

DECLARATION OF RESTRICTIVE COVENANTS OF  
SWIRL ACRES, AN UNRECORDED SUBDIVISION

RECORDED  
1909 JUL 12 PM 4: 34  
CLERK OF DISTRICT COURT  
TALLAHASSEE, FLORIDA

The use of the property within the subdivision shall be restricted as follows:

A. Common Restrictions:

1. Each tract shall be used as a residence for a single family and for no other purpose. No tract shall be subdivided.
2. Out buildings or accessory buildings are permitted as long as construction of the buildings is compatible with the construction and appearance of the main residence.
3. No building or residence shall be located nearer than fifty-five (55) feet from the centerline of any roadway and shall otherwise comply with all county setback regulations. No trees shall be cut within five (5) feet of the back or side property lines of any tract, except for the purpose of building a fence along the property line or to clear roadways to adjoining property owned by a member.
4. All conventionally built homes shall contain at least seven hundred (700) square feet of heated and cooled area, exclusive of porches and garages. All mobile homes shall contain at least six hundred (600) square feet, and all modular homes shall contain at least seven hundred (700) square feet of heated and cooled space, exclusive of porches and garages.
5. No goats or hogs shall be kept on any of the tracts within the subdivision, nor shall any animal be kept on any tract that causes nuisance or annoyance because of noise or smell.
6. No noxious or offensive activity shall be carried on upon any tract, nor shall any act be committed which would constitute an annoyance or nuisance to the other residents in the subdivision or to the general public.
7. No commercial advertising except for "for sale" or "for lease" display signs shall be permitted within the subdivision, except that the Developer or its agents may erect such display signs as may reasonably be required for development and sale of the tracts.
8. Any major mechanical or repair work performed on any motor vehicle shall be done in an enclosed garage or carport and shall not be visible from the street.
9. All boats and travel and utility trailers shall be stored and placed neatly in a garage, carport or in the rear of the tracts.

10. All clothes lines, satellite dishes and antennas shall be located in the rear yard of the residence and not in the front yard.

B. Mobile Home Restrictions:

11. No mobile home that is five (5) years or older, regardless of size, shall be placed within the subdivision.

12. No mobile homes shall be placed on any tract unless such mobile home has been manufactured by a company engaged in the manufacture of mobile homes. It is the intention of this restriction to prohibit the location of any "homemade" mobile home on any tract. It is required, and shall be the responsibility of the owner, to provide complete ground to floor skirting for the mobile home or modular home. The skirting is to be installed within ninety (90) days from the date of moving the mobile or modular home onto the tract. All mobile homes, except for double wides, must be at least fifty (50) feet in length.