

35 408

RESTRICTIVE COVENANTS

SUWANNEE RIVER BEND

State of Florida
County of Lafayette

WHEREAS, DELMER SAPP AND MINNIE L. SAPP, his wife, are the owners of the following described property, situated, lying and being in the County of Lafayette, State of Florida, to-wit:

SUWANNEE RIVER BEND SUBDIVISION

WHEREAS, the said owners are desirous of placing certain restrictions on the above described property;

NOW THEREFORE, the said owners do hereby impose the following restrictions on all of the said property hereinabove described; these covenants and restrictions are to run with the land and shall be binding on all claiming by, through or under the said owner.

1. All buildings, structures, or other shelters of any description, either temporary or permanent, erected or placed on the premises, shall be of neat and attractive appearance. In the event of fire or other damage to any such building, structure or shelter, same shall not be allowed to remain in its damaged condition longer than six months.

2. Within six months of construction or placing of any living quarters on the premises, septic tanks and facilities for indoor toilets with running water must be installed and maintained in good operating condition.

3. Only one single family residence may be erected on each plot; and no business, trade, or occupation shall be conducted on or in connection with the premises.

4. No building, structure, or other shelter shall be erected or placed within 15 feet of the front line of any plot nor within 15 feet of any side line thereof. No outhouses or privies will be permitted, except during construction of living quarters; and the use of such outhouses or privies will not be permitted for a period longer than six months; at the end of which time, same are to be removed forthwith from the premises and proper sanitary measures applied.

5. The premises shall not be used for the storage or accumulation of junk, or as a dumping ground, or the storage or accumulation of any waste material or other unsightly accumulation which in the opinion of the Seller might constitute a nuisance or which might be detrimental to the comfort, safety or health of the inhabitants of said or adjoining property, or which may detract from the esthetic appearance of the premises.

6. Said property is subject to all easements, encumbrances, and rights of way of record.

7. Neither the Buyer nor Guest will at any time cause or permit contamination or pollution of any River, Lake, Stream, Canal, or other body of water on or adjoining the premises nor permit sewerage, drainage, garbage, refuse or other waste material to enter such water or remain along the shores thereof.

8. No occupancy or use of any plot will be permitted until the Buyer or occupant provides an approved garbage incinerator for the premises, and all garbage, trash, or other waste material must be treated in a sanitary manner and the residue removed from the premises within 48 hours.

9. Hunting or the discharge of firearms or other dangerous weapons will not be permitted in any area, except those as may be specified by the Seller.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed, and their seals to be hereto affixed this 18th day of May, 1976.

Witness:

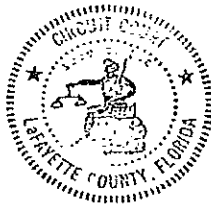
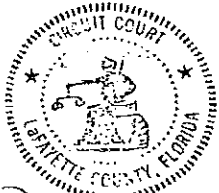
Patty Harris
Edna W. McCall

Delmer Sapp
Delmer Sapp
Minnie L. Sapp
Minnie L. Sapp

STATE OF FLORIDA
COUNTY OF Lafayette

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 Delmer Sapp and Minnie L. Sapp, his wife, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 18th day of May A.D., 1976.



Paul Irawick, Clerk
Notary Public
By: Patty Harris, D.C.

My commission expires:

CLERK CIRCUIT COURT
LAFFAYETTE COUNTY, FLORIDA

Book 35 of the Clerk of Circuit Court of the County of Lafayette, State of Florida, on the 18th day of May A. D. 1976, at 10 o'clock A.M. and recorded in O. B. Book no. 35 on page 408 and recorded heretofore.

Paul Irawick
Clerk Circuit Court
Patty Harris
R. L.