

DR1059PG2342

RESTRICTIVE COVENANTS OF
LAKEWOOD ESTATES, UNIT NO. III

THIS INDENTURE, made, executed, and delivered this 1st day of November 1982, by EQUITY RESOURCES, INC., a Florida corporation, Post Office Box 3286, Tallahassee, Florida, and whose place of business is 3000 Tower Court, Tallahassee, Florida;

W I T N E S S E T H

THAT, WHEREAS, said Equity Resources, Inc. is the owner of the subdivision known as LAKEWOOD ESTATES, UNIT NO. III, being a subdivision of land situate, lying and being in Leon County, Florida, and described as follows:

All of LAKEWOOD ESTATES, UNIT NO. III, a subdivision as per map or plat thereof recorded in Plat Book 9 Page 21 of the Public Records of Leon County, Florida;

WHEREAS, it is to the interest, benefit and advantage of EQUITY RESOURCES, INC. and to each and every person who shall hereafter purchase any lot in said subdivision that certain protective covenants, governing and regulating the use and occupancy of the same shall 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 EQUITY RESOURCES, INC., and each and every subsequent owner of any of the lots in said subdivision, said individuals do hereby set up, establish, promulgate and declare the following protective covenants to apply to all of said lots and to all persons owning said lots, or any of them, hereafter; these protective covenants shall become effective immediately and run with the land and shall be binding upon all persons claiming under and through EQUITY RESOURCES, INC.

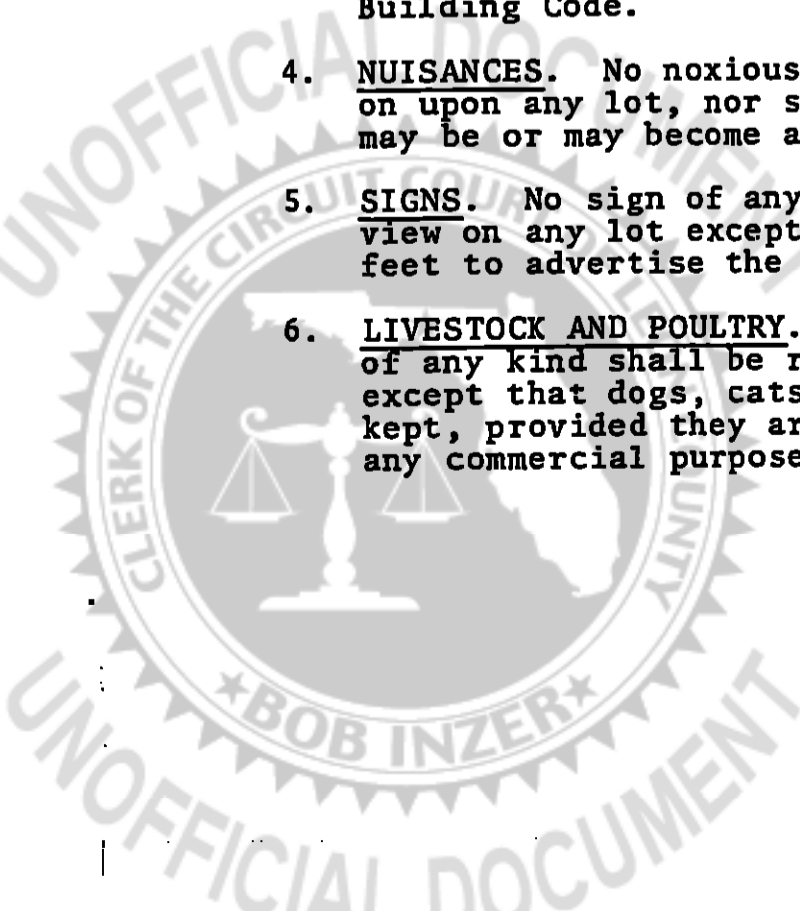
1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes.
2. DWELLING SIZE. No dwelling shall be permitted on any lot unless it is at least 600 square feet.
3. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line or nearer to the side street than the minimum setback lines determined by the Leon County Building Code.
4. 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
5. SIGNS. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than ten square feet to advertise the property for sale or lease.
6. LIVESTOCK AND POULTRY. No animals, livestock, or poul of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained any commercial purpose.

PAUL F. HARTFIELD
CLERK OF CIRCUIT COURT

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RECORDED IN THE PUBLIC
RECORDS OF LEON CO. FLA.

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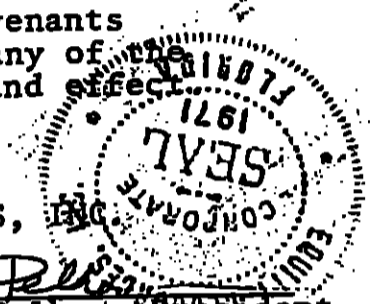
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- 7. **TERM.** These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 30 years from the date these covenants are recorded, after which time said covenants shall be automatically terminated.
- 8. **ENFORCEMENT.** Enforcement shall be by proceedings at law or in equity against any person or person violating or attempting to violate any covenant either to restrain violating or to recover damages.
- 9. **SEVERABILITY.** Invalidation of any one of these covenants by judgment of court order shall in no way affect any of the other provisions which shall remain in full force and effect.

WITNESSES:

Mary R. Kneec
Kay January

EQUITY RESOURCES, INC.
 By: Richard L. Pelham
 Richard L. Pelham, President

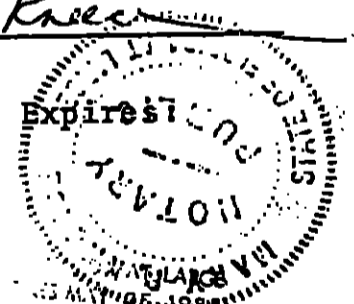


STATE OF FLORIDA)
 COUNTY OF LEON)

The foregoing instrument was acknowledged before me by RICHARD L. PELHAM, as President of EQUITY RESOURCES, INC., this 1st day of November, 1982.

Mary R. Kneec
 Notary Public
 My Commission Expires 5-25-86

NOTARY PUBLIC
 MY COMMISSION EXPIRES MAY 25, 1986
 BONDED THROUGH THE FLORIDA UNDERWRITERS



Prepared by: Richard L. Pelham
 Post Office Box 3286
 Tallahassee, Florida 32303

