

RESTRICTIVE COVENANTS OF
PAREMORE'S ESTATE

THIS INDENTURE, Made, executed and delivered this 30th day of September, 1974, by PAREMORE'S ESTATE, organized and existing in the State of Florida, with its principal office and place of business in Tallahassee, Leon County, Florida.

W I T N E S S E T H :

That, WHEREAS, said Robert C. Paremore is the owner of the subdivision known as PAREMORE'S ESTATE, being a subdivision of land situate, lying and being in Leon County, Florida, and described as follows:

Commence at the Northeast Corner of the South Half of the Southeast Quarter of the Northeast Quarter of Section 24, Township 2 North, Range 1 West, Leon County, Florida, and run thence West 38.34 feet to an iron pipe on the Westerly Right of Way Boundary of Meridian Road for the Point of Beginning. From said Point of Beginning continue West along the North Boundary of the South Half of the Southeast Quarter of said Section 24 a distance of 1281.66 feet, thence South along the West Boundary of the East Half of said Section 24 a distance of 384.30 feet, thence South 89 degrees 44 minutes 56 seconds East 1280.00 feet to the Westerly right of way of the aforementioned Meridian Road, thence along said Westerly right of way boundary of Meridian Road North 00 degrees 38 minutes 45 seconds East 144.92 feet, thence leaving said Westerly right of way boundary of Meridian Road run North 89 degrees 15 minutes 39 seconds West 420.00 feet, thence North 00 degrees 01 minutes 39 seconds East 210.00 feet, thence South 89 degrees 15 minutes 39 seconds East 420.00 feet to the Westerly right of way boundary of the aforementioned Meridian Road, thence along said Westerly right of way boundary of Meridian Road North 00 degrees 05 minutes 57 seconds West 35.00 feet to the Point of Beginning, containing 7.64 acres, more or less.

NOW THEREFORE, for and in consideration of the premises and of the benefits to be derived by PAREMORE'S ESTATE and each and every subsequent owner of any of the lots in said subdivision, said corporation does not hereby set up, establish, promulgate and declare the following protective covenants to

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RECORDED IN THE PUBLIC
RECORDS OF LEON CO. FLA.
IN THE BOOK & PAGE IND.

OCT 1 2 1974 PM 1074

AT THE TIME & DATE NOTED
PAUL F. WARTSFIELD
CLERK OF CIRCUIT COURT

LAW OFFICE
ED DUFFEE, JR.
Ralph Armstrong
Harold M. Knowles
ATTORNEYS AT LAW
TALLAHASSEE
FLORIDA

REC: 679 PAGE 127

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 PAREMORE'S ESTATE.

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. All houses must have at least a brick front.

2. DWELLING SIZE. No dwelling shall be permitted on any lot unless 1200 square feet of living space.

3. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, tent, shack, barn or other out-building shall be used on any lot at any time as a residence either temporarily or permanently.

4. 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.


5. ENFORCEMENT. Enforcement 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.

6. 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.

IN WITNESS WHEREOF, the said PAREMORE'S ESTATE has caused these presents to be executed in its name the day and year first above written.

WITNESSES:

PAREMORE'S ESTATE


Ed Duffee, Jr.
Harold M. Knowles


BY ROBERT C. PAREMORK

LAW OFFICE
ED DUFFEE, JR.
Reish Armstead
Harold M. Knowles
ATTORNEYS AT LAW
TALLAHASSEE
FLORIDA

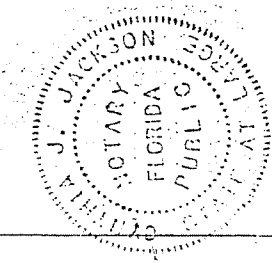
STATE OF FLORIDA)
COUNTY OF LEON)

Before me personally appeared PAREMORE'S ESTATE, by and through ROBERT C. PAREMORE, Owner, to me well known and known to me to be the person described in and who executed the foregoing instrument, and he acknowledged before me that he executed the same.

Witness my hand and official seal in the state and county aforesaid this 30th day of September, 1974.

Charles G. Probert
Notary Public State of Florida
at Largo

My Commission Expires 10-15-77



Notary Public, State of Florida at Largo
My Commission Expires Oct. 15, 1977
My Commission Expired/Expiring by American Bar, 5 Canaveral, Fla.

LAW OFFICE
ED DUFFEE, JR.
Ralph Armstead
Harold M. Knowles
ATTORNEYS AT LAW
TALLAHASSEE
FLORIDA