

DEED OF RESTRICTIONS

WHEREAS, SUBRANDY LIMITED PARTNERSHIP, is the owner of Lots 1 through 23 inclusive of DEER MEADOW, a subdivision according to plat thereof recorded in Plat Book 1 , Pages 459-460, Public Records of Suwannee County, Florida, its ownership of said lots derived from Deed recorded in Official Records Book 814, Pages 357-358, current Public Records of Suwannee County, Florida, and

WHEREAS, Subrandy Limited Partnership is the sole owner of all of the Lots in DEER MEADOW Subdivision, hereinafter referred to as The Subdivision, any and all previous Restrictive Covenants, whether recorded or unrecorded, shall hereby be revoked and rendered null and void, and WHEREAS, the owner contemplates selling said Lots to various purchasers, and

WHEREAS, the prospective purchasers of said Lots are entitled to use and enjoy said Lots without being subjected to unpleasant noises, odors, or views as might be caused or created by the activities or operations of the purchasers of other Lots, the Owner, SUBRANDY LIMITED PARTNERSHIP, does by these presents provide that all of the Lots described herein shall be, and the same hereby are, made subject, until December 31, 2026 A.D., to the Covenants, Restrictions, Conditions, Reservations and Privileges running with the title to said lands as follows:

1. There shall not be any type of commercial poultry operation nor any type of commercial feed lot operation carried on or conducted on the Lots described herein, nor any type of dog kennel operation for any purpose. For these purposes, any number of dogs over three will be considered a dog kennel operation. There shall not be any pigs nor hogs placed or kept on any lot in the SUBDIVISION except for the following exception: If a child desires to raise one hog for the sole purpose of showing said hog at a local or State Fair, one hog per child will be allowed for a period not to exceed seven (7) months in one year All other typical farm-type livestock are permitted.
2. Any mobile home placed upon any lot in The Subdivision shall have a manufacture date not more than seven (7) years previous to the placement of the mobile home. Any site built house must have a minimum of 1200 square feet heated area. Single wide mobile homes shall be permitted on all lots with the exception of Lots 1,19,20,21,22,23. Any mobile home placed on Lots 1,19,20,21, 22,23 shall be a double wide or triple wide.
3. Travel Trailers and Motor Homes shall not be allowed to be used for living quarters on Lots in DEER MEADOW Subdivision under any circumstances. A travel trailer or motor home shall be defined as a mobile dwelling containing less than 450 square feet living area and which is issued a State Title.
4. All mobile homes in The Subdivision shall be skirted at time of placement. In no event shall any mobile home in The Subdivision be occupied prior to such skirting being in place.
5. Any parcel of The Subdivision shall be subject to the following fence restrictions: All wood products used in fence construction shall be pressure treated or creosote coated. All fence material must be new at the time of construction. No barbed wire fences shall be allowed except that it may be used in conjunction with other fencing materials such as board panels or field fence.

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REC NO. 01203770716

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6. All barns or other outbuildings must be approved by the developer prior to construction.
7. In no event shall any items be placed in the County road right-of-way by any owner of any parcel in The Subdivision.
8. There shall not be placed nor kept upon any lot in The SUBDIVISION, junk of any kind or description, including, but not limited to, junk automobiles, worn out or discarded electrical appliances, machinery, nor any other junk of any kind or nature, nor items generally construed to be junk, nor any USABLE items or materials stored outside in an objectionable or unsightly manner. The term "Junk" and "Unsightly", shall be construed and defined as being "Junk" and "Unsightly" in the sole opinion of the General Partner of Subrandy Limited Partnership. Said General Partner of Subrandy Limited Partnership reserves the right to remove any of the above described junk or any other unsightly refuse from any tract in the herein described property at the cost of the Owner, Purchaser or Occupant.
9. Any invalidation by Court Order or any other Governmental Authority of any of the Restrictive Covenants contained herein shall not affect the validity of all of the other Restrictive Covenants contained herein.
10. These Restrictive Covenants shall be construed as cumulative to remedies now or hereafter provided by law, and shall run with title to the land.
11. These Restrictive Covenants shall be automatically renewed and extended upon the date of expiration for successive periods of 33 years unless amended or removed by written consent of no less than the owners of a cumulative total of 15 lots of the total 23 lots described herein.

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IN WITNESS WHEREOF, the Owner SUBRANDY LIMITED PARTNERSHIP, has hereunto caused these presents to be executed this 2nd day of February 2002.

Signed, Sealed and Delivered
in the presence of:

Nanci L. Griffis
Witness Nanci L. Griffis

Suzanne D. Adams
Witness Suzanne D. Adams

SUBRANDY LIMITED PARTNERSHIP

Bradley N. Dicks
GENERAL PARTNER, BRADLEY N. DICKS

STATE OF FLORIDA
COUNTY OF COLUMBIA

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 BRADLEY N. DICKS, General Partner of Subrandy Limited Partnership, to me personally known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same, and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of February 2002.

Prepared by: Lenvil H. Dicks
2250 U.S. 90 West
Lake City, FL 32055

Nanci L. Griffis
Notary Public, Nanci L. Griffis

