

RESTRICTIVE COVENANTS  
COVERING  
UNDERWOOD ESTATES  
Map Book 6, Page 5

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:

UNDERWOOD ESTATES  
Map Book 6, Page 5

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 building 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 35 feet to front line of said premises or nearer than 10 feet of any side line or 20 feet of any rear line.
3. No dwelling shall be erected or maintained on said premises having a living space of less than 1000 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, having jurisdiction thereof. Exceptions only by Developer's permission.
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. No more than one residence per lot.
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 invitees. No noxious or offensive trade or activity shall be carried on upon any lot or commercial activity.

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. Not more than two household pets shall be kept at one time.

THESE COVENANTS are to run with the land and shall be binding on all parties and all persons claiming under them until September 16, 1987, 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 16th day of September, A.D. 1977.

Witnesses:

Betty L. Allen  
Arthur Allen

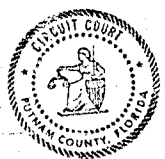
Marie U. Kingman  
MARIE U. KINGMAN  
Cecil E. Underwood  
CECIL E. UNDERWOOD  
Florence L. Underwood  
FLORENCE L. UNDERWOOD

I hereby certify that on this day before me an officer duly authorized in this state aforesaid and in the county aforesaid to take acknowledgments personally appeared Marie U. Kingman, Cecil E. Underwood, Florence L. Underwood, to me known to be the persons executing this instrument.

Betty L. Allen  
Notary

Notary Public, State Of Florida At Large  
My Comm. Expires Feb. 11, 1980  
Backed by Reserve Insurance Co.

C 04869



77 SEP 20 3 11 42  
FILED IN THE PUBLIC RECORDS  
RECORDS OF PUTNAM COUNTY, FLA.  
C. Allen

PALATKA DIST

9.6.76  
1000  
-1

DISTRIBUTION RIGHT-OF-WAY EASEMENT

BK0556 PG1005

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned Grantors, (whether one or more) PUBLIC RECORDS

CECIL E. UNDERWOOD and WIFE, FLORENCE L. UNDERWOOD

P. O. Box 1254 Palatka, Florida 32077

in consideration of one dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, do        hereby grant, bargain, sell and convey to Clay Electric Cooperative, Inc., a Florida Corporation, hereinafter called the "Cooperative", its successors and assigns, a perpetual easement 30 feet in width over, under, upon and across the lands and real property situate, lying and being in the County of Putnam State of Florida, more particularly described as follows:

An easement thirty (30) feet in width, being fifteen (15) feet on each side, lying parallel and adjacent to all front lot lines; together with an easement ten (10) feet in width along each dividing and rear lot line over, under, through, and across the following described land to witt: All lots and blocks in Underwood Estates, a subdivision of the W $\frac{1}{2}$  of the SE $\frac{1}{4}$ , Section 11, Township 10 South, Range 26 East, as lies East of the two-mile run or branch in Palatka Putnam County, Florida.

Exception: Those parcels of land shown as not a part of the plat dated June 30, 1967.

Documentary Tax PD. \$ 55  
Certificate # 64-000000-00-01  
EDWARD L. BROOKS, Clerk of Circuit Court  
By Hilda McComie

and to construct, operate and maintain an electric distribution line or system or lines or systems on or under the above-described lands and/or in, under or upon all streets, roads or highways abutting said land; to inspect and make such repairs, changes, alterations, improvements, and additions to its facilities as the Cooperative may from time to time deem advisable, including, by way of example, and not by the way of limitation, the right to increase or decrease the number of conduits, poles, wires, cables, hand holes, transformers, and transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees that may interfere with or threaten or endanger the operation and maintenance of said line or system; to keep the easement clear of all buildings, structures or other obstructions, except citrus trees, low-growing shrubbery and fences that do not otherwise interfere with the Cooperative's use of the right-of-way easement; and to license, permit or otherwise agree to the joint use or occupancy of the lines, system, or, if any of said system is placed underground, of the trench or related underground facilities by any other person, association or corporation.

The undersigned agree that all poles, wires, and other facilities including any main service entrance equipment, installed in, upon or under the above-described lands at the Cooperative's expense, shall remain the property of the Cooperative, removable at the option of the Cooperative. The undersigned covenant that they are the owners of the above-described lands and that said lands are free and clear of liens and encumbrances. The grantors reserve the right to use the easement conveyed herewith for general farming, citrus grove, or pasture purposes, as long as such use does not interfere with the Cooperative's use of the easement conveyed hereunder.

Grantors agree that this right-of-way easement shall run with the land, and that any abandonment of the use of the easement, or interruption in the use of the right-of-way easement, shall not terminate or impair the interests hereby conveyed to the Cooperative.

IN WITNESS WHEREOF, the Grantors have hereunto affixed their hands and seals this 12 day of APRIL, 1976.

100

Signed, sealed and delivered  
in the presence of:

Kenneth E. Antoy  
WITNESS  
David E. Ryan  
WITNESS

Cecil E. Underwood (SEAL)  
CECIL E. UNDERWOOD  
Florence L. Underwood (SEAL)  
FLORENCE L. UNDERWOOD

(SEAL)  
(SEAL)

BK0556 PG1006

STATE OF FLORIDA  
COUNTY OF

I HEREBY CERTIFY that on this 12<sup>TH</sup> day of APRIL OFFICIAL RECORDS, A. D. 19 76.

before me the undersigned authority, personally appeared CECIL E. UNDERWOOD  
AND FLORENCE L. UNDERWOOD

to me known to be the persons described in and who executed the foregoing instrument and THEY

acknowledged before me that THEY executed the same.

WITNESS my signature and official seal in said County and State, the date and year last aforesaid.

Kenneth E. Antoy  
Notary Public (Notary Seal)  
Notary Public, State of Florida - Large  
My Commission Expires Dec. 15, 1977  
Bonded by American Fire & Casualty Co.  
My Commission Expires



FILED AND RECORDED IN PUBLIC  
RECORDS OF PUTNAM COUNTY, FL

1990 JAN 16 PM 12: 43

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

137211

Before me personally appeared \_\_\_\_\_  
and \_\_\_\_\_, to me well known and  
known to me to be the \_\_\_\_\_ President and \_\_\_\_\_ Secretary  
respectively of \_\_\_\_\_, the corporation  
named in the foregoing instrument, and known to me to be the persons who as such officers of said corporation, executed  
the same; and then and there the said \_\_\_\_\_

did acknowledge before me that said instrument is the free act and deed of said corporation by them respectively executed  
as such officers for the purposes therein expressed; that the seal thereunto attached is the corporate seal by them in like  
capacity affixed; all under authority in them duly vested by the Board of Directors of said corporation.

WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

Notary Public (Notary Seal)