

## RESTRICTIONS

1. The property is restricted for single-family residential use with no more than one (1) dwelling on each lot. No commercial activity shall be conducted on any lot.
2. Building construction shall be completed within one (1) year of the initial start date.
3. Each single-family residence shall have not less than 1,200 square feet under roof.
4. No mobile or modular homes shall be placed on the above described property.
5. No junk cars shall be placed on the above described property and said property shall not be used for junk or salvage yards. All vehicles must be in operative condition, unless antique or classic, and bear a current year's tag. No commercial vehicles and no vehicles larger than one-ton shall be parked on the property.
6. No parcel of land may be subdivided for the purpose of building more than one home on the original parcel.
7. No part of the said property shall be used or maintained for burial of or dumping of rubbish, trash, garbage or other waste. No incinerator shall be allowed on the property. No clothesline apparatus may be visibly exposed from front of property.
8. No noxious or offensive activities shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance and nuisance to the neighborhood.
9. All dogs shall be contained on the individual owner's parcel when not on a leash and shall be kept in obedience.
10. No lot shall be used for road right-of-ways or easements for egress or ingress unless such right-of-way or easement be approved by the Owner.
11. All accessory buildings shall conform architecturally with the principal structure. Any pole barns or deviations shall be approved by the Developer.
12. The covenants, conditions, restrictions and easements of this Declaration shall run with and bind the land for a period of thirty (30) years from the date the Covenants and Restrictions are recorded, after which time they shall be automatically extended for successive ten year periods. This Declaration may be amended during the first thirty year period by an instrument signed by owners of not less than 80% of the numbered lots within the "Property" and thereafter by an instrument signed by not less than a majority of the owners of the numbered lots within the "Property". Amendments hereto shall not be effective until recorded in the Public Records of Polk County, Florida
13. If any of the Covenants or Restrictions contained herein shall be violated or any attempt made to violate said Covenants or Restrictions, it shall be lawful for the developer or any other person or persons owning any real property covered by these Protective Covenants to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions, either to prevent him or them from so doing or to recover damages for such violation or both.

