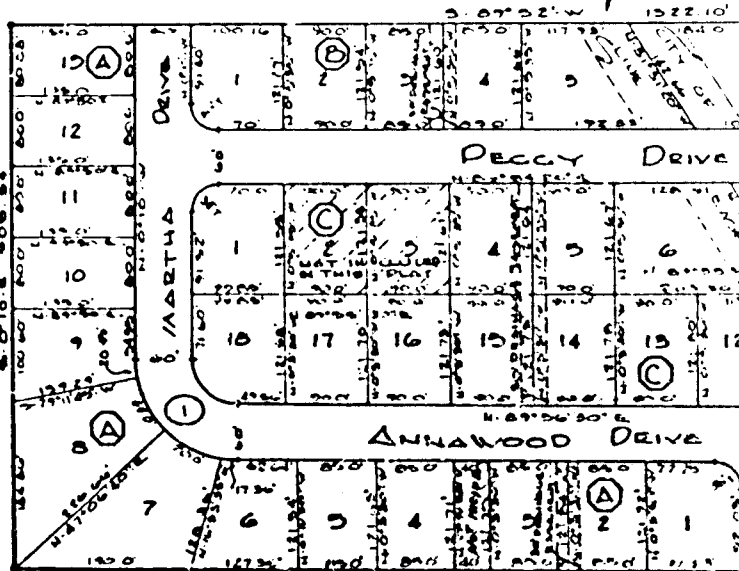
FLORIDA PRESBYTERIAN COLLEGE

Emma H. Ruby
WITNESS

John J. Jones
SECRETARY

Billy O. Whinn
AS ITS PRESIDENT

Alvin M. Harrison
AS ASST. SECRETARY



INDICATED PERMANENT REFERENCE MONUMENTS

PLAT OF SURVEY OF ANNAWOOD

A SUBDIVISION OF A PART OF SECTION 19, TOWNSHIP ONE SOUTH, RANGE ONE EAST, LEON COUNTY, FLORIDA BEING WITHIN THREE MILES OF THE CITY LIMITS OF THE CITY OF TALLAHASSEE, FLORIDA.

ACKN STATE COUNT

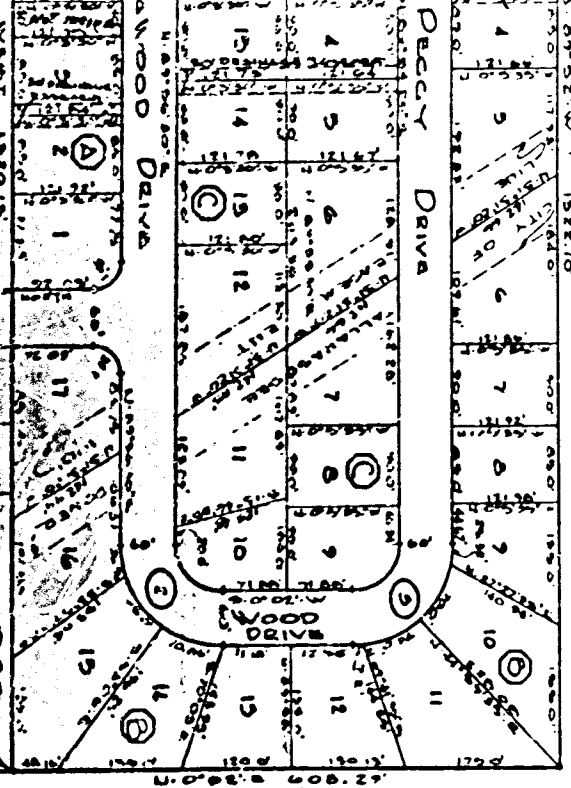
PREPARED BY **BROWARD DAVIS ASSOCIATES**

REGISTERED LAND SURVEYOR, TALLAHASSEE, FLA.

SCALE: 1" = 100.0' DATE: JUL 23, 1970

BEFORE ME, JULY 20, 1970, PRESIDENT OF FLORIDA PRESBYTERIAN COLLEGE, ACKNOWLEDGED VOLUNTARILY THREE IN THE CORPORATE SEALS OF WITNESSES ST. PETER...

LAWOOD



STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY THAT THE ABOVE AND ACCURATE REPRESENTATION OF THE PROPERTY SHOWN HEREON AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO L.A.V.

Edward B. Davis
EDWARD B. DAVIS
REC'D. LAND SURVEYOR
CERT. NO. 14,524

THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVAL PROVISIONS MADE BY THE TALLAHASSEE, LEON COUNTY PLANNING COMMISSION THE 18th DAY OF MAY A.D. 1970 AND IN THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA.

Frank B. Baker
FRANK B. BAKER
EXECUTIVE SECRETARY
CITY PLANNER

APPROVED BY THE CITY COMMISSION OF TALLAHASSEE, FLORIDA THIS 18th DAY OF JULY A.D. 1970.

Frank B. Baker
APPROVED BY
CITY AUDITOR AND CLERK
CITY MANAGER

John S. Baker
APPROVED BY
CITY COMMISSIONER
CITY COMMISSIONER

A PROCEED FOR THE LEON COUNTY COMMISSION THIS 18th DAY OF JULY A.D. 1970.
BY *John S. Baker*
CHAIRMAN

APPROVED BY *John S. Baker*
LEON COUNTY ATTORNEY
LEON COUNTY ENGINEER

LEON COUNTY HEALTH OFFICER

ACCEPTED FOR FILE AND RECORDED THIS 18th DAY OF JULY A.D. 1970 IN PLAT BOOK 6 PAGE 13

Carlton S. Baker
LEON COUNTY ENGINEER

AC. COR. LOT 4, BLK. 1
APPROXIMATE NEARBY UNIT
NO. 2. ALSO 2.8 AC. COR
OF LOT 4 OF BL. 14 OF
SECTION 17, T-14, S-14.
THE EAST 1/2 OF EAST 1/2
SECTION 19, T-14, S-14.
AC. COR. OF E. 1/2
SECTION 17, T-14, S-14.
AC. COR. OF E. 1/2
SECTION 19, T-14, S-14.

1) A. 67' x 130'
B. 79.65'
C. 130.83'
D. 80.0'

2) A. 67' x 130'
B. 79.65'
C. 130.83'
D. 80.0'

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF LEON

[Illegible text, likely a signature or acknowledgment block]

6-13