

STATE OF FLORIDA
COUNTY OF ESCAMBIA

RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS that the undersigned Estreco Land and Timber Company, a Florida corporation, is the owner in fee simple of the real estate located in Escambia County, Florida, as particularly described in the instrument of conveyance to which this set of Restrictions is annexed and attached, and as such owner and now seller of the said real estate, makes the following declaration of restrictions covering the real property described in the said instrument of conveyance, specifying that this declaration shall constitute a covenant running with the land and that this declaration shall be binding upon the undersigned and upon all persons deriving title to the said property through the undersigned. These restrictions, during their lifetime, shall be for the benefit of and limitation upon all present and future owners of the real property:

(1) Said property shall be used solely for residential purposes and shall not be used for commercial purposes of any kind, with only one main dwelling unit per lot and no further subdivision of the lots as these restrictions are in force. There shall be a minimum of 1500 square feet of living area per residence and no garage or outbuilding may be used as a residence. All dwellings constructed on the property shall be of new construction with the removal of previously existing buildings to the property specifically prohibited, including mobile homes. All auxiliary and other outbuildings, as well as fences, shall be both of new construction and of new materials.

(2) No building shall be placed nearer than 100 feet to the front lot line, 100 feet to the rear lot line, or 50 feet to the side lot lines. Dwellings constructed on corner lots may face either road, and for the purposes of these restrictions, the road that the building faces shall be known as the front lot line. No outbuilding or other auxiliary building or structure shall be placed nearer to any road than the farthest point that the primary dwelling is located from any such road.

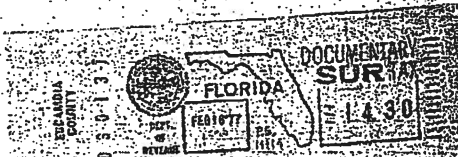
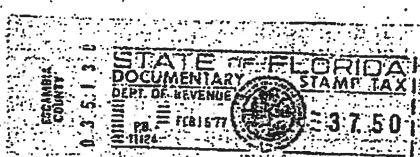
(3) No fences shall be constructed between the front of the primary dwelling and the front lot line other than a decorative fence, design to be approved by seller or its agents herein.

(4) The property shall not be used for the commercial raising and/or selling of any animals. Domestic animals, including horses and cows, may be kept upon the property for the personal use of the property owners, but not for commercial use. No swine, sheep, or goats may be kept on the property for any purpose. There shall be a limit of the number of horses or cows that may be kept upon the property, for every full two acres of property owned by one individual, that individual may keep either one horse or one cow.

(5) No garbage or trash shall be accumulated such as to be visible from the road and always shall be disposed of in such manner as will not pollute or otherwise contaminate the area.

(6) No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used as a residence.

(7) No trucks, tractors, boats, campers, equipment, or inoperable automobiles shall be parked or otherwise situated nearer to the road



than the farthest point that the primary dwelling is from any such road.

(8) No noxious or offensive activity shall be carried on upon the property nor shall anything be done on it that may be or may become an annoyance or nuisance to the neighborhood.

These covenants are to run with the land and shall be binding on all parties and all parties claiming under them for a period of 20 years from the date these conveyances are recorded.

Invalidation of any one of these covenants by judgment or Court order in no way shall affect any of the other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 28 day of JANUARY, 1977.

Witnesses:

ESTRECO LAND & TIMBER COMPANY

Mark M. Baker
E. L. Schluter

By: Charles A. Bunch, Jr.
President

ATTEST:

W. M. Danner
Secretary

(Corporate Seal)



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THE PUBLIC RECORDS OF
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