

RESTRICTIONS
FOR
MOCKINGBIRD HILL SUBDIVISION

Notice is hereby given by Richard L. Gowdy, the developer of the lands described as Mockingbird Hill, for the purpose of protecting property values, these restrictive covenants shall be enforceable in the Mockingbird Hill Subdivision in Wakulla County, Florida.

1. Only one dwelling house or double-wide mobile home shall be placed upon any one lot in this subdivision.
2. Each mobile home shall have skirting all the way around said mobile home.
3. No swine shall be allowed on any lot in the subdivision.
4. No lot in said subdivision shall be further subdivided.
5. All garbage shall be deposited at county-approved dumps.
6. All lots shall be kept free of overgrown weeds, eyesores, nuisances, or any items or activities which disturb the peace and quiet enjoyment of the neighborhood.
7. Any structure of any type begun on a lot shall be completed in a reasonable time frame given the nature of the structure; no structure shall be left incomplete. The homeowner's association shall have the right to remedy a violation of this provision in whatever manner it sees fit, after 30

days' written notice to the owner of said lot.

8. Single-wide mobile homes are not allowed in this subdivision, except that a single-wide mobile home may be allowed with prior written approval of the Board of Directors of the Mockingbird Hill Homeowners' Association if the home is no less than 14' X 60' in size and not less than five (5) years old when placed on the lot.

9. The violation of any section of these restrictions shall result in the lot owner being responsible for all costs incurred by the homeowners' association in enforcing the provision and curing the violation, including but not limited to legal fees and costs. Said costs may result in a lien against the lot where such violation arose.

10. All lot owners will automatically by virtue of said ownership become members of the homeowner's association and subject to all terms and conditions of the By-Laws and Articles of Incorporation of said homeowner's association.