

TOWERING PINES SUBDIVISION

RESERVATIONS & RESTRICTIONS

1. The keeping of swine or goats under any circumstances on the property is strictly prohibited.
2. No property shall be used for garbage or trash disposal.
3. No inoperative motor vehicle may remain on any property for longer than two weeks, unless it is enclosed from view in a neatly built structure.
4. No activity shall be permitted which is of an objectionable nature so as to result in a diminution of the value of the surrounding properties.
5. No commercial activities shall be permitted.

Mobile Homes

All mobile homes placed on lots 19 through 27 must be double wide.

All mobile homes placed on any lot must have a minimum of 600 sq. ft. of heated space and be no older than 5 years old.

All mobile homes placed on a lot must have the front facing the street so that the longest dimension is parallel to the street.

All mobile homes must be skirted with masonry or prefabricated commercial skirting materials.

Every mobile home placed on a lot must have attached an aesthetically acceptable front porch, patio, deck or cabana, not less than 36 sq. ft., constructed of wood or masonry. Steps must be wood, masonry or fiberglass.

Homes and/or Mobile Homes

No more than two residences may be placed on one lot and if a lot is subdivided, each parcel must contain at least nine-tenths of an acre.

Any conventional home or stick built structure for living purposes must contain at least 800 sq. feet of heated living area.

No structure may be placed within 10 ft. of back property lines or within 15 feet of side lines.

Homes or mobile homes must be placed at least 30 ft. from the county road right-of-way.

NOTICE

Any governmental regulation which is more strict shall prevail.

ALSO:

Until 1-1-1986 an owner may place a mobile home on his lot which does not qualify with the above restrictions as to age and size, provided an inspection by Jimmy Boynton Realty, Inc., reveals that:

1. The mobile home in question is aesthetically acceptable.
2. The mobile home in question is not acceptable but the owner agrees to effect repairs and/or alterations in order to make it aesthetically acceptable.

Jimmy Boynton Realty, Inc., also reserves the right to designate other modifications such as placement of the home, landscaping, etc., in order to assure that the temporary home will be aesthetically pleasing.

Exhibit A-1

92 PAGE 936
OFF. REC.