

RESTRICTIVE COVENANTS FOR SEDGEFIELD, UNIT 1
A SUBDIVISION IN THE SOUTHEAST QUARTER OF
SECTION 24, TOWNSHIP 1 NORTH, RANGE 1 EAST

KNOW ALL MEN BY THESE PRESENTS: That SKIPPER IANE, INC., a Florida corporation, and STONE CONSTRUCTION COMPANY, INC., a Florida corporation, owners in fee simple of all the lots in SEDGEFIELD, Unit 1, a subdivision as per map or plat thereof recorded in Plat Book 7, Page 58, public records of Leon County, Florida, desiring to restrict the use and occupancy of all of the lots owned by them in said subdivision for the purpose of enhancing their value and for the benefit of present and future owners of property in said subdivision, do hereby impose upon the same the following covenants and restrictions to run with the land and which shall be binding upon all persons claiming by, through or under them.

1. LAND USE AND BUILDING TYPE. 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 and a private garage for not more than three cars, and a laundry or tool room attached to the garage on the ground floor.

2. DWELLING SIZE. No dwelling shall be permitted on any lot unless the heated area of the main structure shall contain at least one thousand four hundred (1,400) square feet, exclusive of garage, carport, open porches, etc.

3. SETBACK REQUIREMENTS. No building or structure shall be located nearer than forty (40) feet from the front line of said lot and no building or structure shall be located nearer than fifteen (15) feet to any side lot line nor nearer than fifteen (15) feet to any rear lot line.

4. LOT USE. No residential lot shown on the recorded plat of this subdivision shall be subdivided into building lots and no more than one single-family residence shall be placed on any one building lot. No mobile home, trailer, tent, shack,

garage apartment or barn shall be erected or allowed to remain on any residential lot.

5. BUILDING MATERIALS. No house or other structure shall be built with asbestos siding and no house or other structure shall be built with concrete block without being stuccoed or plastered outside.

6. 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 the quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. The architectural control committee is composed of Board Members of Skipper Lane, Inc., a Florida corporation, Roy J. Shuford, James M. Donohue and M. Lee Stone, Jr. A majority of the committee may designate in writing representatives to act for it. 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 plans and specifications have been submitted to it, or in 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.

7. FENCES. There shall be no fences on the front of any residential lot and no side fences except such side fences as shall commence at a point no nearer the street than the back line of the house.

8. ANIMALS. 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. No

animal pens of any kind, except a dog pen for not more than two (2) dogs located in the center of the rear of the lot and not to exceed twenty (20) feet by twenty (20) feet shall be erected, placed or altered on any lot.

9. 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.

10. BOATS AND CAMPERS, ETC. No boats, campers or delivery vehicles shall be parked in front of residences. Such items shall be parked at the side or in the rear of the residence.

11. TERMS. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of thirty (30) years from the date of the recorded plat of this subdivision, 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.

12. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

13. SEVERABILITY. Invalidation of any one of these covenants by judgments or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

14. VIOLATION OF RESTRICTIONS. If any person shall violate or attempt to violate any of the restrictions herein, it shall be lawful for any other person or persons owning any real property which is subject to this Declaration of Restrictions to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any

such restrictions either to prevent him or them from so doing
or to recover damages for such violations.

IN WIINESS WHEREOF, the said parties have caused
these Restrictive Covenants to be executed by their Presidents
and their corporate seals to be hereunto affixed, this, the
18th day of July, 1977.

SKIPPER IANE, INC.

(Corporate Seal)

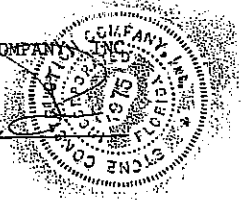
By: Mary B. Shuford
Mary B. Shuford
As its President



STONE CONSTRUCILON COMPANY, INC.

(Corporate Seal)

By: M. Lee Stone, Jr.
M. Lee Stone, Jr.
As its President



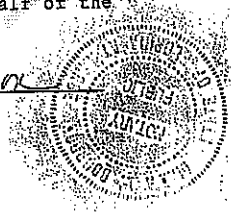
STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me
this 18th day of July, 1977, by MARY B. SHUFORD as President
of SKIPPER LANE, INC., a Florida corporation, on behalf of the
corporation.

My Commission Expires: 6-25-78
Notary Public, State of Florida at Large.
My Commission Expires: Aug. 28, 1978

Anna P. Bourdon
Notary Public



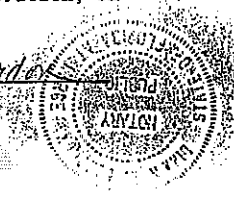
STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me
this 18th day of July, 1977, by M. LEE STONE, JR. as President
of STONE CONSTRUCTION COMPANY, INC., a Florida corporation, on
behalf of the corporation.

My Commission Expires: 8-28-78
Notary Public, State of Florida at Large.
My Commission Expires: Aug. 28, 1978

Anna P. Bourdon
Notary Public



JOINDER AND CONSENT TO COVENANTS

The undersigned hereby certifies that it is the holder of a mortgage on the above-described property and that it hereby joins in and consents to the above-described covenants

CITY NATIONAL BANK



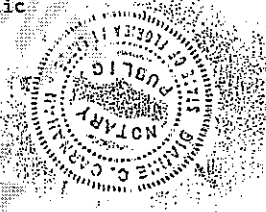
By: *Tom C. Proctor*
Tom C. Proctor
As its Executive Vice President

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 18th day of July, 1977, by TOM C. PROCTOR as Executive Vice President of CITY NATIONAL BANK, a corporation organized under the laws of the United States, on behalf of the corporation.

Dwight C. Carrahan
Notary Public

My Commission Expires: 9-20-80
Notary Public, State of Florida at Large
My Commission Expires Sept. 20, 1980
Issued by American Fire & Casualty Company



398080
RECORDED IN THE PUBLIC
RECORDS OF THE
COUNTY OF LEON, FLORIDA
JUL 19 12 56 PM 1977
AT THE TIME & DATE NOTED
BY T. HENNINGFIELD
CLERK OF CIRCUIT COURT

OFFICIAL DOCUMENT

NOTICE OF RESIRICTIVE COVENANTS
FOR UNITS 2 and 3 OF SEDGEFIELD

OFF REC 930 PAGE 1098

WHEREAS, SIONE CONSIRUCTION COMPANY, INC., hereinafter referred to as "SIONE," and SKIPPER LANE, INC., hereinafter referred to as "SKIPPER," are the developers of that certain tract of real property known as SEDGEFIELD, Unit 1, the plat thereof being recorded in Plat Book 7, Page 58, public records of Leon County, Florida; and

WHEREAS, in connection with the development of said real property, SIONE and SKIPPER recorded Restrictive Covenants for Sedgefield, Unit 1, A Subdivision in the Southeast Quarter of Section 24, Iownship 1 North, Range 1 East, dated July 18, 1977, recorded in Official Records Book 872, Page 122, public records of Leon County, Florida; and

WHEREAS, SIONE and SKIPPER have acquired additional real property and platted and developed same into SEDGEFIELD, Unit 2 and SEDGEFIELD, Unit 3, plats thereof being recorded in Plat Book 8, Page 44, and Plat Book 8, Page 45, respectively, public records of Leon County, Florida; and

WHEREAS, it is the intent and desire of SIONE and SKIPPER that Units 2 and 3 of SEDGEFIELD be developed and maintained in a style and manner compatible with the development of Unit 1;

NOW, THEREFORE, STONE CONSTRUCTION COMPANY, INC. and SKIPPER LANE, INC. do hereby impose and adopt those certain Restrictive Covenants recorded in Official Records Book 872, Page 122, public records of Leon County, Florida as the Restrictive Covenants for Units 2 and 3 of SEDGEFIELD as per plats thereof recorded in Plat Book 8, Page 44, and Plat Book 8, Page 45, respectively, public records of Leon County, Florida.

IN WITNESS WHEREOF, STONE CONSTRUCTION COMPANY, INC. and SKIPPER LANE, INC. have caused this instrument to be executed this 6th day of June, 1979.

STONE CONSTRUCTION COMPANY, INC.

(Corporate Seal)

Diana L. Bourdon
Rita L. Fikes
As to M. Lee Stone, Jr.

By: *M. Lee Stone, Jr.*
M. Lee Stone, Jr.
As its President

SKIPPER LANE, INC.

(Corporate Seal)

By: Mary B. Shuford
Mary B. Shuford
As its President



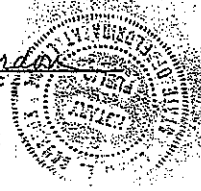
STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me this 16th day of June, 1979 by M. LEE STONE, JR. as President of STONE CONSTRUCTION COMPANY, INC., a Florida corporation, on behalf of the corporation.

Diana L. Bunker
Notary Public

My Commission Expires: 8/28/82
Notary Public, State of Florida at Large
My Commission Expires Aug. 28, 1982
Issued by American Lic. & Control Company



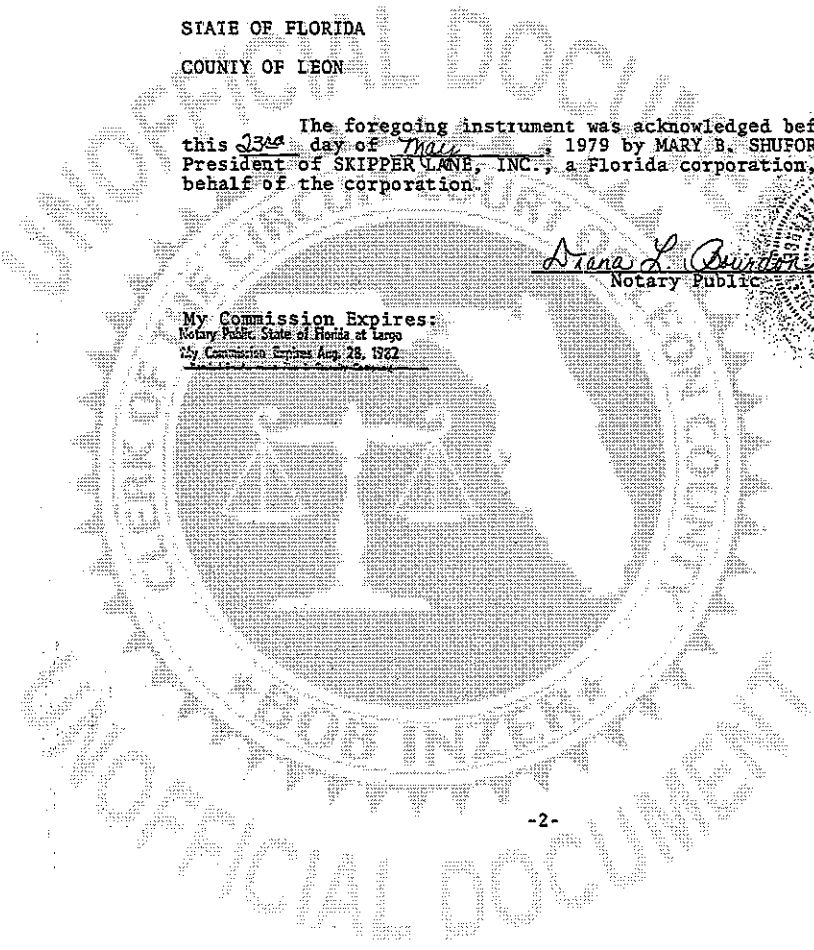
STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me this 23rd day of May, 1979 by MARY B. SHUFORD as President of SKIPPER LANE, INC., a Florida corporation, on behalf of the corporation.

Diana L. Bunker
Notary Public

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Aug. 28, 1982
Issued by American Lic. & Control Company



The undersigned parties being fee owners or mortgagees of property in Units 2 and 3 of SEDGEFIELD, hereby join with STONE CONSRUCIION COMPANY, INC. and SKIPPER LANE, INC., in imposing the above-described Restrictive Covenants on said real property.

DATED: 31 May 1979

Signed, sealed and delivered in the presence of

James M. Donahue

Ruby S. Horton

As to William D. Horton and Ruby S. Horton

William D. Horton (SEAL)
William D. Horton

Ruby S. Horton (SEAL)
Ruby S. Horton

DATED: 5-22-79



TALLAHASSEE FEDERAL SAVINGS AND LOAN ASSOCIATION

(Corporate Seal)

By: Roger C. Smith
Roger C. Smith
As its President

DATED: 5-23-79



SUN FEDERAL SAVINGS AND LOAN ASSOCIATION

(Corporate Seal)

By: Glenn T. McClellan
Glenn T. McClellan
As its Senior Vice President

404038
RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF PALM BEACH, FLORIDA
JUN 7 8 54 AM 1979
AT THE TIME & DATE NOTED PAUL T. HARTSHIELD, CLERK OF CIRCUIT COURT