

KENNETH DASHER CLERK
CO: SUWANNEE ST: FL

DEED OF RESTRICTIONS

WHEREAS, SUBRANDY LIMITED PARTNERSHIP is the owner of the Lots 1 through 22 inclusive of Deer Meadow Phase 2, a subdivision as recorded in Plat Book 1, Page 500, public records of Suwannee County, Florida, its ownership of said property derived from Deeds recorded in Official Records Book 814, Page 357, and Official Records Book 1072, Page 432, 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, Phase 2, 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

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WHEREAS, the prospective purchasers of said land are entitled to use and enjoy said land 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 portions of this land, the Owner, SUBRANDY LIMITED PARTNERSHIP, does by these presents provide that all of the land described herein shall be, and the same hereby are, made subject, until December 31, 2035, A.D., to the Covenants, Restrictions, Conditions, Reservations and Privileges running with the title to said land as follows:

FL# 410139163 B1141 P 60
REC NO. 01428902461

1. There shall not be any type of commercial poultry operation nor any type of commercial feedlot 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 five (5) years previous to the placement of the mobile home, and must be a double-wide or larger. No singlewide mobile homes shall be allowed to occupy any lot in The Subdivision.
3. Any mobile home placed in the Subdivision must have an appropriate title showing a length of no less than 52 feet. Under no circumstances whatsoever shall any mobile home be allowed to occupy any lot in The Subdivision with less than 1200 sq. feet heated living area. All additions built onto a titled mobile home must be approved by the developer prior to construction. Any site built house must have at least 1200 feet heated area. There shall be no dwelling commonly known as "Travel Trailers" or "Motor Homes" used as a residence for any period of time.
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 skirted 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. No fence shall be placed on a lot in the subdivision that contains metal sheeting.
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 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 22 lots described herein.

12. The Developer, for itself and for its successors or assigns, reserve the right to make reasonable modifications and/or amendments to any and all of the foregoing restrictions and reservations.

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IN WITNESS WHEREOF, the Owner Subrandy Limited Partnership has hereunto caused these presents to be executed this 15th day of October, 2004.

Nanci Nettles
 Witness Nanci Nettles

Bradley N. Dicks
 Bradley N. Dicks, General Partner

Suzanne Davis
 Witness Suzanne Davis

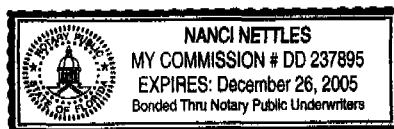
State of Florida
 County of Columbia

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 who is personally known to me to be the persons described in and who executed the foregoing instrument, who was not required to furnish identification, and they acknowledged before me that they executed the same and did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of October, A.D. 2004.

Nanci Nettles
 Notary Public, State of Florida

Prepared by: Bradley N. Dicks
 Return to P.O. Box 513
 Lake City, FL 32056



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