

DECLARATION OF RESTRICTIONS AND COVENANTS
AS AMENDED
FLOR-A-MAR

Dated Feb 21, 1962

COUNTY OF PASCO, STATE OF FLORIDA

RECORP Feb 22, 1962 BK 194-Pg 16

KNOW ALL MEN BY THESE PRESENTS:

That, WHEREAS, FLORAMAR DEVELOPMENT CORP. and FLORIDA GULF HARBORS, INC., both Florida Corporations, are the owners of the following described property located in Pasco County, State of Florida, more particularly described as: Flor-A-Mar Section C-6, as recorded in Plat Book 7 at page 39 of the Public Records of Pasco County, Florida, and as Lot 35, Block 10, in C-6 Flor-A-Mar. Cb

WHEREAS, FLORAMAR DEVELOPMENT CORP. has placed certain restrictions on the above-described property, said restrictions being recorded on January 26, 1961, at 11:26 a.m. in Official Record Book 164 at page 61 of the Public Records of Pasco County, Florida, and being amended by a certain Amended Declaration of Restrictions and Covenants recorded on November 13, 1961, at 4:09 p.m. in Official Record Book 35 at pages 377 and 378 of the Public Records of Pasco County, Florida.

THEREFORE, by these presents, FLORAMAR DEVELOPMENT CORP. and FLORIDA GULF HARBORS, INC., hereby covenant and place the following restrictions on the above-described property;

1. All of the requirements of every kind and character of the Pasco County Planning and Zoning Commission will be complied with.
2. Easements for installation and maintenance of utilities and drainage facilities are reserved on the lots and the public way as shown on the plats on file, and over the rear five (5) feet of each lot, and over the side three (3) feet of each lot. Any and all references herein to side lot lines shall be deemed to refer to the actual side lot lines rather than the lot line as designated on the plat above mentioned if said lines are not coincident.

3. Until January 1, 1999, on the above-described plats, no lot or parcel shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any residential lot other than one detached single-family dwelling not to exceed 1-1/2 stories in height and a private garage for not more than two (2) cars.

4. No trailer, tent, garage or other outbuilding erected in the tract shall be used as a residence, temporarily or permanently and no building may be erected except a garage for not more than two (2) cars. No fence of any type shall be erected beyond the front building line of the property. Installation of any fencing material on the property to the rear of the front building line shall be approved by the FLORAMAR DEVELOPMENT CORP. in writing at its pleasure before installation.

5. The ground floor area of a 1 or 1-1/2 story, one family dwelling shall be a minimum of 1,000 square feet.

6. No dwelling shall be erected nearer than 20 feet to the front property line. No dwelling shall be erected nearer than 5 feet to any side property line. Wing walls to be exempted from these restrictions.

7. No building or structure shall be erected, placed, or altered on any lot on this subdivision until the design and location thereof shall have been approved in writing by said FLORAMAR DEVELOPMENT CORP. So long as said FLORAMAR DEVELOPMENT CORP. shall fail to approve or disapprove such design and location within thirty (30) days after plans thereafter have been submitted to it, such approval will not be required. If a garage is built either simultaneously with or subsequent to the construction of the building, same shall be substantial and shall conform architecturally to the neighborhood.

upon any lot nor shall anything be done therein which may be or become an annoyance or nuisance to the neighborhood. Plans for the installation of any storage tank, whether above ground, or under ground, shall be submitted to FLORAMAR DEVELOPMENT CORP. for its approval.

9. No barracks type or other structure shall be moved on any lot or parcel in the area covered by these restrictions.

10. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, and other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose. All pets to be on leashes.

11. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one foot square; one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

If the parties hereto, or any of them, or their heirs or assigns, shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the said FLORAMAR DEVELOPMENT CORP. and the said FLORIDA GULF HARBORS, INC., have each caused these presents to be signed in its name by its Vice President and Assistant Secretary and its corporate seal to be affixed this 21st day of February, 1963.

(Corporate Seal)

Witnesses:

S/ Paul Andrews
S/ Alta Trufant

(Corporate Seal)

Witnesses:

S/ Paul Andrews
S/ Alta Trufant

FLORAMAR DEVELOPMENT CORP.

S/ Robert G. Fyr
Vice President

FLORIDA GULF HARBORS, INC.

S/ Robert G. Fyr
Vice President

S/ Shirley Lewis
Assistant Secretary

Sworn to and subscribed before me this 21st day of February, 1962

My Commission Expires:
July 25, 1965

S/ Marvln A. Baker
Notary Public

(Filed for Record Pasco County February 22, 1962 at 11:50 A.M.
Amended Declaration of Restrictions and Covenants, Official Record
194, pages 160-161.)