

RESTRICTIVE COVENANTS

OF

ASTORIA PARK UNIT NO. 1

KNOW ALL MEN BY THESE PRESENTS, that Ideal Estates, Inc., a corporation organized and existing under the laws of the State of Florida with its principal office and place of business in Tallahassee, Leon County, Florida, the owner in fee simple of the following described real estate:

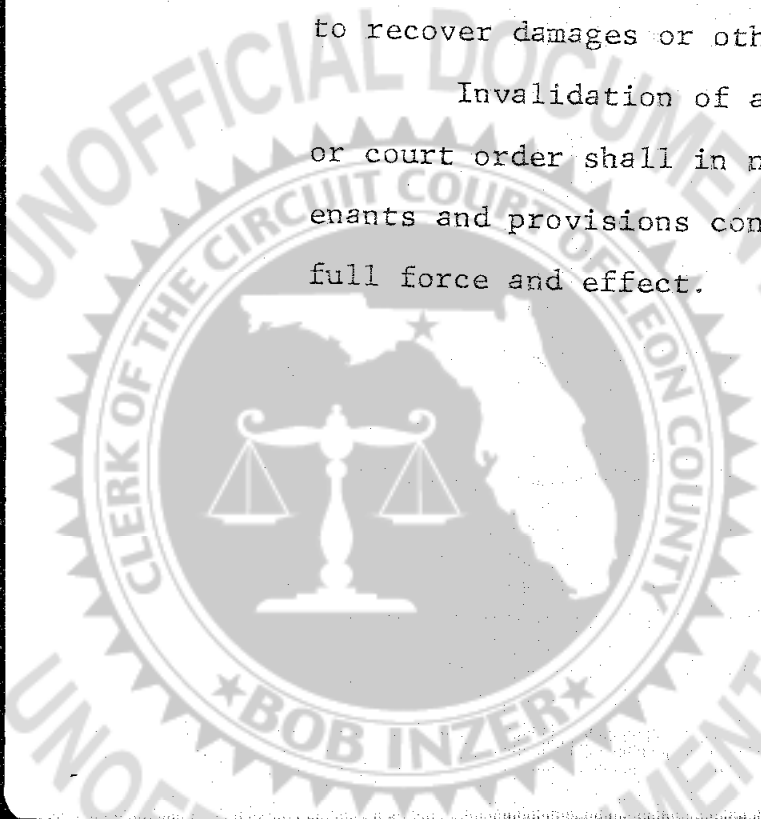
Astoria Park, Unit No. 1, a subdivision, as per map or plat thereof recorded in Plat Book 4, page 78, of the public records of Leon County, Florida, except for lots 1 through 6 of Block "A" in said subdivision,

does hereby impose upon the lands hereinabove described the following covenants and restrictions to run with the land and which shall be binding on grantor and all persons claiming by, through or under said grantor, until January 1, 2005, at which time these covenants are to be extended for 10 year periods after expiration unless modified by a majority of the then record owners of the lots.

If grantor, or any person claiming by, through or under grantor, or their heirs or assigns, or any other person, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other covenants and provisions contained herein which shall remain in full force and effect.

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(a) All lots, except Lots 1 through 6 of Block "A" which are to be excluded, in the subdivision shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any of said lots, 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 and a laundry or tool room attached to the garage or house on the ground floor. Nothing herein shall prevent the construction of basements under the dwellings.

(b) No building shall be erected or placed upon any lot in the subdivision unless the design and location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision by the President of Ideal Estates, Inc., or by a committee of stockholders of the corporation, appointed for that purpose, which said approval shall not be unreasonably withheld; provided, however, that no such approval shall be necessary subsequent to January 1, 1975.

(c) No building shall be located upon any residential building plot nearer than 30 feet to the front lot line nor nearer than 15 feet to any side street line. No building except a detached garage or other outbuilding located 75 feet or more from the front lot line shall be located nearer than 5 feet to any side lot line.

(d) No trade or commercial activity shall be carried on upon any lot or plot within the described area and no commercial, advertising or display signs and no large or unsightly signs shall be permitted on said land, provided however, nothing herein contained shall be construed to prevent the developers or their agents from erecting or maintaining on any part of said land owned by them such commercial and display signs or such temporary structure as may be reasonably required by them, for development and sale purpose.

(e) No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(f) No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(g) No dwelling costing less than \$9,000.00 shall be permitted on any lot in the described area. The ground floor area of the main structure shall not be less than 1100 square feet for a two or three bedroom house, both areas to be exclusive of open porches, carports and/or garages. In the case of a one and one-half or two story structure, the ground floor area shall not be less than 600 square feet, exclusive of open porches, carports, and/or garages.

(h) Nothing herein shall prevent any dwelling being built on more than one lot as shown on the recorded plat, but no lot so shown shall be subdivided to secure more than one building plot.

(i) There is hereby reserved an easement for drainage purposes as shown on a map or plat of said subdivision according to Plat Book 4, page 78, of the public records of Leon County, Florida.

(j) No fences shall be erected or maintained on, and no part of any lot in front of the dwelling shall be enclosed by a fence, except that an ornamental fence not to exceed four feet in height may be used to the rear of the front wall. For the purposes of these restrictions, screens or walls used to hide or shield any entry-way of terrace shall be considered a part of the dwelling.



(k) No shrubbery which will obstruct the view of motorists shall be planted closer than 20 feet to a street intersection, except ornamental shrubbery not to exceed three feet in height.

(l) No horses, sheep goats, cows or chickens shall be kept or maintained on any lots in the subdivision, and no dog kennel or dog raising enterprise shall be allowed. No dwelling shall be used as a business or business office open to the general public.

(m) In the event that a minor violation of any of these restrictions shall inadvertently occur, which said minor violation shall not be of such a nature as to defeat the intent and purpose of these covenants, the developers of the subdivision for a period of five (5) years from and after this date, reserve the right to waive such minor violation.

IN WITNESS WHEREOF, the said Ideal Estates, Inc., has, by its proper officer, set its hand and affixed its corporate seal hereto this 30th day of December, A. D. 1964.

IDEAL ESTATES, INC.

(CORPORATE SEAL)

Louise Smith

By: J. J. Koelemij
J. J. KOELEMIJ, as its
President

STATE OF FLORIDA:

COUNTY OF LEON:

Before me, the undersigned authority, personally appeared J. J. KOELEMIJ, to me well known and known to me to be the President of Ideal Estates, Inc., and he acknowledged before me that he executed the above and foregoing Restrictive Covenants of Astoria Park, Unit No. 1, as such officer for the corporation and for the uses and purposes therein contained.

WITNESS my hand and official seal this 30th day of December, A. D. 1964.

Louise A. Smith
Notary Public, State of Florida
at Large.
My Commission Expires: _____

(NOTARIAL SEAL)

Notary Public, State of Florida at Large.
My Commission Expires Oct. 8, 1965