

208-416

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RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That GEO. WM. KOUKCY, INC., a Florida corporation, with its principal office and place of business in Tallahassee, Leon County, Florida, as Covenantor and owner in fee simple of the following-described property in Leon County, Florida:

Unit Four (4) of ORANGE BLOSSOM HEIGHTS, a subdivision as per map or plat thereof recorded in Plat Book 5, page 5, of the Public Records of Leon County, Florida.

does hereby impose upon the said lands hereinabove described the following covenants and restrictions to run with the land, and which shall be binding on all parties and all persons claiming under it until January 1, 1995, at which time said covenants shall expire unless a majority of the then owners of the lots in said subdivision shall vote to extend these covenants for an additional period of fifteen (15) years.

If the party hereto, or its grantors, successors or assigns, shall violate, or attempt to violate, any of the covenants herein, it shall be lawful for any other person, firm or corporation owning any lot or lots described hereinabove to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and intervening to prevent him or them from so doing, or to recover damages or other dues for such violation.

Invalidation of any of these covenants by judgment or court order shall in nowise affect any of the other provisions, which shall remain in full force and effect.

1. Said property shall be used solely and only for residential purposes and no business, trade or manufacture shall be carried on upon any part of same, nor shall any commercial use be permitted on any part thereof. No residential structure other than one detached single family dwelling shall be erected on any lot and shall not exceed two stories in height; provided, however, that this restriction shall not prevent the erection of a private

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garage or one garage apartment for use in connection with the residence dwelling on said property, nor prevent the construction of basements under dwellings.

2. No residence shall be erected nearer than 25 feet from the street which said residence faces, nor nearer than 10 feet from any side lot line, except an attached carport which may be within five (5) feet from the side lot line. The distance from the rear building line to the rear property line shall be not less than 15 feet.

3. The maximum area of lot which may be used for building area is 30 per cent. The building area includes the total ground area of each building and accessory building, but does not include the area of uncovered entrance platforms, terraces and steps.

4. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 800 square feet.

5. No residence shall be erected on any of said lots until the plans and specifications of said residence have been approved in writing by Geo. Wm. Koucky, which said approval shall not, however, be unreasonably withheld.

6. No part of said property shall be used in any way so as to create or become a nuisance per se.

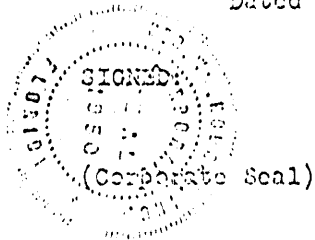
7. The grantor and its representatives and assigns, or the owner of any property, or part thereof, hereinabove described shall have the right to enforce, by proper legal proceedings in any court, full compliance with all the restrictions and conditions herein expressed by any other owner of said property or any part thereof.

The grantor agrees that no lot above described will be sold by it or its representatives unless subject to all of the restrictions enumerated herein, except as above specified, and that the deeds conveying the same shall convey same subject thereto,

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and these covenants shall be binding on all parties claiming under the covenant hereof.

Dated this 19th day of January, A. D. 1966.



GEO. WM. KOUCKY, INC.

By [Signature] (SEAL)
GEO. WM. KOUCKY, Its President

Attest: [Signature] (SEAL)
MYRTICE S. KOUCKY, Its Secretary

Witnesses

STATE OF FLORIDA
COUNTY OF LEON

Before me, the undersigned authority, this day personally appeared GEO. WM. KOUCKY and MYRTICE S. KOUCKY, President and Secretary, respectively, of GEO. WM. KOUCKY, INC., a Florida corporation, to me known to be the persons described in and who executed the foregoing instrument of writing and they acknowledged the execution thereof to be their free act and deed, as such officers, for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, this 19th day of January, A. D. 1966.

[Signature]
Notary Public, State of Florida at Large.

My commission expires: [Signature]
Notary Public, State of Florida at Large
My Commission Expires - Sept. 10, 1968
Issued By American Fire & Casualty Co.

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STEWART TITLE
TALLAHASSEE, FLORIDA