

RESTRICTIONS

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FOR

RESIDENCES AND SINGLE AND DOUBLE WIDE MOBILE HOMES

This conveyance is made subject to the following covenants and restrictions which are and shall continue to be covenants running with the land, enforceable by grantor or any other property owner within the boundaries of the land described in the foregoing deed in Section 29, Township 2 South, Range 1 West, Wakulla County, Florida.

1. Property shall be used for residential purposes only.
2. No dwelling shall be erected or placed on any parcel of said land having a measurement of less than one (1) acre: EXCEPTION: If and when the owner is willing and able to meet the standards for individual sewage disposal facilities for lots and parcels of less than one acre, as provided for by law, then and in that event a dwelling may be erected or placed on a parcel of less than one acre.
3. No building shall be erected within fifty (50) feet of the road right-of-way line fronting each parcel, or within fifteen (15) feet of the side or rear boundary lines.
4. No residence shall be constructed or erected which shall contain less than 640 square feet of floor space, excluding open porches, patios, carports and garages, or having more than two stories. Factory-built modulars or single or double wide mobile homes must be promptly equipped with attractive wood, metal or masonry skirt on four sides.
5. Only detached single-family residences will be permitted, together with such other structures as may be needed or desired for use in conjunction therewith. Utility buildings, tool sheds or other out-buildings shall be finished on the exterior with the same or similar material as the main dwelling in order that such out-building construction may be in harmony with the main dwelling.
6. A 10-foot easement across the street side of the above parcel hereby conveyed is reserved for the purpose of installing and servicing utilities and shall not be obstructed.
7. No fence, erected along the front lot or parcel line shall be over six feet in height. It must be set back a minimum of ten feet from the street right-of-way and be of a decorative type. The chain link fence is permissible.
8. No tent, shack or shanty shall be placed or maintained upon such tract or any part thereof, temporarily or permanently.
9. No inoperative motor vehicle or junk of any kind shall be stored or permitted to remain more than forty-eight (48) hours upon any such tract or parcel. No junk piles, trash or debris shall be permitted to accumulate or remain upon any part thereof so as to cause a nuisance or an unsightly condition. No burning shall be allowed unless all legally required permits are first obtained.
10. No offensive or illegal activities, and no neighborhood annoyances, public, private or common law nuisances shall be permitted.
11. Horses may be permitted on the property and raised there, except there shall be no more than one (1) horse per one-half (1/2) acre.

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and the owner shall adequately fence the area confining the horses to the rear of the property, so as not to create a nuisance to adjoining land owners. No other livestock, goats or poultry of any kind shall be raised, bred or kept on any lot or parcel, except that dogs, cats and other household pets are permitted provided they are not kept, bred or maintained for commercial purposes, and do not create a nuisance.

12. The installation and use of legally required septic tanks is mandatory before living on the premises (all outdoor toilets are strictly prohibited).

The purchaser, his, her or, their heirs, successors and assigns in ownership or possession and use, upon entering into possession, under the terms of this deed, consent and agree to the strict enforcement of the foregoing restrictive covenants by injunction, in addition to any other remedies provided by law or in equity, and delay by any person or persons in seeking such redress shall not operate as a waiver of the complaining parties' right to assert the same.