

**SUBJECT TO** the following restrictive covenants which the Grantee, by acceptance of this Deed, Grantee covenants and agrees for itself, its heirs, successors and assigns that the land conveyed hereby ("Land") shall be subject to the following restrictive covenants ("Deed Restrictions"), which shall expire upon the tenth (10th) anniversary date of this Warranty Deed being recorded in the public records of Nassau County, Florida:

- a. The Land shall be used for single family residential purposes only;
- b. Mobile homes, manufactured homes, modular homes or house trailers shall not be permitted on the Land;
- c. Recreational vehicles, including travel trailers, may not be parked in any area between the dwelling and the road or right of way providing immediate access to the Land;
- d. Any single family residence constructed on the Land shall contain a minimum of 1,250 square feet of heated and coler area exclusive of garages and porches;
- e. Inoperatable vehicles, old appliances, trash or unsightly material of any kind shall neither be kept nor maintained on the Land unless stores in a single family residence or storage building;
- f. No animal shall be kept on the Land in such numbers that they create a nuisance due to noise or odor;
- g. Commercial borrow pits or mining of any kind shall not be permitted on the Land; and
- h. There shall be no further subdividing of the Land.

If Grantee, Grantee's heirs, successors or assigns shall violate any of these Restrictive Covenants, Grantor, its successors or assigns shall have the right to seek injunctive relief to prevent any violation thereof and shall be entitled to recover its costs of enforcement, including reasonable attorneys' and paralegals' fees, whether or not suit be brought to enforce a violation.

**THESE RESTRICTIONS SHALL RUN WITH THE LAND.**

**SUBJECT TO** covenants, restrictions and easements of record, if any; however this reference thereto shall not operate to reimpose same.