

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS, That WILLIS BUILDERS, INC., a corporation organized and existing under the laws of the State of Florida, is owner in fee simple of the Lands lying and being in Leon County, Florida, platted as BETTON OAKS, Unit No. 1, and more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter of Section 20, Township 1 North Range 1 East, Leon County, Florida, and run thence North 00 degrees 21 minutes West, along the East boundary of said Southwest Quarter of Section 20, Township 1 North, Range 1 East, Leon County, Florida, a distance of 1490.00 feet to the centerline of State Road No. 151 (Centerville Road), run thence South 41 degrees 48 minutes 00 seconds East 157.00 feet to the point of beginning. From said point of beginning continue South 41 degrees 48 minutes 00 seconds East 100.00 feet, run thence South 48 degrees 12 minutes 00 seconds West 563.04 feet, run thence South 56 degrees 52 minutes 00 seconds West 423.17 feet, run thence North 31 degrees 48 minutes 00 seconds West 36.38 feet, run thence South 58 degrees 12 minutes 00 seconds West 150.00 feet run thence South 31 degrees 48 minutes 00 seconds East 339.94 feet run thence North 56 degrees 52 minutes 00 seconds East 602.94 feet, run thence North 48 degrees 12 minutes 00 seconds East 321.71 feet run thence North 00 degrees 34 minutes 29 seconds West 179.73 feet to a point on a curve concave to the Northwesterly thence with a tangent bearing of North 24 degrees 57 minutes 51 seconds East, run along said curve with a radius of 187.08 feet through a central angle of 12 degrees 04 minutes 37 seconds for an arc distance of 39.43 feet, run thence North 12 degrees 53 minutes 14 seconds East, 97.60 feet to a point of curve to the right run thence along said curve with a radius of 158.50 feet through a central angle of 35 degrees 18 minutes 46 seconds for an arc distance of 97.69 feet, run thence North 48 degrees 12 minutes 00 seconds East 155.33 feet to a point of curve to the left run thence along said curve with a radius of 110.00 feet through a central angle of 82 degrees 31 minutes 26 seconds for an arc distance of 158.44 feet, run thence North 34 degrees 19 minutes 26 seconds West 179.29 feet to a point of curve to the right run thence along said curve with a radius of 30.0 feet through a central angle of 31 degrees 22 minutes 33 seconds for an arc distance of 42.61 feet to the Southeasterly maintained right of way of said State Road No. 151, run thence South 47 degrees 03 minutes 07 seconds West along said maintained right of way a distance of 190.90 feet, thence leaving said maintained right of way run South 41 degrees 48 minutes 00 seconds East 135.72 feet, run thence South 48 degrees 12 minutes 00 seconds West 186.00 feet to the point of beginning containing 8.99 acres more or less.

WITNESSETH:

RECORDED IN THE PUBLIC RECORDS OF LEON CO. FLA. IN THE BOOK & PAGE 15D  
 JUN 15 9 30 AM 1975  
 THE TIME & DATE NOTED BY THE CLERK OF THE COURT

348141

THAT, WHEREAS it is to the interest, benefit and advantage of WILLIS BUILDERS, INC. and to each and every person who shall hereafter purchase any lot in said subdivision that certain protective covenants governing and regulating the use and occupancy of the same shall be established, set forth and declared to be covenants running with the land.

NOW, THEREFORE, WILLIS BUILDERS, INC. does hereby set up, establish, promulgate and declare the following restrictions to apply to all of said lots and to all persons owning said lots, or any of them, hereafter; these restrictions shall become effective immediately and run with the land and shall be binding upon all persons conveying title through WILLIS BUILDERS, INC. during the lifetime of these restrictions.

#### LAND USE AND BUILDING TYPE

No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

#### ARCHITECTURAL CONTROL

No building shall be erected, placed or altered on any lot until the construction plans and specifications and plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line without being similarly approved.

#### DWELLING COST, QUALITY AND SIZE

No dwelling shall be permitted on any lot unless the ground floor area of the main structure, exclusive of one-story open porches and garages, shall contain at least 1,000 square feet a one-story dwelling, exclusive of carport, garage, open porches, etc., and at least 600 square feet for a dwelling of more than one-story.

#### BUILDING LOCATION

No building shall be located on any lot nearer than 25 feet to the front lot line, or nearer than 15 feet to any side street line. No building shall be located nearer than 7½ feet or any combination of setbacks on each side that equals at least 15 feet, provided that no such setback shall be less than 5 feet to an interior lot line. No dwelling shall be located on any interior lot nearer than 30 feet to the rear lot line. For the purposes of this covenant, eaves, steps, carports and open porches shall not be considered as a part of a building; provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

#### LOT AREA AND WIDTH

No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 8,500 square feet.

#### WAIVER

The architectural control committee shall have power and authority to waive such violations of building line and lot restrictions as it in its sole discretion deems reasonable and proper.

#### EASEMENTS

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the plat and over the rear five feet of each lot.

#### TEMPORARY STRUCTURES

No structure of a temporary character, trailer, tent, basement, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

#### SIGNS

No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property during construction and sales period.

#### OIL AND MINING OPERATIONS

No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

#### LIVESTOCK AND POULTRY

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose.

#### GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clear and sanitary condition.

#### SIGHT DISTANCE AT INTERSECTIONS

No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines. No fence shall be erected nearer the front lot line than the front of the dwelling situated thereon.

#### ARCHITECTURAL CONTROL COMMITTEE

Membership. The architectural control committee is composed of the officers of WILLIS BUILDERS, INC., or its successor in interest,

which shall consist of at least the president and one other officer. The committee may designate a representative to act for it. In the event of the death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative, shall be entitled to any compensation for service performed pursuant to this covenant. At any time, the then recorded owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee to withdraw from the committee or restore to it any of its powers and duties.

Procedure. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative fails to approve or disapprove within 30 days after the plans and specifications have been submitted to it, or any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

#### TERM

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 30 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

#### ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violating or to recover damages.

#### SEVERABILITY

Invalidating of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

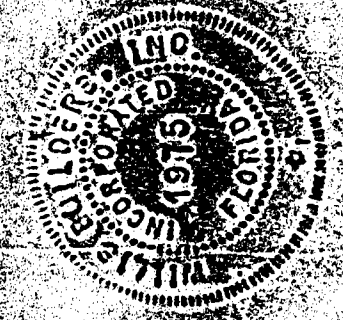
Restrictive Covenants  
Page 6

IN WITNESS WHEREOF, the said WILLIS BUILDERS, INC. has caused these presents to be executed at Tallahassee, Florida, by its duly authorized officer and its corporate seal to be hereunto affixed on this the 16<sup>th</sup> day of October, 1975.

WILLIS BUILDERS, INC.

By

*[Signature]*  
President.



Witnesses:

*Hilda L. Turner*  
*Louis S. Scott*

SWORN TO AND SUBSCRIBED before me  
this 16th day of October, 1975.

*Hilda L. Turner*

11-13-76

