

SEMINOLE RIDGE - ALL UNITS

(An Unrecorded Subdivision)

1. Said lots shall be used for residential purposes only and not more than one single-family residence and the necessary outbuildings shall be allowed to occupy any one lot at any time.

2. No building or any part thereof exceeding 4 feet in height shall be erected or placed within 30 feet of the front lot line, or within 10 feet of the rear lot line, or any side lot line. Where one individual owns more than one lot, the side-line restrictions shall not apply to the interior side lines.

3. Any dwelling erected or placed on said lot shall be of a design and of materials in harmony with other dwellings in the subdivision and no residence shall contain less than 800 square feet, exclusive of uninclosed porches, attached garages or carports.

4. No house-trailers or Quonset huts are permitted.

5. All sewage disposal shall be by septic tank installed in a manner acceptable to the Board of Health, or shall be by public sewers if the same shall become available.

6. Said lot shall not be used for illegal or immoral purposes, nor shall anything be done thereon which shall constitute a continuing annoyance or nuisance to the neighborhood.

7. The raising and/or keeping of horses, sheep, cows, goats, dogs, swine, other livestock and/or poultry (except household pets) is expressly prohibited.

8. No lot may be subdivided.

9. A perpetual easement for utilities is reserved unto the grantors, their heirs, executors and/or assigns over, under and across the rear 10 feet of each lot.

10. No enclosed boat houses are permitted over the lake.

11. Any dock extending into any boat basin shall not extend farther than 20 feet from the lake-front lot line.

12. No dock or any other structure shall be built in, on or over any canal.

13. No garbage, trash or other refuse shall be thrown or dumped into the lake, nor shall it be dumped on any land within one mile of said property, except that it may be dumped in any County garbage dump.

14. These restrictive covenants shall be deemed to be covenants running with the land and shall also be deemed several and independent and the invalidity of one or more or any part of one shall in nowise impair the validity of the others.

15. Any violation of these restrictions shall subject the grantee, his heirs and/or assigns to proceedings to enjoin or restrain such violation or to recover damages therefor by the owner of any lot in said subdivision.

16. These restrictive covenants may be altered, changed or amended upon filing with the Clerk of the Court of the County in which said lot is located a petition signed by the owners of seventy-five percent of the lots in said subdivision, setting forth the deletion, addition and/or alteration of these restrictive covenants.

9494
Filed in The Office of the Clerk of Circuit Court, Bradford County, Florida
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PUBLIC RECORDS OF SAID COUNTY
CHARLES A. LARBY, Clerk. By Bobby D. Williams D. C.

