

REC: 420 PAGE 214

RESTRICTIVE COVENANTS ON RUNNYMEDE, UNIT NO. 2,
A SUBDIVISION IN LEON COUNTY, FLORIDA, ACCORDING
TO MAP OR PLAT THEREOF APPEARING OF RECORD IN
PLAT BOOK 5, PAGE 56, OF THE PUBLIC RECORDS OF
LEON COUNTY, FLORIDA.

KNOW ALL MEN BY THESE PRESENTS:

That RUNNYMEDE, INC., a corporation organized and existing under the laws of the State of Florida, with its principal office and place of business in Tallahassee, Leon County, Florida, as covenantor and owner in fee simple of Runnymede, Unit No. 2, a subdivision in Leon County, Florida, according to map or plat thereof appearing of record in Plat Book 5, Page 56, of the Public Records of Leon County, Florida, does hereby impose upon the said lands hereinabove described the following covenants and restrictions to run with the land and which shall be binding on all parties and all persons claiming under it until January 1, 2000, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots it is agreed to change such covenants in whole or in part.

If the party hereto, or its grantors, successors or assigns, shall violate, or attempt to violate, any of the covenants herein, it shall be lawful for any other person, firm or corporation, owning any real property situate in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating, or attempting to violate, any such covenants and intervening to prevent him or them from so doing, or to recover damages or other dues for such violation .

This instrument was prepared by:

CHAS. H. SPITZ
of KENN. O' KELLEY & SPITZ
Attorneys at law
Post Office Box 1879
Tallahassee, Florida 32302

RECORDED IN THE PUBLIC
RECORDS OF LEON CO. FLA.
IN THE BOOK 6 PAGE 101.
JUL 10 3 57 PM 1970
AT THE OFFICE OF THE CLERK
PAUL F. HARTSFIELD
CLERK OF LEON COUNTY

225017

Invalidation of any of these covenants by judgment or court order shall in nowise affect any of the other provisions, which shall remain in full force and effect.

1. All lots in the subdivision shall be known and described as residential lots and no structure shall be erected, altered, placed or permitted to remain on any residential building lot other than a one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two (2) cars and a servant's room, tool room or storage room attached to the ground floor of the garage.

2. No building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 15 feet to any side street line, or nearer than 10 feet to any interior side lot line. No building except a detached garage or other outbuilding located 75 feet or more from the front lot line shall be located nearer than 10 feet to any interior side lot line.

3. No horses, sheep, cows, goats, swine or poultry shall be kept, raised, or maintained on the hereinabove described subdivision.

4. No trade or commercial activity shall be carried on upon any of said lots and no commercial advertising or display signs and no large or unsightly signs shall be permitted on any lot.

5. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

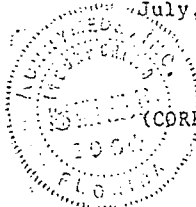
6. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

7. No dwelling shall be less than 1,000 square feet in the body of the main structure exclusive of any open porches, garage, carport and other appurtenances.

8. No building shall be erected on any lot unless the design and location of such building have been approved in writing by a committee appointed by Runnymede, Inc., its successors and assigns, or by a committee elected by a majority of the owners of lots in said subdivision; however, in the event such committee is not in existence or fails to approve or disapprove such design or location within 15 days after the same has been submitted to such committee, then such approval by such committee will not be required, provided the design and location of such building conforms to and are in harmony with existing structures in said subdivision. In any case, either with or without the approval of the committee, no dwelling shall be constructed on any lot which does not comply with the square footage and setback requirements as set forth above.

IN WITNESS WHEREOF, RUNNYMEDE, INC. has caused its corporate name to be signed and its corporate seal to be

affixed by its duly authorized officer, this 10th day of July, 1970.



(CORPORATE SEAL)

RUNNYMEDE, INC.

By: Rolf Hastings
ROLF HASTINGS
As its President

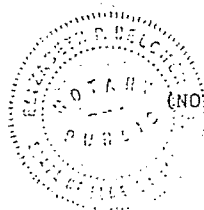
Signed, sealed and delivered in the presence of:

Elizabeth P. Belcher
Nelma B. Hamilton

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared ROLF HASTINGS, to me known and known to me to be the President of RUNNYMEDE, INC., and to me known to be the person who executed the foregoing restrictive covenants on behalf of said corporation, and acknowledged before me the execution thereof to be his free act and deed and the free act and deed of said corporation pursuant to authority vested in him by the Board of Directors of said corporation, for the uses and purposes therein expressed.

WITNESS my hand and official seal in the state and county last aforesaid, this 10th day of July, 1970.



(NOTARIAL SEAL)

Elizabeth P. Belcher
NOTARY PUBLIC

Notary Public, State of Florida at Large
My Commission Expires Apr. 1, 1973
Bonded by Transamerica Insurance Co.

4/1/73