

RESTRICTIVE COVENANTS

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OFFICIAL RECORDS

THESE RESTRICTIVE COVENANTS, made and published on this 25th day of May, 1990, by FLORIDA LAND GROUP, INC., a Florida corporation.

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", a subdivision, recorded in Plat Book 2, Page 1126113 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; and

WHEREAS, the Company shall cause or have caused to be formed "MEADOW BROOK WOODS PROPERTY OWNERS ASSOCIATION, INC." a Florida Corporation not for profit, hereinafter referred to as the "Association", to which there has been and will be delegated and assigned certain powers and duties of ownership, maintenance and repair of road right-of-way and other areas, and the enforcement of the Covenants and Restrictions contained herein as well as collection and disbursement of maintenance and upkeep expense.

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 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 except for residential purposes or gardening and landscaping thereto; and only one dwelling, meaning mobile home, modular home or building for residential purposes, shall be erected or place on any lot. This limitation shall not prohibit the erection or placing of a garage for parking of a resident's personal motor vehicles or a storage building for personal equipment or tools, or a barn or pet shelter in a lawful manner.

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 open porches, carports and garages, shall not be less than 750 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 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 with eaves, steps, and open porches shall not be considered as apart 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.

4. **MOBILE HOMES.** Mobile homes may be utilized as single family dwellings. Each mobile home must be at least 14 feet in width and contain at least 780 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 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 travel trailer, motor home, tent, or other temporary housing or vehicles shall be used or placed on any lot. However, travel trailers, motor homes, recreational vehicles, tents, etc., may be used or placed on any lot for weekend and holiday use provided that same shall not remain on any lot for more than 3 consecutive days.

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.

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 right-of-way dedicated in this subdivision shall be constructed of black crosote 1 inch x 6

inches lumber with black creosote posts.

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12. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under the above 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.

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. 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 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.

BY: *Ronald H. Ratliff*
RONALD H. RATLIFF, President

ATTEST: *Vickie L. Ratliff*
VICKIE L. RATLIFF, Secretary

Jan M. Wood
Wanda Calender



STATE OF FLORIDA
COUNTY OF HAMILTON

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I HEREBY CERTIFY THAT ON THIS DAY, before me, an officer duly authorized in this State aforesaid and in the County aforesaid to take acknowledgements, 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 29th day of May, 1990.

Wanda Coleman
NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: OCT. 30, 1993.
FORGED TRUE NOTARY PUBLIC UNDERWRITERS



THIS INSTRUMENT IS PREPARED BY: Florida Land Group, Inc.
Post Office Box 1146
Jasper, Florida 32052

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FILED AND RECORDED
IN THE OFFICIAL RECORDS
OF HAMILTON COUNTY
AUG 20 12 31 PM '90
ELANE ROZIER
CLERK OF CIRCUIT COURT
HAMILTON COUNTY FLORIDA
JLH/BAE/PA

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