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RESTRICTIVE COVENANTS FOR SEDGEFIELD, UNIT 5

KNOW ALL MEN BY THESE PRESENTS: That CENTURY DEVELOPMENT OF TALLAHASSEE, INC., a Florida corporation, owners in fee simple of all the lots in SEDGEFIELD, Unit 5, a subdivision as per map or plat thereof recorded in Plat Book 9, Page 18, 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 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 two hundred (1,200) square feet, exclusive of garage, carport, open porches, etc.
3. SETBACK REQUIREMENTS. No building or structure shall be located nearer than twenty-five (25) feet from the front 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, 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 shall be erected, placed or altered on any lot.
5. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor anything be there on which may be or may become an annoyance or nuisance to the neighborhood.
6. BOATS, 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.

7. 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.

8. 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.

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

10. 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 WITNESS WHEREOF, the said parties have caused these Restrictive Covenants to be executed by their President and their corporate seal to be hereunto affixed, this, the 20th day of August, 1957.

CENTURY DEVELOPMENT OF TALLAHASSEE, INC.

Frederick E. Turner
FREDERICK E. TURNER, President

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 20th day of August, 1957, by FREDERICK E. TURNER as President of CENTURY DEVELOPMENT OF TALLAHASSEE, INC., a Florida Corporation, on behalf of the corporation.

Virginia R. W. [Signature]
Notary Public

My Commission Expires:

Notary Public, State of Florida
My Commission Expires Nov. 18, 1958
Bonded Three Year Fain Insurance, Inc.

BOB INZER