

BHW1:D
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RESTRICTIVE COVENANTS
OF
PLANTATION WOODS, UNIT NO. 4

RECORDED IN THE PUBLIC
RECORDS OF LEON CO. FLA.
MAR 23 9 30 AM 1983
PAUL F. HARRISFIELD
CLERK OF CIRCUIT COURT

612711

THIS INSTRUMENT, made, executed and delivered this 23rd day of MARCH, 1983, by BETTER HOUSING OF TALLAHASSEE, LTD., a Florida limited partnership, organized and existing under the laws of the State of Florida, with its principal place of business in Tallahassee, Leon County, Florida.

W I T N E S S E T H:

THAT WHEREAS, said limited partnership is the owner of the subdivision known as Plantation Woods, Unit No. 4, being a subdivision of land situate, lying and being in Leon County, Florida, and described as follows:

All of PLANTATION WOODS, UNIT NO. 4, a subdivision as per map or plat thereof recorded in Plat Book 9, Page 24, of the Public Records of Leon County, Florida.

WHEREAS, it is to the interest, benefit and advantage of Better Housing of Tallahassee, Ltd., 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 Better Housing of Tallahassee, Ltd., and each and every subsequent owner of any of the lots in said subdivision, said limited partnership does 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 Better Housing of Tallahassee, Ltd.

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected,

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altered, placed or permitted to remain on any lot other than one (1) detached single-family dwelling not to exceed two and one-half (2 1/2) stories in height and private garage for not more than two (2) cars.

2. ARCHITECTURAL CONTROL. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structure, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or located on any lot nearer to any street than the front of the dwelling situated thereon. Approval shall be as provided in paragraph eleven (11) below.

3. DWELLING SIZE. No dwelling shall be permitted on any lot unless the ground floor area of the main structure, exclusive of one-story open porches and garages, shall contain at least seven hundred (700) square feet for a one-story dwelling, and at least five hundred (500) square feet for a dwelling of more than one story exclusive of carport, garage, open porches, etc.

4. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum setback lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than twenty-five (25) feet to the front lot line, or nearer than fifteen (15) feet to any side street line. No building shall be located nearer than seven and one-half (7 1/2) feet to each side or any combination of setbacks on each side that equals at least fifteen (15) feet, provided that no such setback shall be less than five (5) feet. No dwelling shall be located on any interior lot nearer than thirty-five (35) feet to the rear lot line. For the purposes of this covenant, eaves and open porches shall not be considered as a part of any building; provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

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5. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than sixty (60) feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than eight thousand seven hundred fifty (8,750) square feet.

6. 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.

7. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, storage building, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

8. SIGNS. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet to advertise the property for sale or lease.

9. 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.

10. SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

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11. ARCHITECTURAL CONTROL COMMITTEE.

a. MEMBERSHIP. The architectural control committee initially shall be composed of three (3) persons to be appointed by Better Housing of Tallahassee, Ltd. A majority of the committee may designate a representative to act for it. In the event of the death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative, shall be entitled to any compensation for the services performed pursuant to this covenant.

b. PROCEDURES. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within thirty (30) days after the plans and specifications have been submitted to it, or any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

12. 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 thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

13. 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 violation or to recover damages.

14. 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.

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15. AMBIGUITIES. So long as Better Housing of Tallahassee, Ltd., owns any lot or lands within the above-described property, it may amend these restrictive covenants if it is deemed necessary by the Board of Directors to clarify any ambiguities. Better Housing of Tallahassee, Ltd., further reserves the right and shall have the power to grant variances and/or waivers as to any violations of these restrictive covenants which Better Housing of Tallahassee, Ltd., deems to be insubstantial in nature and in material violation hereof.

DONE AND EXECUTED this 23rd day of March, 1983.

WITNESSES:

BETTER HOUSING OF TALLAHASSEE, LTD.

Sue D. Boyce
Judy Harwell

By: LOMAX SMITH
LOMAX SMITH, General Partner

STATE OF FLORIDA,

COUNTY OF LEON.

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County aforesaid to take acknowledgments, personally appeared LOMAX SMITH to me known to be the person described as General Partner of BETTER HOUSING OF TALLAHASSEE, LTD., a limited partnership organized and existing under the laws of the State of Florida, in and who executed the foregoing RESTRICTIVE COVENANTS OF PLANTATION WOODS, UNIT NO. 4, and acknowledged before me that that person executed the foregoing RESTRICTIVE COVENANTS OF PLANTATION WOODS, UNIT NO. 4, in the name of and for that limited partnership; that as such General Partner that person is duly authorized by that limited partnership to do so; and that the foregoing RESTRICTIVE COVENANTS OF PLANTATION WOODS, UNIT NO. 4 is the act and RESTRICTIVE COVENANTS OF PLANTATION WOODS, UNIT NO. 4, of that limited partnership.

WITNESS my hand and official seal in the County and State named above this 23rd day of March, 1983.

Sue D. Boyce
NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUNE 11 1983
BONDED THROUGH GENERAL INS UNDERWRITERS

