

394-260

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Edge Construction, Inc., being the owner of Lisa Park Subdivision located in Leon County, Florida, and more particularly described as follows:

Commence at the Northwest corner of Section 17, Township 1 North, Range 1 East, Leon County, Florida and run thence North  $89^{\circ}02'30''$  East 400.0 feet to a concrete monument, said concrete monument being the Point of Beginning, from said Point of Beginning continue thence North  $89^{\circ}02'30''$  East 731.32 feet to a concrete monument, thence South  $0^{\circ}43'$  East 634.46 feet to a concrete monument lying on the North boundary of the right-of-way of Covington Drive, thence South  $89^{\circ}17'$  West 731.45 feet along the North boundary of the right-of-way of Covington Drive to a concrete monument, thence North  $0^{\circ}49'30''$  West 630.83 feet to the Point of Beginning, containing 10.57 acres, more or less according to a replat of Lisa Park, Unit 1, Subdivision recorded in Plat Book 5, Page 61 of the Public Records of Leon County, Florida

makes the following Declaration of Restrictions covering the above described real property, 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 deraining title 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. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height and a private garage.

2. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural control Committee as to quality of workmanship

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and materials, harmony of external design with existing structures and location with respect to topography and finished grade elevation.

3. The Architectural Control Committee is composed of Loyall H. Edge, Gene Bailey and S. Gunter Toney. A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the Committee or to withdraw from the Committee or restore to it any of its powers and duties.

4. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it or, in any event, if no suit to enjoin the construction has been commenced prior to its completion, approval will not be required and the related covenants shall be deemed to have been complied with fully.

5. No residential structure shall be erected on any lot, which residential structure has an area of less than 2000 square feet exclusive of all garages and outside porches.

6. No dwelling shall be constructed on a plot having an area of less than 30,000 square feet, and such plot shall be not less than 145 feet in width at the front building set-back line. No dwelling shall be erected nearer than fifty feet to the front lot line. No dwelling shall be erected nearer than ten feet to

RECORD #201

any interior lot line.

character,

7. No structure of a temporary/ trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

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

9. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

10. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent or signs used by a builder to advertise the property during the construction and sales period.

11. No lot shall be used or maintained as a dumping grounds for rubbish, trash, garbage or other waste. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 30 years from the date these covenants are recorded, after which time they shall be extended automatically for successive periods of ten years, unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change the covenants in whole or in part.

Enforcement shall be by action at law or in equity against any person or persons violating or attempting to violate any covenants, either to restrain violation or to recover damages.

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

IN WITNESS WHEREOF, we have set our hands and seals this 16th day of December, 1969.

EDGE CONSTRUCTION, INC.

Loyall H. Edge  
LOYALL H. EDGE, President

Witnesses:

[Signature]  
[Signature]

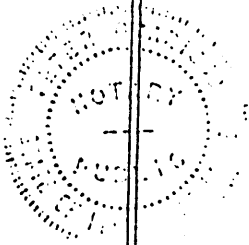
S. Gunter Toney  
S. GUNTER TONEY, Secretary

STATE OF FLORIDA:

COUNTY OF LEON :

I HEREBY CERTIFY that on this 16th day of December, 1969, before me personally appeared LOYALL H. EDGE and S. GUNTER TONEY, respectively President and Secretary of Edge Construction, Inc., a corporation under the laws of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing instrument, and severally acknowledged its execution to be their free act and deed as such duly authorized officers; and that the official seal of the corporation is duly affixed and the instrument is the act and deed of the corporation.

WITNESS my signature and official seal at Tallahassee, in the County of Leon, State of Florida, the day and year last aforesaid.



[Signature]  
NOTARY PUBLIC

Notary Public, State of Florida at Large  
My Commission Expires Dec. 10, 1972  
Powered by American Title & Surety Co.

217102  
RECORDED IN THE PUBLIC  
RECORDS OF LEON CO. FLA.  
IN THE BOOK & PAGE IND.

JAN 6 4 49 PM 1970

AT THE TIME & DATE NOTED  
PAUL E. HARTFIELD  
CLERK OF CIRCUIT COURT

REC-427 PAGE-105

AMENDMENT TO DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned EDGE CONSTRUCTION, INC.. a Florida Corporation, and CHARLES COOPER and MARY RIVERS COOPER, his wife, the owners of Lisa Park Subdivision located in Leon County, Florida, according to a Replat thereof recorded in Plat Book 5, Page 61 of the Public Records of Leon County, Florida, makes the following Amendment to the Declaration of Restrictions dated December 16, 1969 and recorded on January 4, 1970, in Official Records Book 394, Pages 260-263 of said Public Records.

Paragraphs Numbered 1 and 6 of said Declaration of Restrictions described hereinabove are hereby stricken and in lieu thereof the following paragraphs are substituted.

1. No lot shall be used except for residential purposes. No building shall be erected or placed on any lot other than one detached single-family dwelling not to exceed two stories in height and a private garage.

6. No dwelling shall be constructed on a plot having an area of less than 24,000 square feet, and such plot shall be not less than 145 feet in width at the front building set-back line. No dwelling shall be erected nearer than fifty feet to the front lot line. No dwelling shall be erected nearer than ten feet to any interior lot line.

IN WITNESS WHEREOF, We have set our hands and seals this 12th. day of August, 1970.

Signed, sealed and delivered in the presence of:

[Signature]

Emeline B. Toney

[Signature]

[Signature]

EDGE CONSTRUCTION, INC.

BY: [Signature]  
Loyall H. Edge, President

BY: [Signature]  
S. Gunter Toney, Secretary

[Signature]  
CHARLES COOPER

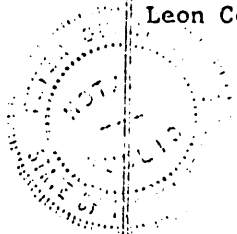
[Signature]  
MARY RIVERS COOPER

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STATE OF FLORIDA:  
COUNTY OF LEON :

I hereby certify that on this 30<sup>th</sup> day of August 1970, before me personally appeared LOYALL H. EDGE and S. GUNTER TONEY, respectively President and Secretary of Edge Construction, Inc., a corporation under the laws of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing instrument, and severally acknowledged its execution to be their free act and deed as such duly authorized officers; and that the official seal of the corporation is duly affixed and the instrument is the act and deed of the corporation.

WITNESS my signature and official seal at Tallahassee in Leon County, State of Florida, the day and year last aforesaid.

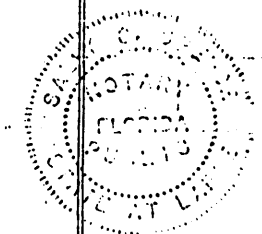


*[Signature]*  
NOTARY PUBLIC  
Notary Public, State of Florida at Large  
My Commission Expires Dec. 10, 1972  
Bonded by American Fire & Casualty Co.

STATE OF FLORIDA:  
COUNTY OF LEON :

Before me personally appeared CHARLES COOPER and MARY RIVERS COOPER, his wife, to me well known and known to be the persons described in and who executed the foregoing instrument and acknowledged to and before me that they executed said instrument for the purposes therein expressed.

Witness my hand and official seal, this 12<sup>th</sup> day of August, 1970.



*[Signature]*  
NOTARY PUBLIC  
Notary Public, State of Florida at Large  
My Commission Expires Aug. 10, 1974  
Bonded by American Fire & Casualty Co.  
4/14/74

226938  
RECORDED IN THE PUBLIC  
RECORDS OF LEON CO. FLA.  
IN THE BOOK & PAGE IND.  
Aug 26 10:16 AM 1970  
AT THE TIME & DATE NOTED  
PAUL F. HARTSFIELD  
CLERK OF CIRCUIT COURT

*[Signature]*  
S. Gunter Toney  
200 E. Gulf Ave  
Tallahassee, Fla.

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SECOND AMENDMENT TO DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned EDGE CONSTRUCTION, INC., A Florida Corporation and LEON DEVELOPMENT CORPORATION, A Florida Corporation, CHARLES COOPER and MARY RIVERS COOPER, his wife, FRANK SMITH and JANICE SMITH, his wife, the owners of Lisa Park Subdivision located in Leon County, Florida, according to a Replat thereof recorded in Plat Book 5, Page 61 of the Public Records of Leon County, Florida, makes the following Amendment to the Declaration of Restrictions dated December 16, 1969, and recorded on January 4, 1970, in Official Records Book 394, Pages 260-263, and Amendment to Declaration of Restrictions dated August 12, 1970, and recorded in Official Records Book 427, Page 455, of said public records.

Paragraph numbered 6 of said Declaration of Restrictions described hereinabove is hereby stricken and in lieu thereof the following paragraph is substituted.

6. No dwelling shall be constructed on a plot having an area of less than 19,500 square feet, and such plot shall be not less than 120 feet in width at the front building set back line. No dwelling shall be erected nearer than fifty feet to the front lot line. No dwelling shall be erected nearer than ten feet to any interior lot line.

IN WITNESS WHEREOF, We have set our hands and seals this 29<sup>th</sup> day of October, 1971.

Signed, sealed and delivered in the presence of:

EDGE CONSTRUCTION, INC.

BY: Loyall H. Edge  
LOYALL H. EDGE, PRESIDENT

BY: S. Gunter Toney  
S. GUNTER TONEY, SECRETARY



7-12-71

This instrument was prepared by  
S. GUNTER TONEY  
TONEY AND GUARISOU  
200 E. College Ave., Tallahassee, Fla.

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[Signature]  
Betty C. Bailey

[Signature]  
CHARLES COOPER

[Signature]  
MARY RIVERS COOPER

LEON DEVELOPMENT CORPORATION

BY: [Signature]  
EDWIN EUBANKS, As Its President

BY: [Signature]  
CAMILA EUBANKS, As Its Secretary

[Signature]  
FRANK SMITH

[Signature]  
JANICE SMITH

[Signature]  
Betty C. Bailey

[Signature]  
Betty C. Bailey

STATE OF FLORIDA;  
COUNTY OF LEON;

I hereby certify that on this 26<sup>th</sup> day of October, 1971 before me personally appeared LOYALL H. EDGE and S. GUNTER TONEY, respectively President and Secretary of Edge Construction, Inc. a corporation under the laws of the State of Florida, to me known to be the persons and officers described in and who executed the foregoing instrument, and severally acknowledged its execution to be their free act and deed as such duly authorized officers; and that the official seal of the corporation is duly affixed and the instrument is the act and deed of the corporation.

Witness my signature and official seal at Tallahassee in Leon County, State of Florida, the day and year last aforesaid.

[Signature]  
NOTARY PUBLIC

3-10-72



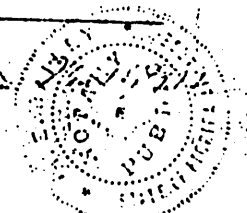
STATE OF FLORIDA;  
COUNTY OF LEON :

Before me personally appeared CHARLES COOPER and MARY RIVERS COOPER, his wife, to me well known and known to be the persons described in and who executed the foregoing instrument and acknowledged to and before me that they executed said instrument for the purposes therein expressed.

Witness my hand and official seal, this 26<sup>th</sup> day of October, 1971.

[Signature]  
NOTARY PUBLIC

3-10-72




REC. 493 NOV 6 23

STATE OF FLORIDA:  
COUNTY OF LEON :

I hereby certify that on this 26<sup>th</sup> day of October, 1971, before me personally appeared EDWIN EUBANKS, and CAMILA EUBANKS, respectively President and Secretary of Leon Development Corporation, a corporation under the laws of the State of Florida, to me known to be the persons and officers described in and who executed the foregoing instrument, and severally acknowledged its execution to be their free act and deed as such duly authorized officers; and that the official seal of the corporation is duly affixed and the instrument is the act and deed of the corporation.

Witness my signature and official seal at Tallahassee, in Leon County, State of Florida, the day and year last aforesaid.

*[Signature]*  
NOTARY PUBLIC  
*My commission expires 11/15/72*  
3-10-72

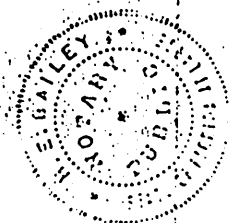


STATE OF FLORIDA:  
COUNTY OF LEON :

Before me personally appeared FRANK SMITH and JANICE SMITH, his wife, to me well known and known to be the persons described in and who executed the foregoing instrument and acknowledged to and before me that they executed said instrument for the purposes therein expressed.

Witness my hand and official seal, this 26<sup>th</sup> day of October, 1971.

*[Signature]*  
NOTARY PUBLIC  
*My commission expires 11/15/72*  
3-10-72



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RECORDED IN THE PUBLIC  
RECORDS OF LEON CO. FLA.  
IN THE BOOK & PAGE IND.

OCT 29 3 21 AM 1971

AT THE TIME & DATE NOTED  
PAUL F. HARTSFIELD  
CLERK OF CIRCUIT COURT