

OR1059PG2344

RESTRICTIVE COVENANTS OF  
LAKEWOOD ESTATES, UNIT NO. IV

RECORDED IN THE PUBLIC  
RECORDS OF LEON CO. FLA.  
MAR 31 2 42 PM 1983  
PAUL L. HARRISFIELD  
CLERK OF CIRCUIT COURT

613813

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 :

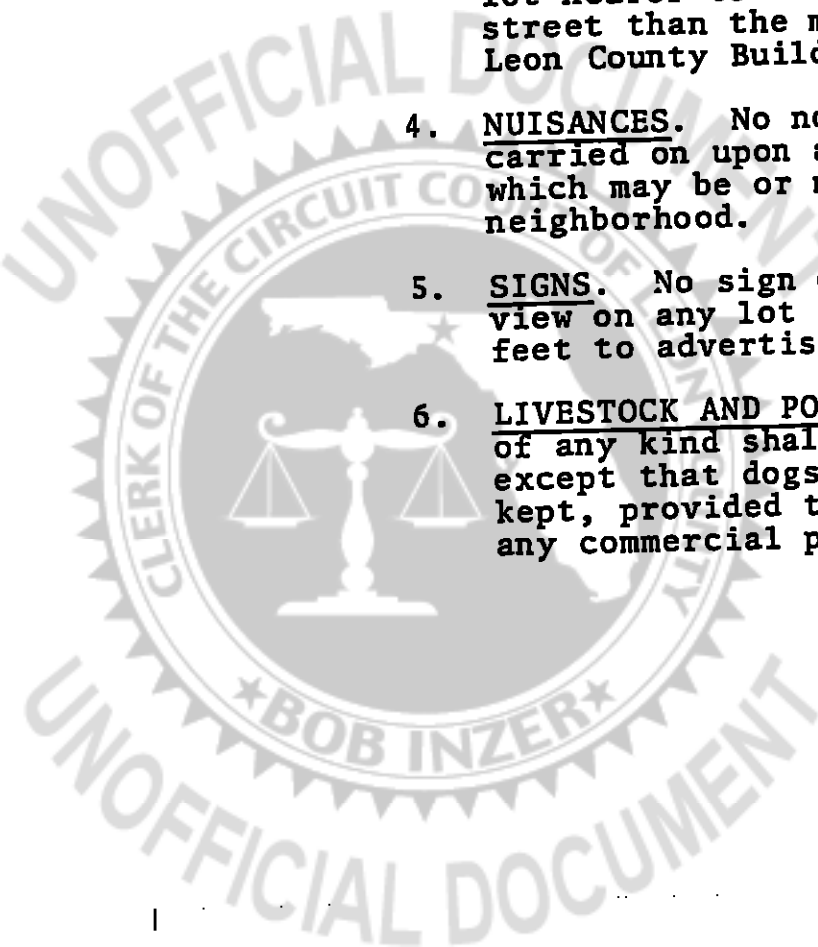
THAT WHEREAS, said Equity Resources, Inc. is the owner  
of the subdivision known as LAKEWOOD ESTATES, UNIT NO. IV,  
being a subdivision of land situate, lying and being in Leon  
County, Florida, and described as follows:

All of LAKEWOOD ESTATES, UNIT NO. IV, a subdivision  
as per map or plat thereof recorded in Plat Book 9  
Page 23 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 poultry  
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 for  
any commercial purpose.



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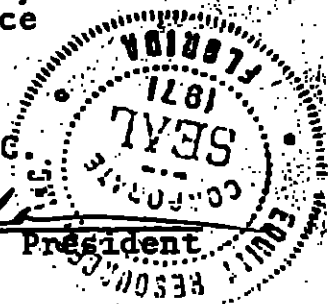
- 7. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 30 years from the date these covenants are recorded, after which time said covenants shall be automatically terminated.
- 8. ENFORCEMENT. Enforcement shall be by 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. Kneer*  
*Raymond J. [Signature]*

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. Kneer*  
 Notary Public

My Commission expires

NOTARY PUBLIC  
 STATE OF FLORIDA AT LARGE  
 COMMISSION EXPIRES MAY 05, 1985  
 MARY R. KNEER, UNDERWRITERS

5-25-85

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

