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GULLETT TITLE, INC.  
(904) 328-5106

RESTRICTIONS

OFFICIAL RECORDS

BOOK 362 PAGE 250

WHEREAS Edwin L. Hill and Donald Burnett are the owners of all lots in CARRIAGE WOODS, as shown in Map Book C, page 7 of the Public Records of Putnam County, Florida.

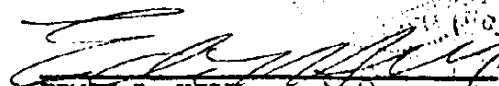
WHEREAS said owners hereinafter referred to as the grantors desire that the lots in said Subdivision shall be subject to certain restrictions for the mutual benefit and protection of the grantors and all future owners.

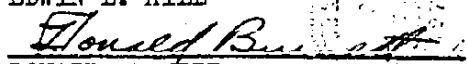
NOW THEREFORE in consideration of the premises the above named owner of all of the property hereinabove described do hereby declare and create the following restrictions, reservation and conditions to be binding upon it and upon each and every person and corporation who shall be owners of said property, their heirs, assigns and successors to wit:-

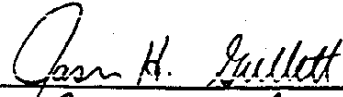
1. This Subdivision is designed with a Subdivision street lighting system. Each residential meter will be billed at the applicable rate for this service.
2. All residential dwellings must be a minimum of 1200 square feet living area.
3. All buildings must be finished on all 4 sides; that is, no painted or unpainted concrete block or other unattractive bare substance or material, painted or unpainted.
4. Lots must be completely underbrushed; entire lot seeded or sodded. Trees over 5 ft. in diameter cannot be cut without permission in writing from the grantors, except trees in way of building construction. Each lot owner must place a minimum of 20 bushes in the front of their residence.
5. Fences on side and rear of building line are restricted to a maximum height of 7 ft. Any fences in front of the building line must be approved in writing by the grantors.
6. Septic Tanks shall be placed in front or sides of residences. Wells to be placed in rear yard unless excepted by the Putnam County Health Department.
7. The said Edwin L. Hill and Donald Burnett as owners and grantors herein reserve the right to release or modify in whole or in part any of these restrictions, or add additional restrictions, in any subsequent contracts or deeds.
8. Any vehicle not in use shall not be kept parked or otherwise left on the common streets or roads in front of the building lines of any lot.
9. No property owner or purchaser shall erect any barrier to change the natural ground level so as to divert the natural flow of water.
10. These restrictive covenants shall continue for a period of 10 years.

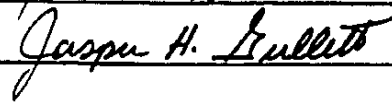
The foregoing covenats, restrictions and conditions constitute an easement and servitude in and upon the lands herein described running with the land and shall be for the benefit of all the lands in the subdivision.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 22<sup>nd</sup> day of JUNE NOV. 26. 1978.

 (seal)  
EDWIN L. HILL

 (seal)  
DONALD BURNETT

  
Jasper H. Gullett

  
Jasper H. Gullett

I HEREBY CERTIFY that on this day, before me  
an officer duly authorized in the State aforesaid and in the County  
aforesaid to take acknowledgments, personally appeared *Edward C. Hill*  
*and Donald Burnett*  
to me known to be the persons described in and who executed the fore-  
going instrument and who acknowledged before me that they executed the  
same.

WITNESS my hand and official seal in the County and State last  
aforesaid this *22<sup>nd</sup>* day of *June* A.D. 1978.

*Joan H. Gullett*

Notary Public, State of Florida at Large  
My Commission Expires Dec. 7, 1980  
Bonded by American Fire & Casualty Company



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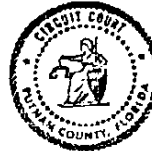
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FILED AND RECORDED IN PUBLIC  
RECORDS OF PUTNAM COUNTY, FLA.

*Robert F. Hood*  
CLERK OF COUNTY COURT



Return to.

Donald Burnett  
101 Rebecca Lane  
Palatka Fla. 32077

Rec.  
7.00