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**RETURN TO:**

THIS INSTRUMENT PREPARED BY:  
WILLIAM L. TOWNSEND, JR., ESQ.  
WALTON, TOWNSEND & McLEOD  
POST OFFICE BOX 550  
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(904) 328-6676

FL 222089 B 637 P 695  
CO:PUTNAM ST:FL

**COVENANTS AND RESTRICTIONS  
TIMBERWOOD PROPERTIES**

The following Covenants and Restrictions apply to Lots 16, 38, 41, 42, 43, 47, 48, 50, 51, 52, 53, 56, 59, 60 and 62 of Timberwood, as recorded in Plat Book 6, page 40 of the Public Records of Putnam County, Florida; and are hereby imposed by the owners of such lots:

1. Lots 16, 38, 56, 59, 60 and 62 shall be restricted to only site built homes meeting the other standards set out in these Covenants and Restrictions.
2. Lots 41, 42, 43, 47, 48, 50, 51, 52 and 53 are allowed either a site built home or manufactured housing meeting all other provisions of these restrictions.
3. The minimum size for manufactured housing (also known as mobile homes) shall be one thousand, two hundred (1200) square feet exclusive of porch additions, enclosed patios, and the like.
4. The minimum size for a site built home shall be one thousand, two hundred (1200) square feet heated and cooled, exclusive of porches, enclosed patios and the like.
5. There shall be no metal roofs on any primary dwelling; asphalt or fiberglass shingles are permitted; any other roof material must be approved by the Developers in writing. This provision does not apply to storage sheds.
6. All homes must be front landscaped with shrubbery. In the case of manufactured housing the skirting must be screened with shrubbery or a mounded grassed berm. There shall be no

exposed skirting or crawl spaces. For purposes of these restrictions, "skirting" is a solid material covering of the crawl space made of vinyl, metal, stucco or equivalent material. No concrete block skirting shall be allowed.

7. No manufactured homes of earlier model than four (4) years before date of installation shall be allowed unless approved before installation in writing by the Developer.

8. All siding of manufactured housing must be wood, masonite or horizontal aluminum siding; no vertical aluminum panel siding is allowed.

9. Other structures besides the main dwelling unit may be erected and maintained on the lot only if the same are located wholly within the rear yard area of the main dwelling and at least twenty-five (25) feet away from any streets. No business workshops are allowed.

10. There shall be a minimum setback of eighty (80) feet for the front of any manufactured or site built housing from the front line of the lot (as platted) except for Lots 38, 50 and 51. In addition there shall be minimum setbacks of twenty-five (25) feet from each sideline of the lot and twenty (20) feet from the rear line of each lot. Because of the ponds on such lots, dwelling units on Lots 38, 50 and 51 may be set back as determined by the Seller.

11. No more than two (2) dogs or cats are allowed per household.
12. No livestock, hogs, chickens, roosters, goats, or the like are allowed.
13. No wheeled vehicles, except one primary automobile, boats, boat trailers or other offensive objects may be kept on the fronting road or parked between the road and the residential structure unless kept completely within a fully enclosed and shut garage; additional automobiles, boats, boat trailers and motor vehicles may be kept within the area of the rear yard if a screen of shrubbery or undergrowth is maintained. No tractor trailer, school bus, heavy equipment or the like shall be allowed to be parked anywhere on the premises at any time.
14. Well pumps and aerator shall be screened.
15. Fences are allowed without permission of the Developer only in that portion of lots rearward of the residential dwelling except for corner lots; any fencing plan on corner lots must be approved by the Developer.
16. No clothes lines shall be allowed except for the yard area directly behind the dwelling unit and no more than thirty (30) feet from the dwelling unit.
17. Yard maintenance and grass cutting on a regular basis is required.

COVENANTS & RESTRICTIONS  
TIMBERWOOD PROPERTIES  
PAGE 4

FL 222089 B 637 P 698  
CO: PUTNAM ST: FL

18. No signs other than "Real Estate for Sale" signs on property being sold, shall be allowed.

19. No trees larger than six (6) inches in diameter shall be cut except for the actual homesite with its driveway and access.

20. Nothing in this Agreement shall be construed as constituting a modification of Purchaser's duty to comply with all County and State land use laws, restrictions and ordinances.

21. Nothing in these Covenants and Restrictions shall be construed to prevent the developers or their heirs or assigns from marketing Lots 17 through 37 as one large residential unit or several multiple lot residential units.

EXECUTED this 22nd day of November, 1993.

Signed, Sealed and Delivered  
in the Presence of:

Pamela Palermo  
Pamela Palermo

Marilyn E. Fahner  
Marilyn E. Fahner


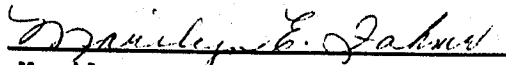
TIMBERWOOD VENTURES, INC.

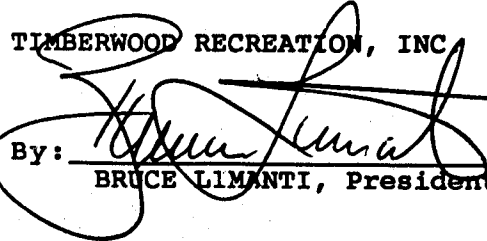
By: Bruce Limanti  
BRUCE LIMANTI, President

COVENANTS & RESTRICTIONS  
TIMBERWOOD PROPERTIES  
PAGE 5

FL 222089 B 637 P 699  
CO:PUTNAM ST:FL

TIMBERWOOD RECREATION, INC

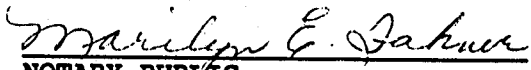
  
Pamela Palermo  
  
Marilyn E. Fahner

By:   
BRUCE LIMANTI, President

STATE OF FLORIDA  
COUNTY OF PUTNAM, SS:

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, BRUCE LIMANTI, as President of Timberwood Ventures, Inc. and as President of Timberwood Recreation, Inc., who did take an oath, to me personally known, ~~or who produced the following identification~~XX, and who executed the foregoing Covenants and Restrictions and he acknowledged before me, under oath, that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal at Palatka, County of Putnam, State of Florida, this 22nd day of November, 19 93.

  
NOTARY PUBLIC  
My Commission Expires:

FILED AND RECORDED  
DATE 11/22/93 TIME 15:49  
ED BROOKS CLERK  
CO:PUTNAM ST:FL



Notary Public, State of Florida  
MARILYN E. FAHNER  
My Comm. Exp. Aug. 10, 1994  
Comm. No LC 928985

