

DR1231PG2303

KELLYWOOD FARMS  
RESTRICTIVE COVENANTS

790533  
 RECORDED IN THE PUBLIC  
 RECORDS OF LEON CO. FLA.  
 3 2 06 PM '86  
 PAUL F. HARTSFIELD  
 CLERK OF CIRCUIT COURT

Subject to the following Restrictive Covenants which are to run with the land and shall be binding on all persons owning property in KELLYWOOD FARMS, a subdivision in Leon County, Florida, claiming under the Grantor for a period of fifteen (15) years from November 1, 1986, after which they will be extended automatically for successive period of ten (10) years unless an instrument signed by the then owners of a majority of the property in KELLYWOOD FARMS and held subject to these same restrictions, has been recorded agreeing to change the restrictive covenants in whole or part, a legal description of such subdivision being as follows, to wit:

Commence at a concrete monument known as marking the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 22, Township 1 South, Range 2 East, Leon County, Florida, and run thence West (bearing base from previous surveys) 301.80 feet to a concrete monument on the Southeasterly right of way boundary of W.W. Kelly Road (State Road No. S-154), thence run North 89 degrees 53 minutes 21 seconds West 139.64 feet to an iron pin on the Northwesterly right of way boundary of said road, thence South 89 degrees 59 minutes 53 seconds West 877.18 feet to a 2" iron pipe, thence North 00 degrees 30 minutes 46 seconds West along an old fence line 659.6 feet to a concrete monument, thence North 89 degrees 53 minutes 31 seconds West 654.05 feet to a concrete monument for the POINT OF BEGINNING. From said POINT OF BEGINNING run thence North 00 degrees 00 minutes 29 seconds West 665.35 feet to a concrete monument, thence South 89 degrees 57 minutes 11 seconds West 657.11 feet to a concrete monument, thence South 00 degrees 11 minutes 59 seconds West along an old fence line 797.90 feet to a concrete monument, thence North 89 degrees 59 minutes 31 seconds East 660.0 feet to a concrete monument, thence North 00 degrees 00 minutes 29 seconds West 133.0 feet to the POINT OF BEGINNING; containing 12.07 acres, more or less.

TOGETHER with the following described roadway:

A 25 foot ingress, egress, utility and drainage easement being 12.5 feet either side of the following described centerline.

Commence at a concrete monument marking the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 22, Township 1 South, Range 2 East, Leon County, Florida and run North 00 degrees 00 minutes 36 seconds east 259.12 feet to a concrete monument located on the Southerly right of way for W. W. Kelly Road, then run North 00 degrees 02 minutes 14 seconds East 123.66 feet to a concrete monument located on the Northerly right of way boundary line curve for said W. W. Kelly Road, then run Southwesterly along said right of way curve having a radius of 2914.93 feet for an arc distance of 363.29 feet (chord South 51 degrees 15 minutes 46 seconds West 363.05 feet, then run North 33 degrees 40 minutes 37 seconds West 176.42 feet, then run North 86 degrees 29 minutes 01 seconds West 942.73 feet, then run North 00 degrees 30 minutes 46 seconds West 287.10 feet to the POINT OF BEGINNING of the centerline herein described. From said POINT OF BEGINNING run North 89 degrees 53 minutes 31 seconds West 632.51 feet to the center of a 50 radius cul de sac and the end of the centerline herein described.

AND TOGETHER with the following described property: **DR1231PC2304**

Commence at a concrete monument known as marking the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 22, Township 1 South, Range 2 East, Leon County, Florida, and run thence West (bearing base from previous surveys) 301.80 feet to a concrete monument on the Southeasterly right of way boundary of W.W. Kelly Road (State Road No. S-154), thence run North 89 degrees 53 minutes 21 seconds West 139.64 feet to an iron pin on the Northwesterly right of way boundary of said road, thence South 89 degrees 59 minutes 53 seconds West 877.18 feet to a 2" iron pipe, thence North 00 degrees 30 minutes 46 seconds West along an old fence line 360.00 feet to a concrete monument for the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 30 minutes 46 seconds West along an old fence line 299.60 feet to a concrete monument, thence North 00 degrees 30 minutes 44 seconds West along an old fence line 667.14 feet to a concrete monument, thence North 89 degrees 57 minutes 11 seconds East along an old blazed line 1330.72 feet to a concrete monument, thence South 05 degrees 21 minutes 13 seconds East 892.28 feet to a concrete monument on the Northwesterly right of way of said W.W. Kelly Road, thence South 55 degrees 50 minutes 34 seconds West along said right of way boundary 42.55 feet to a concrete monument on a curve concave to the Southeasterly, thence Southwesterly along said right of way and said curve with a radius of 2914.93 feet, through a central angle of 08 degrees 17 minutes 15 seconds, for an arc distance of 421.62 feet (the chord of said arc being South 51 degrees 51 minutes 41 seconds West 421.26 feet), thence North 33 degrees 40 minutes 37 seconds West 176.42 feet to a concrete monument, thence North 86 degrees 29 minutes 01 second West 942.73 feet to the POINT OF BEGINNING; containing 31.84 acres, more or less.

such Restrictive Covenants being as follows:

1. No mobile Home measuring less than 12' x 60' will be allowed on the property.
2. Mobile homes over five (5) years of age will not be allowed on the property.
3. All homes must be underpinned or skirted and landscaped.
4. Decks or porches conforming to Builders' Codes shall be constructed within one (1) year.
5. No barbed wire will be allowed on the front of any parcel.
6. No parcel shall be subdivided into parcels containing less than one (1) acre.
7. No building shall be erected within one hundred (100) feet of the front property line, fifty (50) feet of the rear property line, and twenty-five (25) feet of each side property line.
8. No mobile home shall be placed perpendicular to street except corner lots.
9. There shall be no obnoxious commercial activity.
10. Only one (1) single family dwelling will be permitted on each one (1) acre.
11. All out-buildings must conform with the building codes.
12. All property owners are required to become a member of KELLYWOOD HOMEOWNERS' ASSOCIATION, INC. for the purpose of maintaining the roadway and enforcing the Restrictive Covenants, and for other purposes.
13. No swine will be permitted on any lot in the subdivision.
14. The Homeowners Association Board of Directors are allowed to deny mobile homes in poor condition that otherwise meet the restrictions, or make exceptions when the mobile homes are in good condition but do not meet the age requirement.

19 86.

DA1231PC2305

Signed, Sealed and Delivered in the Presence of:

*Pracy C. Chubbey*

*Lois B. Perry* L.S.  
LOIS B. PERRY

\_\_\_\_\_ L.S.

STATE OF FLORIDA  
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared LOIS B. PERRY, a widow to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 31st day of October, A.D. 19 86 .

*Pracy C. Chubbey*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
*April 1988*  
4/16/88