

1-1-86

LYNN LAKE ESTATES

RESTRICTIVE COVENANTS AND RESERVATION OF EASEMENTS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, EDDIE McGHIN, and his wife, GRACE McGHIN, of Hamilton County, Florida, are the owners of all the lots in Lynn Lake Estates, a subdivision of a portion of:

The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6,
Township 1 North, Range 14 East,
Hamilton County, Florida; and

WHEREAS, said parties are desirous of restricting said property and reserving certain easements therein;

NOW, THEREFORE, said parties (EDDIE McGHIN, and his wife, GRACE McGHIN, of Hamilton County, Florida) do hereby, for themselves, their heirs, administrators and assigns, restrict said above described property in the manner and for the time hereinafter set forth, and do hereby reserve an easement as hereinafter set forth:

A. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

B. DWELLING SIZE. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 900 square feet for a one-story dwelling, nor less than 650 square feet for a dwelling of more than one story.

C. BUILDING LOCATION. No building shall be located on any lot nearer than 25 feet to the front lot line, nor nearer than 15 feet to any side street line, nor nearer than 10 feet to an inside lot or plot line, except that no side yard shall be required for a garage or other permitted accessory building located 75 feet or more from the minimum building setback line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building, on a lot to encroach upon another lot.

D. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 85 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 10,000 square feet.

E. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown in, under, over and along the rear five (5) feet of each lot.

F. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

G. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

H. FENCES. No fences shall be located nearer than 40 feet to any front lot line.

BOOK - 54 72
OFFICIAL RECORDS

I. GENERAL PROVISIONS.

I-1. Term. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

I-2. Enforcement. Enforcement shall be by proceedings in law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

I-3. Severability. Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this instrument this 5th day of August, 1963.

Signed, sealed and delivered in the presence of:

[Signature] Eddie McGhin (SEAL)
Grace McGhin (SEAL)
Grace McGhin

STATE OF FLORIDA
COUNTY OF SUWANNEE

Before me, the undersigned authority, personally appeared EDDIE MCGHIN and his wife, GRACE MCGHIN, known to me to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal at, Live-Oak, Florida, this 5th day of August, 1963.

[Signature]
Thelma Lewis
Clerk Circuit Court
Hamilton County
Jasper, Florida

STATE OF FLORIDA
COUNTY OF HAMILTON

ON THIS 6th DAY OF Aug. A. D. 1963

AT 2:20 O'CLOCK P.M. THIS INSTRUMENT

WAS FILED FOR RECORD AND RECORDED IN

OFFICIAL RECORD BOOK 54 AT PAGE 71-72

PUBLIC RECORDS OF SAID COUNTY.

WITNESS MY HAND AND OFFICIAL SEAL
1st DAY OF Aug. A. D. 1963