

LJC:jx/vsc
8-16-82

This Instrument Prepared By:
L. James Cherry, Jr.
Post Office Box 980
Live Oak, Florida 32060

BOOK 221 PAGE 233

RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS, made and published by ALLEN FRITZ and wife, JOYCE FRITZ and JAMES FRITZ, hereinafter referred to as "OWNERS":

W I T N E S S E T H

THAT WHEREAS, said OWNERS are the owners of the following described lands in Suwannee County, Florida, to-wit: OAKWOOD ESTATES, Units I and II, according to the plat thereof recorded in Plat Book L, Page 260, public records of Suwannee County, Florida.

LESS & EXCEPT Lot 4 of Unit I of said subdivision;

WHEREAS, it is to the interest, benefit and advantage of the OWNERS, and to each and every person who shall hereafter purchase any of the above described lots in said subdivision that certain restrictive covenants governing and regulating the use and occupancy of the same 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 OWNERS, and each and every subsequent owner of any lot in the above described subdivision, said OWNERS do hereby set up, establish, promulgate and declare the following restrictive covenants to apply to the above described lands, and to all persons owning the above described lots in said subdivision, or any of them, hereafter:

1. These covenants are to run with the title to the above described lands and shall be binding on the OWNERS and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded.

2. 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.

3. Outdoor sanitary facilities are prohibited.

4. It is intended that the above described subdivision shall be used primarily for residential purposes. In keeping with such intent, inoperable automobiles, machinery and equipment, junk,

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COURT OF PENNSYLVANIA
COUNTY OF OHIO
Aug 28 11 02 AM '82

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trash, garbage, and other debris shall not be stored upon, located or be permitted to accumulate on any part of the above described lands. In addition, no building situated in the above described subdivision shall be used for business, commercial, amusement, charitable or manufacturing purposes.

5. Livestock (other than swine) and pets may be located and raised on the above described land in sufficient quantity as desired for the use and enjoyment of the owners of lots in said subdivision. However, said lots shall not be used for the commercial raising of poultry, horses, donkeys, sheep, cattle, goats or swine, nor for any other commercial agricultural operation.

6. The moving of buildings, except for new prefabricated homes or modular homes, onto any of the lots in said subdivision is prohibited.

7. It is hereby provided that mobile homes in good condition and having a neat appearance, and being not more than five (5) years old, shall be permitted to be located on said lots. Said mobile homes shall only be used as a single family residence. Any mobile homes located on said lots shall have a minimum size of at least fifty (50) feet in length and twelve (12) feet in width, and shall be completely skirted. Only one (1) such mobile home shall be located on any of said lots lying in Unit I, and no more than two (2) such mobile homes shall be located on any lot lying in Unit II.

8. Not more than one (1) recreational vehicle or camper may be located or stored on any individual lot, and residing therein shall not be permitted.

9. Enforcement of the Restrictive Covenants shall be by proceeding 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. The party bringing the action shall be entitled to recover, in addition to the costs and disbursements allowed by law, such sum as the court may adjudge to be reasonable for the services of his attorney.

10. Invalidation of any one of these covenants by any court of competent jurisdiction shall in no wise affect any of the other provisions which shall remain in full force and effect.

JAMES CHERRY, JR.
ATTORNEY &
COUNSELOR AT LAW
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11. The lots in said subdivision are to be used only for single family residential purposes. No more than one (1) family dwelling shall be erected, permitted or placed on lots 1, 2, 3, 5, 6, 7, and 8 of Unit I of said subdivision. As to the lots in Unit II of said subdivision, no more than two (2) single family dwellings shall be erected, permitted or placed on any lot.

The OWNERS hereby consent to the recording of the foregoing Restrictive Covenants and agrees that they and their heirs, personal representatives, grantees, successors and assigns, shall abide by and comply with the same.

IN WITNESS WHEREOF, OWNERS have hereunto affixed their hands and seals this 26th day of August, 1981.

Signed, Sealed and Delivered in the Presence of:

Maecell C. Hudson

Debra Hudson

Allen Fritz (SEAL)
ALLEN FRITZ

Joyce Fritz (SEAL)
JOYCE FRITZ

James Fritz (SEAL)
JAMES FRITZ

BY: Allen Fritz (SEAL)
ALLEN FRITZ, as his attorney-in-fact.

STATE OF FLORIDA
COUNTY OF Brevard

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared ALLEN FRITZ individually and as attorney-in-fact for JAMES FRITZ, and his wife JOYCE FRITZ, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of August, 1981.

(NOTARIAL SEAL)

Debra C. Hudson
NOTARY PUBLIC

My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA at LARGE
MY COMMISSION EXPIRES NOV 8 1983
BONDED THRU GENERAL INS. UNDERWRITERS

L. JAMES CHERRY, JR.
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COUNCILOR AT LAW
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