

RED FOX RUN
DEEDED RESTRICTIVE COVENANTS

I.
DWELLING

Only one site-built home may be constructed on each lot. No mobile, modular or modular type pre-constructed homes are allowed. Materials allowed on the exterior are brick, wood, Hardie-Board and stone. Vinyl siding will not be allowed. There shall be no detached garage. All building materials must be new materials.

II.
SQUARE FOOTAGE

The total square footage of heated and air conditioned space of the dwelling shall not be less than 1800 square foot.

III.
TEMPORARY STRUCTURES

No structure of a temporary character shall be located on any lot at any time for the purpose of housing. This property may not be used for storage of abandoned or inoperable motor vehicles.

IV.
ACCESSORY STRUCTURES

One tool shed and one barn will be permissible on each lot. All building materials must be new. Cell phone towers will be not be allowed.

V.
USE

These lands will be used for only single family residential/farmstead purposes. Property owners will comply with all County Ordinances.

VI.
NUISANCES

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be on or may become a nuisance to the neighborhood by sight, smell or sound or tend to damage or destroy either private or public property.

VII.
KENNELS

Any small animal kennels shall be to the rear or the residence and set back from the property lines at least twenty-five (25) feet. Animals whether by action or numbers, shall not created a nuisance to the neighbors in the development. These lands will be used for only residential and small homestead purposes. All animals must be fenced in and on restraints while on easements. No pigs, hogs, swine, goats, sheep or chickens will be allowed. No animals of any kind will be raised, maintained, bred or trained for any commercial purposes. Ponies, horses and cattle are allowed and will be limited to one per acre.

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VIII.
UTILITIES

DC, CARL BOATWRIGHT, JEFFERSON County B:561 P:599

All utilities from State Road #59 along the 60 foot easement for ingress/egress will be property located underground.

IX.
ENFORCEMENT

These dedeed restrictive covenants shall run with the land for the maximum period of time allowed by Florida law. These covenants may be enforced by the current fee simple owners of the property or any subsequent owners of the property. Violators found guilty shall pay court costs and reasonable attorney fees for and to any party successfully enforcing these covenants.

EXHIBIT "C"