

RESTRICTIVE COVENANTS FOR PINE RIDGE ESTATES UNIT NO. 3

SECTION 6, T-1-S, R-1-W

KNOW ALL MEN BY THESE PRESENTS: That HARLEE CONSTRUCTION COMPANY, INC., owner in fee simple of all the lots in PINE RIDGE ESTATES, a subdivision as per map or plat thereof recorded in Plat Book 8, Page 76, of the Public Records of Leon County, Florida, desiring to restrict the use and occupancy of all of the lots owned by them in said subdivision for the purpose of enhancing their value and for the benefit of present and future owners of property in said subdivision, do hereby impose upon the same the following covenants and restrictions to run with the land and which shall be binding upon all persons claiming by, through or under them:

1. LAND USAGE AND BUILDING TYPE. 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, and professional or manufacturing purposes, except that nothing herein contained will be construed as prohibiting said owners from constructing water and sewage pumping plants and drainage structures on any of said lots not conveyed by said owners to a subsequent purchaser. 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.

2. DWELLING SIZE. 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 720 square feet.

3. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line than 25 feet, nor nearer than 15 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, provided that the combination of setbacks on the two sides shall equal at least 15 feet; the dwelling and disconnected outbuilding, when authorized, shall be at least 25 feet from the rear lot line. The lot coverage of all buildings on a lot cannot exceed 40% (forty percent) of the lot area, and all buildings are limited to 35 feet in height. For the purpose of this covenant, eaves, steps 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 or recorded easement.

4. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 70 feet at the minimum building setback line, nor shall any dwelling be erected or placed on any lot having an area less than 10,890 square feet with a minimum average width of 75 feet.

5. TEMPORARY STRUCTURES. No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanent'y.

6. FENCES. No fence shall be erected on any lot nearer to the front line than the rear of the structure erected on said lot and such fence shall be of a conventional design and shall be maintained to keep up the appearance of the neighborhood.

property. No trash, rubbish, stored material, wrecked or inoperable vehicles or similar unsightly items shall be allowed to remain on any lot outside an enclosed structure. However, the foregoing shall not be construed to prohibit temporary deposits of trash, rubbish and other debris for pickup by garbage and trash removal service units.

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

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

20. VIOLATIONS. If any person shall violate or attempt to violate any of the restrictions herein, it shall be lawful for any other person or persons owning any real property which is subject to this Declaration of Restrictions to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such restrictions either to prevent him or them from so doing or to recover damages for such violations.

Should legal action be necessary to enforce these restrictions or restrain their violation, the successful party shall be entitled to costs and a reasonable attorney's fee.

IN WITNESS WHEREOF, the said HARLEE CONSTRUCTION COMPANY, INC., has caused these Restrictive Covenants to be executed on this 10th day of June, 1980, by its President and has affixed its corporate seal hereunto.

WITNESSES:

HARLEE CONSTRUCTION COMPANY, INC.

[Handwritten signatures of witnesses]

By: *[Signature]*
PRESIDENT

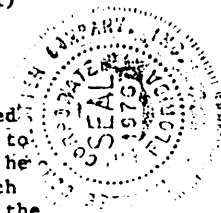
Attest:
[Signature]
SECRETARY

(Corporate Seal)

State of: Florida

County of: Leon

BEFORE ME, the undersigned authority, this day personally appeared John E. Harlee, as President of Harlee Construction Company, Inc., to me known to be the person described in the foregoing instrument, and he acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned, that he affixed the official seal of said corporation, and that said instrument is the act and deed of said corporation.



WITNESS, my hand and official seal in said county and state last aforesaid, this, the 26th. day of June, 1980.

505850

RECORDED IN THE PUBLIC RECORDS OF LEON CO. FL. IN THE BOOK 6 PAGE 1927
[Signature]
Notary Public

My Commission Expires: JUN 26 2 36 PM 1980

[Signature] PAUL W. WATSFIELD
CLERK OF CIRCUIT COURT

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Amendment To

Restrictive Covenants For Pineridge Estates Unit No. 3
Section 6, T-1-S, R-1-W

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, HARLLEE CONSTRUCTION COMPANY, INC., being the owner of Pineridge Estates Unit No. 3, as recorded in Plat Book 8, Page 76 of the Public Records of Leon County, Florida hereby amends the Restrictive Covenants recorded on June 26, 1980 in Official Records Book 963, Pages 1925, 1926 and 1927, public records of Leon County, Florida to read as follows:

A. First paragraph, second line down, is amended to read "owner in fee simple of all the lots in PINERIDGE ESTATES UNIT NO. 3, a subdivision as per map"

B. Covenant 14, third line down, after the word "Subdivision," is amended to read "except a well may be installed to supply water for lawn sprinkling."

WITNESSES:

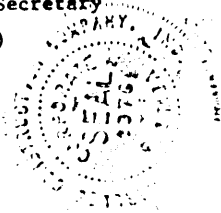
HARLLEE CONSTRUCTION COMPANY, INC.

By: John E. Harllee
President

Attest:

John E. Harllee
Secretary

(Corporate Seal)



State of: Florida
County of: Leon

BEFORE ME, the undersigned authority, this day personally appeared John E. Harllee, as President of Harllee Construction Company, Inc. to me known to be the person described in the foregoing instrument, and he acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned, that he affixed the official seal of said corporation, and that said instrument is the act and deed of said corporation.

WITNESS, my hand and official seal in said county and state last aforesaid, this the 25th day of July, 1980.

508720
RECORDED IN THE PUBLIC
RECORDS OF LEON CO. IN THE
IN THE BOOK & PAGE INDICATED

William C. Kelly
Notary Public

My Commission Expires:

JUL 25 2 33 PM 1980

June 10, 1984

AT THE TIME & DATE NOTED
PAUL F. WARTSFIELD
CLERK OF CIRCUIT COURT



7. ERECTION OF BUILDINGS. All buildings placed on any of the tracts herein described shall be erected by licensed contractors of Leon County, Florida.

8. BUILDING CONTROL. No building will be erected that does not meet the requirements of the "Southern Standard Building Code-Coastal Regions," and no building or addition will be erected without a building permit and construction inspection by the Leon County Building Department.

9. ADDITIONS AND OUTBUILDINGS. No walls, fences and other outbuildings or additions to any of the buildings shall be erected by the owners of any of the property in said subdivision without a building permit issued by the Leon County Building Department, and such walls, fences, and other outbuildings or additions to the dwelling shall be erected according to the approved plans and specifications.

10. EASEMENTS. Pedestrian utility easements for passage shown on the recorded plat will not be blocked in any way, no shrubbery, fences or buildings will encroach thereon. The owners of the lots subject to such easements shall acquire no right, title or interest in any utility or drainage facility constructed thereon. Front 25 feet setback and drainage easements and rear 25 feet drainage easements shall remain free of any construction of any kind except that the rear 25 feet easement may be fenced.

11. DRAINAGE CONTROL STRUCTURES. Grading in front and rear drainage easements designed to form shallow storm water retainage areas shall not be disturbed or changed from the state or condition installed when the dwelling unit was constructed.

12. NUISANCES. No noxious or offensive activity, either by sight, noise or odor, shall be carried on upon any lot, nor shall anything be done thereon which may be or become annoyance or nuisance to the neighborhood.

13. ANIMALS. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that not more than three dogs, cats and other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose. No kennel or similar structure may be maintained for the keep of hunting dogs or similar activity.

14. WATER SUPPLY. No individual water supply system shall be permitted on any lot. All houses constructed on any lot will be required to be served by the private utility serving the subdivision.

15. SEWAGE DISPOSAL. Each dwelling unit will be served by an individual sewage disposal system designed, located and constructed in accordance with the requirements, standards, and recommendations of the Leon County Division of Health. The disposal system will not be constructed without a construction permit from such authority.

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

17. RESPONSIBILITIES. Each owner shall refrain from any act or use of his lot which could reasonably cause embarrassment, discomfort, annoyance or nuisance to the neighborhood. No noxious, offensive, or illegal activity shall be carried on upon any lot. No lot shall be used in whole or in part for storage or rubbish of any character whatsoever nor shall any substance, thing or material be kept upon any lot which will emit foul or noxious odors, or that will cause any noise that will or might disturb the peace and quiet of the occupants of surrounding