

THIS INSTRUMENT WAS PREPARED BY:
A & R OF LAKE CITY, INC.
P.O. BOX 1733
LAKE CITY, FL 32055

Inst: 202524001756 Date: 06/19/2025 Time: 1:57PM
Page 1 of 2 B: 960 P: 30, W. Greg Godwin, Clerk of Court Hamilt
County, By: VH
Deputy Clerk

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS, A & R OF LAKE CITY, INC., a Florida Corporation, being the owner of the following described property in HAMILTON County, Florida:

All Lots within SOUTHERN ESTATES, a subdivision according to the plat thereof recorded in Plat Book 3 Page 76 of the public records of HAMILTON County, Florida

makes the following Declaration of Restrictions covering the above described property, specifying that this Declaration shall constitute covenants running with the title to the land, and that this Declaration shall be binding upon the undersigned and upon all persons claiming title through the undersigned. These Restrictions, during their lifetime, shall be for the benefit of and limitation upon all present and future owners of the real property.

1. No permanent dwelling is permitted which has a ground floor area, exclusive of open porches, decks or garages, of less than 1,200 square feet. Singlewide mobile homes and container homes are not allowed. Doublewide mobile homes will be allowed, provided that they meet the minimum square footage requirement of 1,200 square feet and are in good condition. Mobile homes older than ten (10) years when placed on the property must be approved in writing by the Developer or entity enforcing these restrictions. All mobile homes must be skirted within sixty (60) days of being delivered to the property. Mobile homes must be set up in accordance with the State of Florida standards and maintained in a neat and orderly fashion.
2. Travel trailers, campers and motorhomes shall not be used as living quarters on any lot. Camping is not permitted, even on a temporary basis.
3. No trade or business is allowed that would be disruptive to the tranquility of a rural residential community by larger than normal residential traffic, or activities that would be construed as offensive or noxious to such a residential area. For example, activities would not be allowed if by their appearance, sound, or odor they go beyond home occupations and hobbies and instead enter into typically business zoned high volume commercial, amusement, charitable, or manufacturing purposes. Nor shall any other noxious or offensive activity be carried out on or upon the herein described lots, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the owner or owners of any other property within the boundary of the herein described lots. In that regard, no hunting nor any target practice with firearms shall be permitted.
4. No swine shall be raised, bred or kept on any lot. Dogs (except pit bulldogs), cats and other pets may be kept, so long as they are within the confines of the Owner's lot, or within the Owner's dwelling place. There shall be no commercial dog breeding on any lot. Livestock (on a small basis, for example: no large chicken barns or commercial feeder lot operations) are allowed, except for swine, to be kept on the property as allowed under the HAMILTON County code regulations. Animal pens shall be kept clean and neat in appearance. 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.

5. Owner shall keep their property clean and cleared of rubbish (trash, junk, tires, garbage, abandoned or junked automobiles, trucks, recreation equipment, or farm equipment). The seller, or its successors in title, may clean the property, remove rubbish and charge the owner with all costs incurred in doing so if the owner has not cleaned or removed rubbish from their property within thirty (30) days or receipt of written notice by certified or registered mail from the seller, or the successors in title, that cleaning and removal of rubbish is required. Said costs may be collected by placing a lien against said parcel and by its foreclosure in due and legal manner.
6. No defacement of property is allowed. Borrow pits are not allowed. A pond may be constructed and maintained on any lot so long as all necessary permits are obtained. If a pond is constructed, it must be maintained in such a way as not to become a nuisance.
7. 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 any parcels covered by these Restrictions and Protective Covenants.
8. No sign of any kind shall be displayed to the public view on the Lot except signs installed by the Developer. The sole exception is that one (1) real estate sign no larger than eighteen (18) inches by twenty-four (24) inches may be placed on the Lot during the time which the Lot is for sale.

IN WITNESS WHEREOF, the party hereto has caused these presents to be executed as of this 19th day of JUNE, 2025.

Signed, sealed and delivered
in the presence of:

A & R OF LAKE CITY, INC., A Florida
Corporation

By: Chris A. Bullard
Chris A. Bullard, President

Holly C. Hanover

(First witness)

Holly C. Hanover

Printed Name

Witness Address:

1910 SW SR 47, Lake City, FL 32025

Christina Sherrouse

(Second Witness)

Christina Sherrouse

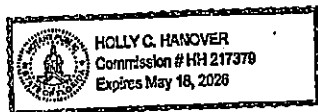
Printed Name

Witness Address:

1910 SW SR 47, Lake City, FL 32025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 19TH day of JUNE, 2025, by CHRIS A. BULLARD, President of A & R OF LAKE CITY, INC. He is personally known to me and did not take an oath.



Holly C. Hanover

Notary Public

My Commission expires: 5-18-26