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GULLETT TITLE, INC.

(904) 328-5106

RESTRICTIVE COVENANTS
COVERING
THE EAST 400 FEET OF THE SOUTH
1325 FEET OF THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$
OF SECTION 9, TOWNSHIP 10 SOUTH,
RANGE 26 EAST.

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, we the undersigned owners of the hereinafter described property are desirous of placing certain restrictive covenants on the use of said property which is located in Putnam County, Florida, described as:

The East 400 feet of the South 1325 feet of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, Township 10 South, Range 26 East

NOW, THEREFORE, THESE PRESENTS WITNESSETH: That the parties of this agreement do herein and hereby covenant and agree for themselves, their heirs, successors and assigns, that the following covenants and restrictions are hereby placed upon the property above described:

1. There shall not be erected on said premises any buildings or structure other than a one-family dwelling and accessory buildings such as garage, garden house, ground improvements and the like to be used by the family and guest occupants of said dwelling; no garage or temporary building shall be used or occupied as living quarters, except that part or portion of a garage building may be designed and occupied as employee quarters.
2. No building shall be erected nearer than 33 feet to front line of said premises or nearer than 5 feet of any side line or 10 feet of any rear line; no fence, wall, or hedge shall be erected or maintained exceeding five (5) feet in height.
3. No dwelling shall be erected or maintained on said premises having a living space of less than 1200 square feet exclusive of garage and accessory buildings. Use and occupancy of the premises shall be subject to building, health, sewage disposal and sanitation regulations and laws of the State of Florida, and all Government agencies having jurisdiction thereof.
4. No house trailers will be allowed to park on property for storage or residential purposes.
5. No residential structure shall be erected or placed on any building plot, having an area of less than 8000 square feet, nor less than 70 feet at the front building set-back line.
6. All residential structures to be placed on any building plot shall conform in design and exterior appearance to the general character of the neighborhood.
7. Rubbish and garbage must be kept in suitable containers and removed from premises in accordance with sanitation regulations. No rubbish or garbage may be burned or dumped on said premises.
8. Purchaser shall commit no nuisance and shall suffer no nuisance to be committed by his guest or invitee. No noxious or offensive trade or activity shall be carried on upon any lot.

This instrument was prepared by
Thos. B. Davis
P.O. Drawer #
Babson, Florida 32078

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9. When any of such lots shall be for sale, only one "For Sale" sign will be permitted for each lot and this sign shall be no larger than 2 feet by 3 feet.

10. No husbandry of farm animals or fowls shall be conducted or maintained upon said premises; but this provision shall not apply to the keeping of ordinary household pets; however, dogs which by barking, howling, or otherwise disturbing the quiet of the neighborhood, shall not be kept on any of said lots.

THESE COVENANTS are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1980, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless, by vote of a majority of the owners of the lots, it is agreed to change said covenant in whole or in part.

EXECUTED at Palatka, Putnam County, Florida, this 5th day of January, 1969.

In our presence as witnesses:

Virginia S. Thayer

Francis A. Beck

Ralph M. Oliver (SEAL)
 Ralph M. Oliver

Bernice M. Oliver (SEAL)
 Bernice M. Oliver

Edward T. Powell (SEAL)
 Edward T. Powell

Beatrice H. Powell (SEAL)
 Beatrice H. Powell

Jackie R. Boggan (SEAL)
 Jackie R. Boggan

Jo Ann Boggan (SEAL)
 Jo Ann Boggan

Thomas B. Sanders, Jr. (SEAL)
 Thomas B. Sanders, Jr.

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OFFICIAL RECORDS

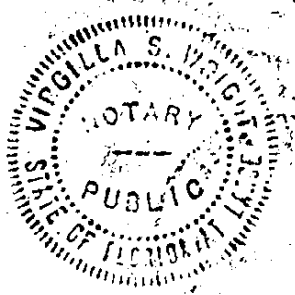
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STATE OF FLORIDA,

COUNTY OF PUTNAM

I HEREBY CERTIFY, That on the _____ day, before me,
an officer duly authorized in the State aforesaid and in
the County aforesaid to take acknowledgments, personally
appeared RALPH H. OLIVER and BERNICE M. OLIVER (husband and wife);
EDWARD T. POWELL and BEATRICE H. POWELL (husband and wife);
JACKIE R. BOGGAN and JO ANN BOGGAN (husband and wife), and
THOMAS B. SANDERS, JR. (single)
to me known to be _____ the persons
described in, and who executed the foregoing instrument
and who acknowledged before me that _____ executed
the same.

WITNESS my hand and official seal in the County
and State last aforesaid this 30th of January,
A. D. 19 69.



Virgilia S. Wright
Notary Public, State of Florida at Large
Commission Expires Jan. 5, 1970

A 96118

1:51 PM - 6 FEB '69

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RECORDS OF PUTNAM COUNTY, FLA.

Curt ...
CLERK OF CIRCUIT COURT

