

135

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That PIEDMONT LAND COMPANY, INC., a Florida corporation, the owner in fee simple of all of Unit 2 of PIEDMONT PARK SUBDIVISION, a subdivision as per Plat Book 4, page 74, of the Public Records of Leon County, Florida, does hereby impose upon the said lands hereinabove described the following covenants and restrictions to run with the land, which covenants and restrictions shall be binding on all parties and all persons claiming under the said owner until January 1, 1995, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots in said subdivision it is agreed to change such covenants in whole or in part.

If the party hereto, or its grantees, successors or assigns, shall violate, or attempt to violate, any of the covenants herein, it shall be lawful for any other person, firm or corporation, owning any real property situate in said above-described land, to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants and intervening to prevent him or them from so doing, or to recover damages or other dues for such violation.

Invalidating of any of these covenants by judgment or court order shall in nowise affect any of the other provisions, which shall remain in full force and effect.

A. All lots in the subdivision shall be known and described as residential lots and no structure shall be erected, altered, placed or permitted to remain on any residential building lot.

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TALLAHASSEE, FLORIDA

other than a one detached single-family dwelling not to exceed two (2) stories in height and a private garage for not more than three (3) cars, and a laundry or tool room attached to the garage on the ground floor.

B. No house-trailer, tent, barn, tourist cottage, apartment, duplex apartment or tenement house shall be erected or placed upon said property.

C. There shall be no fences on the front of any residential lot and no side fences except such side fences as shall commence at a point no nearer the street than the back line of the house. All fences erected shall be decorative in nature.

D. No residence shall be erected nearer than 30 feet from the street which said residence faces, or nearer than 10 feet from one side lot line, and not nearer than 8 feet from the other side lot line.

E. No part of said property shall be used in any way so as to create or become a nuisance per se.

F. No residence shall be erected or placed on any building plot which plot has an area of less than 9,000 square feet or a width of less than 70 feet at the front building set back line.

G. The ground floor area of the main structure exclusive of one-story open porches and garages, shall not be less than 1,200 square feet in the case of a one-story structure and not less than 800 square feet in the case of a structure of more than one story.

H. 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 an architectural control committee as to quality and workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finished grade elevation. The architectural control committee shall consist of Billy Owens and not more than two (2) other persons selected by him. A majority of the committee may designate a representative to act for it.

99 PAGE 137

I. The grantor and its successors or assigns, or the owner of any property, or part thereof, hereinabove described, shall have the right to enforce by proper legal proceeding in any court full compliance by any other owner of said property, or any part thereof, of all of the restrictions and conditions herein expressed. The grantor agrees that no lot in the above-described subdivision will be sold by it, or its successors or assigns, unless subject to all of the restrictions enumerated herein, except as above specified, and that the deed conveying same shall convey same subject hereto; and these covenants shall be binding upon all parties claiming under the covenant hereof and shall run with the land and be in force and effect as set out above.

J. No residential lot shown on the recorded plat of this subdivision shall be resubdivided into building lots, and no more than one single-family residence shall be placed on any one building lot.

SIGNED:

PIEDMONT LAND COMPANY, INC.

By

Steve M. Watkins, President

Attest:

James C. Truett, Secretary

(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF LEON

Before me, the undersigned authority, this day personally appeared STEVE M. WATKINS and JAMES C. TRUETT, president and secretary, respectively, of PIEDMONT LAND COMPANY, INC., a Florida corporation, to me known to be the persons described in and who executed the foregoing instrument of writing, and they acknowledged the execution thereof to be their free act and deed, as such officers, for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, this 6th day of August, A. D. 1963.

Notary Public, State of Florida at Large.

My commission expires: