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DATE APR 28, 1962
RECORD APR 28, 1962 BK 199-Pg 489

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BLOCK 51
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BLOCK 52

DECLARATION OF RESTRICTIONS AND COVENANTS
AS AMENDED
FLOR-A-MAR
COUNTY OF PASCO, STATE OF FLORIDA

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 [REDACTED] as recorded in Plat Book 7 at page 59 of the Public Records of Pasco County, Florida, less only Lot 39, Block 52 thereof.

WHEREAS, FLORAMAR DEVELOPMENT CORP. has placed certain Declaration of Restrictions and Covenants on the above-described property, said Declaration of Restrictions and Covenants being recorded on June 13, 1961, in Official Record Book 174 at pages 490 and 491 of the Public Records of Pasco County, Florida, and amendments thereto recorded on February 22, 1962, in Official Record Book 194 at pages 162 and 163 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 Plat on file, and over the rear five (5) feet of each Lot, and over the side three (3) feet of each Lot.
3. 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.
4. Until January 1, 1999, on the above described Plat, 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 two (2) stories in height and a private garage for not more than two (2) cars.
5. 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.
6. The ground floor area of a 1, 1-1/2 or 2 story, one (1) family dwelling shall be a minimum of 1,200 square feet.
7. 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.

8. 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 therefor 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 dwelling, same shall be substantial and shall conform architecturally to the neighborhood.

9. No noxious or offensive trade or activity shall be carried on 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.

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

11. 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.

12. No signs 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 or 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 25th day of April, 1962.

Witnesses:
S/ Laurel E. Lester _____
S/ Florence M. Bird _____
(Corporate Seal)

Witnesses:
S/ Laurel E. Lester _____
S/ Florence M. Bird _____
(Corporate Seal)

FLORAMAR DEVELOPMENT CORP.
S/ Robert G. Fyr _____
Vice President
S/ Shirley Lewis _____
Assistant Secretary

FLORIDA GULF HARBORS, INC.
S/ Robert G. Fyr _____
Vice President
S/ Shirley Lewis _____
Assistant Secretary

Sworn to and subscribed before me this 25th day of April, 1962.

S/ Rudolph E. Bulcher _____
Notary Public
My Commission Expires:
April 29, 1964

Amended Declaration of
Restrictions and Covenants
Filed for Record, Pasco County, Fla.
Apr. 28, 1962, 9:41 A.M.
Official Record 199, Page 489.