

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That Oyster Bay Estates, 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 property located in Wakulla County, Florida, as per legal description attached hereto as Exhibit "A", 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, 2001, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change such covenants in whole or in part.

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 real property situate in said subdivision 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.

A. All lots in the subdivision shall be known and described as residential lots and no structure shall be erected, altered, placed or permitted to remain on any residential building lot other than a one detached single-family dwelling or mobile home not to exceed two stories in height and a private garage for not more than two cars, and a laundry or tool room attached to the garage on the ground floor. Any mobile homes erected in accordance with the above and with the provisions of paragraph "E" shall have skirts or suitable enclosures and each mobile home shall be on a foundation.

B. No residential lot shown on the recorded plat of this subdivision shall be resubdivided into building lots and no more than one single family residence shall be placed on any one building lot.

C. No building or structure shall be located nearer than thirty feet to the front lot line or ten feet to the side street line.

D. No building or structure shall be located nearer than five feet to any side lot line nor nearer than ten feet to any rear lot line.

E. No main residential structure shall have less than 750 square feet on the bayfront lots and 500 square feet on the canal front lots in living area exclusive of porches, attached garages and carports.

F. No tent, shack or barn shall be erected or allowed to remain on any residential lot except during the erection of a building on such lot, in which event they shall not be used as a residence or dwelling during such period and shall be removed immediately upon the completion of the main dwelling structure.

G. No building or mobile home shall be erected, placed or altered on any residential lot in the subdivision until the building plans, specifications and plot plans showing the location of such building or mobile home have been approved, in writing, as to conformity and harmony of external design with existing structures in the subdivision and as to location of the building with respect to topography and finished ground elevation by a committee composed of the Board of Directors of Oyster Bay Estates, Inc., or its successor or by a representative designated by a majority of the members of such committee. In the event said committee or designated representative shall not, within thirty days after such specifications and plot plans have been submitted to it, approve or reject such plans and specifications or plot plan, then such approval will not be required and these covenants will be deemed to have been fully complied with.

H. There shall be no fences on the front of any residential lot and no side fences except such side fences as shall commence at a point no nearer the street than the back line of the house. All fences erected shall be decorative in nature.

I. Docks or boathouses are permitted to a width of not more than ten feet into a canal.

J. Digging into the lot from a canal or bayfront water in any manner is prohibited.

K. No animals shall be allowed or permitted except household pets.

Witnesses:

Hansel Prince
Mary J. Livingston

OYSTER BAY ESTATES, INC

By: *D. A. Lambert*
Its President
D. A. Lambert

Donald A. Pumphrey

ATTEST: Its Secretary (SEAL)
Donald A. Pumphrey



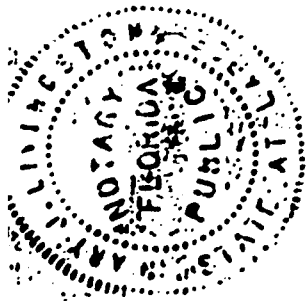
STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Dallas Lambert, President, and Donald A. Pumphrey, Secretary, of Oyster Bay Estates, Inc., and acknowledged executing the same as such officers freely and voluntarily under authority vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of April 1971.

Mary J. Livingston
Notary Public, State of Florida
at Large Notary Public, State of Florida at Large
My Commission Expires Sept. 18, 1972
Issued by American Fidelity & Guaranty Co.

My commission expires: _____



LEGAL DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF LOT 116 (ALSO KNOWN AS LOT 123) OF THE HERTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA, AND RUN THENCE SOUTH $03^{\circ}55'$ EAST 2096.0 FEET TO A CONCRETE MONUMENT ON THE APPROXIMATE CENTERLINE OF CEDAR CREEK, SAID CONCRETE MONUMENT ALSO BEING IN A GRADED ROAD, THENCE $S 13^{\circ}18'15" W$ 2745.90 FEET TO THE MEAN HIGH WATER LINE OF OYSTER BAY THENCE NORTHWESTERLY ALONG SAID HIGH WATER LINE AS FOLLOWS: NORTH $55^{\circ}23'45" W$ 245.43 FEET, THENCE NORTH $47^{\circ}51'45" W$ 257.44 FEET, THENCE NORTH $35^{\circ}34'15" W$ 256.90 FEET, THENCE NORTH $21^{\circ}48'45" W$ 169.79 FEET, TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING LEAVE SAID MEAN HIGH WATER LINE AND RUN THENCE NORTH $13^{\circ}18'15" E$ 985.53 FEET, THENCE NORTH $69^{\circ}56'15" W$ 120.02 FEET TO A POINT LYING ON A CUL-DE-SAC (THE CENTER OF SAID CUL-DE-SAC BEING LOCATED NORTH $69^{\circ}56'15" W$ 40.0 FEET) THENCE ALONG SAID CUL-DE-SAC WITH A RADIUS OF 40.0 FEET THROUGH A CENTRAL ANGLE OF $141^{\circ}19'03"$ FOR AN ARC DISTANCE OF 93.66 FEET (THE CHORD OF SAID ARC BEING NORTH $50^{\circ}55'30" W$ 75.48 FEET) THENCE NORTH $69^{\circ}56'15" W$ 432.03 FEET TO A POINT OF CURVE TO THE LEFT, THENCE ALONG SAID CURVE WITH A RADIUS OF 315.0 FEET, THROUGH A CENTRAL ANGLE OF $09^{\circ}41'57"$ FOR AN ARC DISTANCE OF 137.96 FEET, THENCE SOUTH $03^{\circ}55'55" W$ 202.63 FEET, TO A POINT LYING ON A CURVE CONCAVE TO THE SOUTHERLY, THENCE NORTHWESTERLY ALONG SAID CURVE WITH A RADIUS OF 612.30 FEET THROUGH A CENTRAL ANGLE OF $03^{\circ}25'46"$ FOR AN ARC DISTANCE OF 36.31 FEET (THE CHORD OF SAID ARC BEING NORTH $30^{\circ}44'50" W$ 36.30 FEET) THENCE SOUTH $03^{\circ}33'45" W$ 152.34 FEET TO A POINT LYING ON A CURVE CONCAVE TO THE SOUTHERLY, THENCE NORTHWESTERLY ALONG SAID CURVE WITH A RADIUS OF 460.0 FEET THROUGH A CENTRAL ANGLE OF $03^{\circ}44'10"$ FOR AN ARC DISTANCE OF 30.0 FEET (THE CHORD OF SAID ARC BEING NORTH $34^{\circ}39'49" W$ 29.99 FEET) THENCE SOUTH $03^{\circ}34'30" W$ 209.02 FEET TO A POINT LYING ON A CURVE CONCAVE TO THE SOUTHEASTERLY, THENCE SOUTHWESTERLY ALONG SAID CURVE WITH A RADIUS OF 252.50 FEET THROUGH A CENTRAL ANGLE OF $35^{\circ}46'42"$ FOR AN ARC DISTANCE OF 201.74 FEET (THE CHORD OF SAID ARC BEING SOUTH $60^{\circ}20'45" W$ 196.42 FEET) THENCE SOUTH $25^{\circ}12'10" E$ 275.02 FEET TO THE MEAN HIGH WATER LINE OF SAID OYSTER BAY, THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG SAID MEAN HIGH WATER LINE AS FOLLOWS: NORTH $41^{\circ}13'15" E$ 100.0 FEET, THENCE SOUTH $69^{\circ}56'15" E$ 342.30 FEET, THENCE SOUTH $57^{\circ}28'45" E$ 176.31 FEET THENCE SOUTH $21^{\circ}48'45" E$ 103.21 FEET TO THE POINT OF BEGINNING.

The same being OYSTER BAY ESTATES UNIT NO. 1 as per plat thereof recorded in Plat Book 1, page 70, of the Public Records of Wakulla County, Florida.