

FL 6730 B 450 P 181
CO: HAMILTON ST: FL

FILED AND RECORDED
DATE 03/19/99 TIME 10:48

3rd REVISION OF THE
DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS
FOR

BRADSHAW FARMS SUBDIVISION

ELAINE ROZIER CLERK
CO: HAMILTON ST: FL

This 3rd Revision Of The Declaration of Restrictions and Protective Covenants (hereinafter referred to as the "Protective Covenants") for BRADSHAW FARMS Subdivision shall hereby completely amend and replace the "2nd Revision of the Declaration of Restrictions and Protective Covenants for Bradshaw Farms Subdivision" as recorded in OR Book 437, Pages 12-18, Hamilton County, Florida.

RECORDED & VERIFIED
BY *Paula S. [Signature]* DC

WHEREAS, the Developer is the owner of certain real property in Hamilton County, Florida, which is more particularly described as: Bradshaw Farms Subdivision as recorded in Plat Book 3, Page 18 of the Public Records of Hamilton County, Florida.

NOW THEREFORE, in consideration of the premises and covenants herein contained, the Developer hereby declares that said real property shall be owned, held, used, transferred, sold, conveyed, demise and occupied subject to the covenants, restrictions, easements, reservations, regulations, burdens and liens hereinafter set forth. These Protective Covenants shall constitute a covenant running with the land and shall be binding upon the undersigned and upon all persons deriving title through the undersigned. These Restrictions and Protective Covenants, during their lifetime, shall be for the benefit of and a limitation upon all present and future owners of the above described real property. The provisions of the Protective Covenants are in addition to and not in lieu of any present or future State, County, or other governmental policies or ordinances affecting land use and other matters. The owners agree and covenant to each other to abide by all such ordinances and policies.

ARTICLE I
DEFINITIONS

As used in this Declaration, the following terms have the meaning indicated below:

1. "Association" means Bradshaw Farms Property Owners' Association, Inc., its successors and assigns.
2. "Owner" means the owner (including contract purchasers), whether one or more persons or entities, of any lot which is part of the properties, but excluding those who have an interest merely as security for the performance of an obligation. The provisions of this Declaration, including assessments, apply to each lot and lot owner without regard to whether a dwelling unit is located on the lot.
3. "Properties" means the real property described above, and such additions thereto as may hereafter be brought within the jurisdiction of the Association as provided Article VI.
4. "Common Areas" mean all real properties owned by the Association for the common use and enjoyment of the owners, or located within Bradshaw Farms Subdivision and controlled by the Association.
5. "Lot" means any plot of land shown upon any recorded subdivision map or plat of the properties.
6. "Members" means those owners who are members of the Association as provided in Article IV.
7. "Developer" includes the developer's heirs, successors and assigns.

ARTICLE II
RESTRICTIVE COVENANTS

1. These Protective Covenants are to run with the land and shall be binding on all parties and all persons claiming by, through or under them until June 5, 2017. Thereafter, said Protective Covenants shall be automatically extended for successive periods of ten (10) years. The Developer shall have the right, at any time until Developer has sold all lots in the subdivision, to amend these

Protective Covenants, as it, in its sole discretion, deems appropriate. After the Developer has sold all lots in the subdivision, these Protective Covenants may be amended at any time, if such amendment is approved by the owners representing the ownership of not less than 75% of the lots covered by these Protective Covenants. Such approval shall be evidenced by the recording of an instrument placed on public record in Hamilton County, Florida executed by said owners. 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.

2. If the parties hereto, or any of them, or their successors or assigns, shall violate any of the Protective Covenants herein, it shall be lawful for the Developer or any other person or persons owning any real property situate in said development or subdivision to enforce these Protective Covenants. Enforcement shall be by action at law or in equity against any person or persons violating or attempting to violate any covenants either to restrict violation or to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney.

3. Permanent dwellings shall be constructed in a professional manner meeting all requirements of the Hamilton County Building Department and all dwellings must have a minimum inside heated and cooled area of 850 square feet. These protective covenants do not prohibit Manufactured Homes or Modular Homes to be placed on the property as a residential dwelling, provided:

- a. They are brand new, first time titled and first time set-up, when placed on the property after February 3, 1998. They have a minimum size (exclusive of tongue) of 24' x 36' Box Size as listed on Manufacturer's size description for the home.
- b. The homes must remain in good condition and well maintained so as to present an attractive appearance, specifically the roof and sides must be intact with no holes exposed, no rust or damage, no broken glass and windows and doors must be in good condition. The exterior must remain in good condition, well maintained and must present an attractive appearance without any exposed damages, rust, holes, rotted wood or poor condition of paint. No excessive mildew or discoloring allowed on the homes.
- c. Any Manufactured home must be underskirted and set up and maintained in a neat and orderly fashion. The skirting material is to be attractive and compliment the siding and conceal the tongue, which must be removed upon set-up, and any exposed areas between the base of the home and the lot. Concrete Blocks shall not be allowed for the purposes of skirting the home. Skirting must be completed within 90 days of manufactured home being placed on property.
- d. Any Manufactured Home must be constructed with wooden or masonite siding or residential lapped siding (non metallic in appearance).

All materials used in construction shall be of new material and all construction must be completed within a reasonable period of time. All improvements to the property shall be done in a neat and orderly manner. Prior to the construction of or set up of any dwelling the owner must receive written authorization of compliance from the developer or his agent. The Developer must respond within thirty (30) days of this written request, either accepting or rejecting the same, or approval by the Developer shall not be necessary.

4. Due to the intention for this subdivision to be an attractive, peaceful, well maintained neighborhood for single family residences, the following provisions shall be in effect:

- a. Any permanent dwelling placed or constructed on a lot must be a single family dwelling.
- b. No more than one single family dwelling is allowed on any lot in this subdivision. Sheds, barns, and other out buildings are permitted.

5. Trash, junk, garbage and abandoned automobiles shall not be allowed to be placed nor to remain on any lot. Each homesite area is to be maintained in a neat and orderly appearance free of clutter and miscellaneous items scattered around. These items are to be kept in storage shed(s):

Each property must have storage shed(s) for such maintenance. No property shall be without a storage shed for a period longer than 90 days per any given year.

6. Travel trailers, campers, motor homes and tents shall not be permitted for camping or dwelling purposes on lots 17, 18, 19, 20. Camping is not prohibited on lots 1-16, 21-25 provided it does not exceed 7 consecutive days and no more than 90 total days during any calendar year. Camping is also prohibited within 250 feet of any existing road or if equipment and items used for camping are visible from the road. Travel trailers, campers, motor homes and tents are not allowed on the property except under the camping guidelines above. However, an owner with a permanent dwelling on his lot will not be prohibited by these Protective Covenants from maintaining or parking a travel trailer, camper or motor home on their land provided the travel trailer, camper and motor homes are not occupied while on the land. In the event a building permit has been issued to an owner by the Hamilton County Building Department for construction of a home on the owner's lot in this subdivision, the owner commences construction and continues with the construction on at least a monthly basis, the owner will not be prohibited from using a travel trailer or motor home as a temporary residence while construction is being completed with a valid and current building permit. This temporary residency period is not to exceed one (1) year in length. Government agencies (such as the zoning department and health department) have further guidelines and limitations with regard to camping.

7. No trade or business, nor any noxious or offensive activity shall be carried on upon the herein described lots which may be or may become an annoyance or nuisance to the other owners of the subject property.

8. These Protective Covenants will not prohibit the land owner from fencing his land along his boundary lines and grazing cows, horses, goats, etc. providing, however, that said animals do not create a nuisance to the neighboring property owners. Pigs, chicken barns, or animal pens shall not be allowed within one hundred fifty feet (150') of any existing roads, or if they would disturb the peaceful enjoyment of nearby landowners. Animals, whether by action or number, shall under no circumstance create a nuisance to the neighbors in the development, in particular, animals shall not create a nuisance through noise, odor, insect infestation or any health hazard.

9. No hunting or discharge of firearms shall be permitted upon any lot within the subdivision.

10. In the event of a violation or breach of any item within this Declaration of Restrictions for BRADSHAW FARMS Subdivision by a person or concerned party claiming by, through or under the Developer, or by virtue of any judicial proceedings, the Developer and the owner of any lot located on the herein above described real property, or either of them, jointly or severally, shall have the right to proceed at law or in equity to compel compliance with the terms hereof or to prevent the violation or breach of any of them. The failure to enforce any right, reservation, restriction or condition contained herein, however long continued, shall not be deemed a waiver of the right to do so thereafter as to the same breach, or as to any breach occurring prior or subsequent thereto, and shall not bar or affect its enforcement.

11. Government comprehensive plans, zoning, land development regulations and other rules and regulations supersede these restrictions and protective covenants. The Hamilton County Office of Planning and Zoning should be contacted to obtain the latest information regarding requirements and restrictions on use and development before making plans for the use of lots in BRADSHAW FARMS Subdivision.

ARTICLE III PROPERTY RIGHTS

Section 1. Owner's Rights of Enjoyment. Every owner will have a right to ingress and egress over the common Areas, which rights are appurtenant to and will pass with the title to every lot and which rights are subject to the following provisions:

- a) The Association can adopt and publish rules and regulations governing the use of the Common Areas or properties owned or maintained by the Association and the personal conduct of the members and their guest thereon, can establish penalties for the infraction of these rules and regulations.
- b) The Developer and/or the Association reserves any assignable right to use the easements shown on the recorded plats for the purpose of drainage and public utilities. The Association, or its assigns, reserves the right to enter upon the lands covered by these Restrictions, without cost or liability to the owner, to construct in

the easements, shown on the recorded plats, channels and/or other drainage accessories in accordance with sound engineering practices, to enhance the drainage of the lands covered herein. The Developer or the Association can dedicate, transfer or grant easements to any part of the Common Areas to any public agency, authority or utility for the purpose intended including, but not limited to ingress, egress, public utilities and drainage.

- c) Before the Developer or Association can dedicate, transfer or grant any easement which is directly or indirectly related to the surfacewater management system, The Suwannee River Water Management District must approve and all permits or authorizations issued by the Suwannee River Water Management District must be modified, if necessary. Such modification shall be made under the lawfully adopted rules of the Suwannee river Water Management District in effect at the time of application for such modification.

Section 2. Delegation of Use. Any owner may delegate, in accordance with the Bylaws, his right of enjoyment to the Common Areas to the members of his immediate family, (the spouse, children, parents or other relatives who reside with owner) without charge other than the annual assessment. Guidelines for further use by others is to be established by the Association.

ARTICLE IV MEMBERSHIP AND VOTING RIGHTS

Section 1. Every owner of a lot that is subject to assessment will be a member of the Association. Membership is appurtenant to and may not be separated from ownership of the lot which is subject to assessment.

Section 2. Members will be all owners, including the Developer, and will be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they among themselves determine, but only one vote can be cast with respect to any lot.

Section 3. The business of the Association will be managed by the Board of Directors of the Association who may employ agents to assist them in this function. The Association will indemnify the Directors and their agents from any personal liability, including attorney fees, which arises as a result of their good faith actions, in the conduct of the Association's business and activities.

Section 4. Annual meetings of the Association members can be called at the discretion of the Board of Directors or at the request of owners entitled to cast fifteen percent (15%) of the total Association votes. Special meetings of the Association members can be called by the Board of Directors.

Section 5. Notice of any meeting called under Section 4 above will be sent to all members not less than 30 days in advance of the meeting. The presence of members or of proxies entitled to cast one-third (33 1/3%) of all the votes of membership will constitute a quorum.

ARTICLE V COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The owner for each lot owned within the properties, hereby covenants and agrees to pay the Association:

(1) annual assessments or charges, and (2) special assessments for capital improvements, to be established and collected as provided in this Declaration. The annual and special assessments, together with interest, costs and reasonable attorney's fees, will be charges on the land and will be a continuing lien on the property against which each assessment is made. Each assessment, together with interest, costs and reasonable attorney fees, will also be the personal obligation of the person who was the owner of such property at the time the assessment fell due.

Section 2. Purpose of Assessments. The assessments levied by the Association will be used exclusively to promote the recreation, health, safety and welfare of the owners of the properties and for the improvements and maintenance of the roads, drainage areas of easements, and Common Areas situated on the properties, including but not limited to:

- (a) Payment of operating expenses of the Association including payment of insurance

premiums on insurance acquired by the Association.

- (b) Lighting, improvement and beautification of access ways and easement areas.
- (c) Management, maintenance, improvement and beautification of any parks, lakes, ponds, buffer strips, recreation areas and facilities, and roads.
- (d) Doing any other thing necessary or desirable, in the judgement of the Association, to keep the properties neat and attractive or to preserve or enhance the value of the properties herein, or to eliminate fire, health or safety hazards, which in the judgement of the Association may be of general benefit to the owners or occupants of lands included in the development.
- (e) Repayment of funds, and interest thereon, borrowed by the Association.
- (f) Payment of Annual Corporation Fee to Florida's Secretary of State for maintaining an active P.O.A.
- (g) Fees to file income tax and other forms with State of Florida or IRS
- (h) Management, maintenance, operation and care of real and personal property, including but without limitation, all lakes, ditches, canals, retention or detention areas, drainage, other surface water management works, and preservation or conservation areas, wetlands and wetland mitigation areas, which are owned by the association or the owners in common, or located within Bradshaw Farms Subdivision.

Section 3. Maximum Annual Assessment. The Annual Assessment will be set at the discretion of the Board of Directors of the Association, but can not exceed the Maximum Annual Assessment for that year which is determined as follows:

- (a) Until January 1 of the year immediately following the conveyance of the first lot to an owner, the Maximum Annual Assessment will be Seventy Five dollars (\$75.00) per lot.
- (b) After January 1 of the year immediately following the conveyance of the first lot to an owner, the Maximum Annual Assessment can be increased each year by no more than (10%).
- (c) After January 1 of the year immediately following the conveyance of the first lot to an owner, the Maximum Annual Assessment may be increased beyond the amount determined in (b) above by a vote of three-fourths (3/4) of members who are voting in person or by proxy, at a meeting duly called for this purpose.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association can levy in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Areas, and only if the Special Assessment is approved by three-fourths (3/4) of all votes duly cast in person or by proxy at a meeting duly called for this purpose.

Section 5. Notice and Quorum for any Action Authorized under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under paragraph (c) of Section 3 and under Section 4 above will be sent to all members not less than 30 days in advance of the meeting. The presence of members or of proxies entitled to cast one-third (33 1/3%) of all votes of membership will constitute a quorum.

Section 6. Uniform Rate of Assessment. Both annual and special assessments will be fixed at a uniform rate for all lots and can be made payable on an annual or more frequent basis.

Section 7. Date of Commencement of Annual Assessments and Due Dates. The annual assessments will commence at such time as determined at the discretion of the Board of Directors and the Association. The first annual assessment will be adjusted according to the number of months remaining in the calendar year. The Board of Directors will fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period. Written notice

of the annual assessment will be sent to each owner. The due dates will be established by the Board of Directors. The Association will, upon demand and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified lot have been paid.

Section 8. Effect of Non-Payment of Assessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date will bear interest from the due date at the maximum rate then permitted under Florida Law. The Association can bring an action at law against the property. No owner can waive or otherwise escape liability for the assessments by non-use of the Common Areas or roads nor by abandonment of his lot.

Section 9. Subordination of the Lien to Mortgage. The lien of the assessments provided for herein is subordinate to the lien of any first mortgage. Sale or transfer of any lot will not affect the assessment lien. However, the sale or transfer of any lot pursuant to a mortgage foreclosure, or any proceeding in lieu thereof, will extinguish the lien of the assessment as to payments which became due prior to such sale or transfer. No sale or transfer will relieve liability for any assessment thereafter becoming due or from the lien thereof.

ARTICLE VI PROPERTY SUBJECT TO THIS DECLARATION

Section 1. Existing Property. The real property which is, and will be held, transferred, sold, conveyed and occupied subject to this Declaration is located in Hamilton County, Florida and is described on page 1 of this Declaration.

Section 2. Additions to Existing Property. Additional land may become subject to this Declaration in the sole discretion of the Developer, by recordation of additional or supplemental declarations containing essentially the same substance as the instant Declaration. Any subsequent or supplemental Declaration of Restrictions and Protective Covenants will interlock all rights of members to the Association to the end that all rights resulting to members of the Association will be uniform as between all covered lands and properties. Such additional land may include both additional property owned by the Developer, and property owned by others, if the Developer's written consent thereto is recorded in the Public Records.

Section 3. General Provisions Regarding Additional Property. In the event additional property is added to the terms and provisions of this Declaration of Restrictions and Protective Covenants, no addition will revoke or diminish the rights of the owners of the properties to the utilization of the common areas, except to grant to the owners of the properties being added the right to use the common areas.

ARTICLE VII AMENDMENT BY DEVELOPER

The Developer reserves and shall have the sole and exclusive right without notice to amend these Covenants and Restrictions for the limited purpose of curing and scrivener's error, ambiguity, in or inconsistencies between the provisions contained herein. Any amendment altering governmentally approved aspects of the development (for example, affecting the approved drainage plan for this property) must be first approved by the applicable governmental agency or body (for example, Suwannee River Water Management District).

ARTICLE VIII ADDITIONAL COVENANTS AND RESTRICTIONS

No property owner, without the prior written approval of the Developer and the Association, may impose any additional covenants or restrictions on the properties nor on any properties added pursuant to Article VI hereof.

ARTICLE IX
GENERAL PROVISIONS

Section 1. Enforcement. The Association or any owner has the right to enforce by any proceedings at law, or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or later imposed by the provisions of this Declaration. Failure by the Association or by any owner to enforce any covenant or restriction herein contained will not constitute a waiver of the right to do so hereafter.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgement or court order will in no way affect any other provisions, which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration will run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded in the public records, after which time they will be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the owners, and thereafter, by an instrument signed by not less than seventy five percent (75%) of the owners. To be effective, any such amendment must be recorded in the public records of Hamilton County, Florida.

IN WITNESS WHEREOF, the undersigned, being the Developer herein, executed this Declaration this 8th day of April, 1999.

Signed, sealed and delivered
in our presence as witnesses:

Madelyn B. Hayes
Madelyn B. Hayes
Alex R. Jean

By: Jim Jean
Jim Jean, as President
Jim Jean and Sons, Inc.

STATE OF FLORIDA, COUNTY OF Alachua

The foregoing 3rd Revision of The Declaration of Restrictions and Protective Covenants was acknowledged before me this 8th day of April, 1999, by Jim Jean, personally known to me

WITNESS my hand and seal this 8th day of April, 1999

Madelyn B. Hayes
Notary Public, State of Florida

MADELYN B. HAYES
NOTARY PUBLIC, STATE OF FLORIDA
MY COMM. EXP. APR. 28, 2001
COMM. # CC 822469
Bonded By Old Republic Surety Company