

RESTRICTIONS FOR KIRKLAND ESTATES

Notice is hereby given that KIRKLAND DEVELOPMENT CORPORATION, a Florida Corporation, the Developer of the lands described as;

KIRKLAND ESTATES, as per plat thereof recorded at page 2 of Plat Book No. 2 of the public records of Wakulla County, Fla.

For the purpose of protecting property values, these restrictive covenants shall be enforceable in KIRKLAND ESTATES in Wakulla County, Florida:

1. Property shall be used for residential purposes only. Rental of dwelling and apartments, mobile and modular homes permissible.
2. Mobile homes must be factory built, skirted and approved.
3. All buildings, well and pump, clotheslines, playground equipment, corrals, stables and kennels shall be to rear of main dwelling.
4. No building shall be closer than 45 feet of any street right-of-way or within 10 feet of the side or rear boundary lines.
5. Use of approved septic tanks is mandatory. All outdoor toilets are prohibited.
6. Any fence erected along any street must not exceed 4 1/2 feet in height and be of a decorative type.
7. Normal household pets not required to be confined or on leash unless they become an annoyance or nuisance.
8. No livestock except - poultry, horses, ponies and hunting dogs adequately confined in fenced area to rear which must be kept clean and sanitary and free of unpleasant odors.
9. No junk piles, junk or disabled vehicles or other unsightly debris permitted; no burning allowed unless forest service fire units are on premises.
10. No offensive or illegal activity and no neighborhood annoyances or public nuisances permitted.

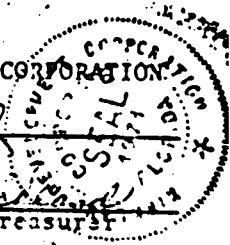
IN WITNESS WHEREOF, KIRKLAND DEVELOPMENT CORPORATION, has caused this instrument to be executed in its name by its President and attested by its Secretary-Treasurer, with its corporate seal affixed, this 15th day of February, 1973.

Witnesses:

J. H. Hudson
Cheryl Edwards

KIRKLAND DEVELOPMENT CORPORATION
By W. F. Kirkland
Its President

Attest: Kathryn Kirkland
Its Secretary-Treasurer



STATE OF FLORIDA,
COUNTY OF WAKULLA.

BEFORE ME, personally appeared W. F. Kirkland and Kathryn Kirkland, to me known to be the persons described as President and Secretary-Treasurer, respectively of KIRKLAND DEVELOPMENT CORPORATION, and who executed the foregoing restrictions, and they acknowledged before me that they executed said restrictions in the name of and for said corporation, and affixed thereto the corporate seal, and that such corporate officers are duly authorized by said corporation so to do, and that the foregoing set of restrictions are the acts and deeds of said corporation.

WITNESS my hand and official seal in the state and county last aforesaid, this 15th day of February, 1973.

Prepared by
J. H. Hudson, Att'y,
P. O. Box 66
Crawfordville, Fla.
32327

J. H. Hudson
Notary Public, State of Florida on July
Commission Expires Feb. 1, 1974

ALL TIME & DATE NOTED
1071 FEB 15 04 30
CARLTON TUCKER
WAKULLA COUNTY CLERK

25373

AMENDED RESTRICTIONS FOR KIRKLAND ESTATES

25793

1973 APR 19 10 11 AM

NOTICE is hereby given that KIRKLAND DEVELOPMENT CORPORATION, a Florida Corporation, the Developer of the lands described as;

KIRKLAND ESTATES, as per plat thereof recorded at page 2 of Plat Book No. 2 of the public records of Wakulla County, Fla.

WHEREAS, the Developer in the Restrictions dated February 15, 1973, and recorded on page 588 of Official Records 35 of the public records of Wakulla County, Florida, failed to permit any businesses in said subdivision;

AND WHEREAS, it was the intention of the Developer to allow businesses to be operated upon the following described lots in said subdivision, to-wit:

Lots One, Two and Seventeen,
(1, 2 & 17).

as a business upon these lots would not be harmful to the remaining lots in said subdivision. Therefore, the first four (4) restrictions as shown in the original restrictions are hereby removed so as to allow businesses to be operated upon the above numbered lots, to-wit:

Lots One, Two and Seventeen,
(1, 2 & 17).

Provided However, that the remaining restrictions from five (5) through ten (10), inclusive, of the original restrictions shall apply to the aforesaid lots one (1), two (2) and Seventeen (17).

IN WITNESS WHEREOF, KIRKLAND DEVELOPMENT CORPORATION, has caused this instrument to be executed in its name by its President and attested by its Secretary-Treasurer, with its corporate seal affixed, this 17th day of April, 1973.

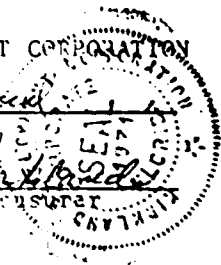
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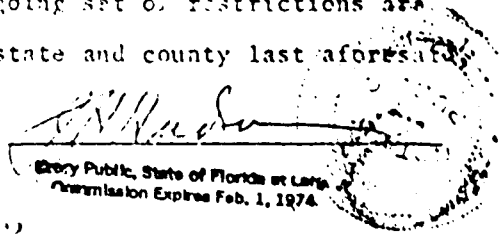


STATE OF FLORIDA,
COUNTY OF WAKULLA.

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WITNESS my hand and official seal in the state and county last aforesaid this 17th day of April, 1973.

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