

RESTRICTIONS FOR EVERGREEN ACRES, UNIT NO. II

Notice is hereby given that KIRKLAND DEVELOPMENT CORPORATION, a Florida Corporation, the Developer of the lands described as;

EVERGREEN ACRES, Unit No. 2, as per plat thereof recorded at page 77 of Plat Book No. 1 of the public records of Wakulla County, Florida.

For the purpose of protecting property values, these restrictive covenants shall be enforceable in EVERGREEN ACRES, Unit No. 2, for 10 years from date of the Deed after which they shall automatically expire:

1. Property shall be used for residential purposes only. Rental of dwellings and apartments, mobile and modular homes permissible.
2. Mobile homes must be factory built, skirted and approved.
3. No shacks or shanties allowed; all out buildings, well and pump, clothes-lines, playground equipment, corrals, stables and kennels shall be to rear of main dwelling.
4. No building shall be closer than 45 feet of any street right-of-way or within 10 feet of the side or rear boundary lines.
5. When clearing the property of trees for the erection of homes or other buildings, the trees along the side and rear boundaries not facing the street must be left standing to add privacy and reduce noise.
6. Use of approved septic tanks is mandatory. All outdoor toilets are prohibited.
7. Any fence erected along any street must not exceed 4½ feet in height. It must set back 8 feet from the right-of-way line and be of a decorative type.
8. An 8 foot easement or right of passage across the street side of the property is reserved for sidewalks and utilities.
9. Normal household pets not required to be confined or on leash unless they become an annoyance or nuisance.
10. No livestock except poultry, horses, ponies and hunting dogs adequately confined in fenced area to rear which must be kept clean and sanitary and free of unpleasant odors.
11. No junk piles, junk or disabled vehicles or other unsightly debris permitted; no burning allowed unless forest service fire units are on premises.
12. No offensive or illegal activity and no neighborhood annoyances or public nuisances permitted.

IN WITNESS WHEREOF, KIRKLAND DEVELOPMENT CORPORATION, has caused this instrument to be executed in its name by its President and attested by its Secretary-Treasurer, with its corporate seal affixed, this 20th day of April, 1972.

Witnesses:

[Signature]
Cheryll Edwards

KIRKLAND DEVELOPMENT CORPORATION

By W. F. Kirkland
Its President

Attest: Kathryn Kirkland
Its Secretary-Treasurer



STATE OF FLORIDA, COUNTY OF WAKULLA.

BEFORE ME, personally appeared W. F. Kirkland & Kathryn Kirkland, to me known to be the persons described as President & Secretary-Treasurer, respectively of KIRKLAND DEVELOPMENT CORPORATION, & who executed the foregoing restrictions, and they acknowledged before me that they executed said restrictions in the name of & for said corporation, & affixed thereto the corporate seal, & that such corporate officers are duly authorized by said corporation so to do, & that the foregoing set of restrictions are the acts & deeds of said corporation.

WITNESS my hand and official seal in the state and county last aforesaid, this 20th day of April, 1972.

Prepared by
J. H. Hudson, Att'y,
P.O. Box 66
Crawfordville, Fla. 32327

RECORDED
AT TIME & DATE NOTED

1972 APR 24 AM 10:03

MOODY PEARCE
CLERK CIRCUIT COURT

23595

Notary Public, State of Florida at Large
Commission Expires Feb. 1, 1974

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