

RESTRICTIVE COVENANTS

THESE RESTRICTIVE COVENANTS, made and published on this 25th day of February, 1990, by FLORIDA LAND GROUP, INC., a Florida corporation. BOOK 258 PAGE 347

WITNESSETH: That, WHEREAS, said FLORIDA LAND GROUP, INC., is the owner of the parcel of land situate, lying and being in Hamilton County, Florida, being more particularly described as:

"MEADOW BROOK WOODS WEST", a subdivision, recorded in Plat Book 2, Page 109, of the Official Records of Hamilton County, Florida.

WHEREAS, it is to the interest, benefit and advantage of FLORIDA LAND GROUP, INC., and to each and every person who shall hereinafter purchase any portion or parcel of the above-described property that certain restrictive covenants governing and regulating the use of occupancy of the same be established; set forth and declared to be covenants running with the land;

NOW, THEREFORE, for and in consideration of the premises and of the benefits to be derived by FLORIDA LAND GROUP, INC., and for each and every subsequent owner of any of the above-described property, said FLORIDA LAND GROUP, INC., does hereby set up, promulgate, and declare the following restrictive covenants to apply to all of said lots and to all persons owning said above-described property, or any of them hereafter; these restrictive covenants shall become effective immediately and run with the land and shall be binding on all persons claiming under and through FLORIDA LAND GROUP, INC., until January 1, 2005, at which time said covenants may be revised or kept the same as

herein set forth, but, in any event, the said covenants shall be
thereafter extended for a period of ten (10) years and further 348
extended for a period of ten (10) years at the end of each
successive ten (10) year period and the said covenants are as
follows:

1. **LAND USE AND BUILDING TYPE.** No lot shall be used for any purposes other than residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling, mobile home or manufactured home and a private garage. Detached garages and small pet shelters will be permitted.

2. **DWELLING COST, QUALITY AND SIZE.** All dwellings shall be of a design, quality of workmanship and materials which meet all local and state building requirements. The main structure of any house, mobile home or manufactured home, exclusive of one-story open porches, carports and garages, shall not be less than 1,000 square feet in size.

3. **BUILDING LOCATION.** No building shall be located on any lot nearer to the front line or nearer to the side lines than the minimum building setback lines as described herein. In any event, no building shall be located on lot nearer than 25 feet to the front lot line, or nearer than 15 feet to any side lot line. Rear yards will be at least 15 feet from dwelling to rear lot line. For the purpose 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 349
of a building on a lot to encroach upon another lot. OFFICIAL RECORDS

4. **MOBILE HOMES.** Mobile homes may be utilized as single family dwellings. Each mobile home must be at least 24 feet in width and contain at least 1,000 square feet of enclosed space, exclusive of porches. All mobile homes must be completely underskirted within 30 days of being placed on a lot. No mobile home older than 4 years shall be initially placed on a lot. Each lot owner must present a Certificate of Title for their mobile home showing a date of manufacture within 4 years of the date of placement of the mobile home on the lot.

5. **NUISANCE.** 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.

6. **PROHIBITED STRUCTURE.** No trailer, basement, tent, shack, garage, barn, or out-building shall be used or placed on any lot at any time as a residence either temporarily or permanently.

7. **SIGNS.** No sign of any kind shall be displayed to the public view on any lot, except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a

builder to advertise the property during the construction and sales period.

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OFFICIAL RECORDS

8. **LIVESTOCK AND POULTRY.** No animals, livestock, to include hogs and goats, or poultry of any kind shall be raised, bred or kept on any lot, except that horses, cows, dogs, cats, or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purposes.

9. **GARBAGE AND REFUSE DISPOSAL.** No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

10. **MAINTENANCE.** Each owner shall provide exterior maintenance on their lot as follows: Grass mowed, garbage, junk and used building materials removed. In the event the owner fails or neglects to provide this maintenance after reasonable notice by certified mail, then the maintenance may be performed and the cost of said maintenance will be assessed against the owner by imposition of a labor lien for improvement of real property pursuant to Florida Statutes.

11. **FENCING.** Any fencing placed along rights-of-way dedicated in this subdivision shall be constructed of black crosote 1 inch x 6 inches lumber with black crosote posts.

12. 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 fifteen (15) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change any covenants in whole or in part. 258 RECORDS 351

13. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violating or to recover damages.

14. SUBJECT TO. Ownership of all said property is subject to Deed to State of Florida for Right-of-Way (County Road No. 249), as recorded in Deed Book 242, Page 309, public records of Hamilton County, Florida, and subject to Drainage Easement as recorded in Deed Book 42, Page 307, public records of Hamilton County, Florida.

15. SUBDIVISION. No lot shall be further subdivided by any owner.

IN WITNESS WHEREOF, this Declaration of Restrictive Covenants for MEADOW BROOK WOODS WEST has been signed by the Company, being, FLORIDA LAND GROUP, INC., on the first page hereof, as of the day and year first above set forth.

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE:

FLORIDA LAND GROUP, INC. 258 PAGE 352

By: Ronald H. Ratliff
Ronald H. Ratliff, President

Attest: Vickie L. Ratliff
Vickie L. Ratliff, Secretary

Robert S. Stone
Wanda Calender



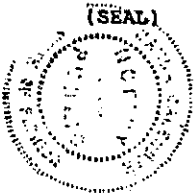
STATE OF FLORIDA
COUNTY OF HAMILTON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments personally appeared, Ronald H. Ratliff and Vickie L. Ratliff, well known to me to be the President and Secretary respectively of FLORIDA LAND GROUP, INC., a corporation, but they severally acknowledged executing the same in the presence of two (2) subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and the seal affixed thereto is the true and corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of February, 1990.

Wanda Calender
Notary Public

MY COMMISSION EXPIRES OCT. 30, 1990
NOTARY PUBLIC, STATE OF FLORIDA
BONDED THIS NOTARY PUBLIC UNDERWRITERS
RESTRICT. WES



FILED AND RECORDED
IN THE PUBLIC RECORD
OF
HAMILTON COUNTY
FLORIDA
APR 23 20 PM '90
BY Wanda Calender
CLERK OF COURT
HAMILTON COUNTY, FLORIDA

06564.

THIS INSTRUMENT PREPARED BY: THOMAS E. STONE, Attorney at Law
POST OFFICE BOX 292
MADISON, FLORIDA 32340