

RECORDED
AT TIME & DATE NOTED

1982 AUG 20 PM 4: 32

DECLARATION OF RESTRICTIONS

FOR

THE PINES, UNIT NO. I

CARLTON TUCKER
CLERK CIRCUIT COURT
WAKULLA COUNTY FLORIDA

50794

Walter C. Dodson, Jr. and Susan C. Dodson, his wife, and George S. Taff and Betty E. Taff, his wife, are the fee simple owners of certain real property located in Wakulla County, Florida, and known by official plat designation as The Pines, Unit No. I, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 29 of the public records of Wakulla County, Florida.

For the purposes of enhancing and protecting the value, attractiveness and desirability of the lots constituting such subdivision, we hereby declare that all of the real property described above and each part thereof shall be held, sold, and conveyed only subject to the following covenants, conditions, and restrictions, which shall constitute covenants, running with the land and shall be binding on all parties having any right, title, or interest in the above-described property or any part thereof, their heirs, successors and assigns, and shall inure to be benefit of each owner thereof:

1. Property shall be used for residential purpose only.
2. No mobile homes will be allowed on lots 1 through 8 Block "A" and lots 1 through 8 Block "B". Only on site conventional constructed homes will be allowed. All on site conventional constructed homes must have at least one thousand (1,000) square feet enclosed living area. Plans and specifications must be approved by the Architectural Control Committee. Said committee shall consist of two members appointed by Walter C. Dodson, Jr. and George S. Taff.
3. Only one residence per lot as described in recorded plat. Lots cannot be subdivided into smaller lots. No building or Mobile Home shall be closer than forty-five (45) feet to "Bay Pine Drive", street right-of-way or within twenty (20) feet of any other street right-of-way or within ten (10) feet of the side or rear located parallel to said street.
4. Mobile Homes are permissible on all lots except lots 1 through 8 Block "A" and lots 1 through 8 Block "B". No Mobile Home shall be placed on

any lot unless such Mobile Home has been manufactured by a company engaged in the manufacturing of Mobile Homes. It is the intention of the covenant to prohibit the placing of any home made Mobile Home on any of the aforesaid lots. All Mobile Homes shall have a decorative type skirting so that the underreariage and wheels are covered and not visible. The decorative type skirting shall be erected on all sides and the Mobile Home hitches shall be removed. All on site conventional constructed homes must have at least one thousand (1000) square feet of enclosed living area. Plans and specifications must be approved by the Artchitectual Control Committee. Said committee shall consist of two members appointed by Walter C. Dodson, Jr. and/or George S. Taff.

5. No Shacks or Shanties allowed; all out buildings, clotheslines, playground equipment, swimming pools shall be properly maintained and located to the rear of the main building.

6. Use of approved septic tanks is mandatory. All outdoor toilets are prohibited.

7. No livestock, household pets only. Household pets are not required to be confined or on leash unless they become an annoyance or nuisance or required by law.

8. Garbage and refuse not allowed to accumulate on any lot or nearby land. No junk piles, junk or disabled vehicles or other unsightly debris permitted.

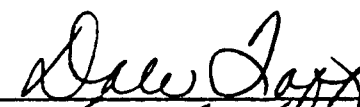
9. No offensive or illegal activity and no neighborhood annoyances or public nuisances permitted.

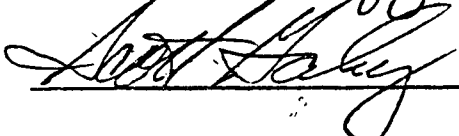
10. The foregoing restrictions shall be perpetual in duration, or until altered or amended by the owners of three-fourths (3/4) of the lots in said subdivision.

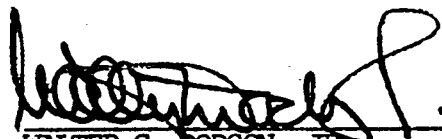
IN WITNESS WHEREOF, we have hereunto placed our hands and seals, this

20th day of August, 1982.

Signed, sealed and delivered
in the persence of:







WALTER C. DODSON, JR. (Seal)

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Walter C. Dodson

Susan C. Dodson (Seal)
SUSAN C. DODSON

Scott Haley

Walter C. Dodson

George S. Taff (Seal)
GEORGE S. TAFF

Scott Haley

Walter C. Dodson

Betty E. Taff (Seal)
BETTY E. TAFF

Scott Haley

STATE OF FLORIDA
COUNTY OF WAKULLA

Before me this day personally appeared WALTER C. DODSON, JR. and SUSAN C. DODSON, his wife, who acknowledged before me that they executed the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 20th day of August, 1982.

Walter C. Dodson
Notary Public
STATE OF FLORIDA
COUNTY OF WAKULLA

My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT. 4 1984
BONDED THRU GENERAL INS. UNDERWRITERS

Before me this day personally appeared GEORGE S. TAFF and BETTY E. TAFF, his wife, who acknowledged before me that they executed the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 20th day of August, 1982.

Walter C. Dodson
Notary Public
NOTARY PUBLIC
STATE OF FLORIDA
COUNTY OF WAKULLA

My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT. 4 1984
BONDED THRU GENERAL INS. UNDERWRITERS

This instrument prepared by: WILLIAM H. WEBSTER
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