

BOOK 101 311

235636

OFFICIAL RECORDS

CERTIFIED A TRUE COPY

June 11, 1976

Philip A. Anderson
Clerk Circuit Court
Walton County, FloridaBy: Eva L. Renfro
Deputy ClerkSANTA ROSA RIDGE - UNIT TWO
COVENANTS AND RESTRICTIONSFILED
PHILIP A. ANDERSON
CLERK CIRCUIT COURT
WALTON COUNTY, FLA.

76 JUN 11 PM 1 34

The following covenants and restrictions shall apply to all property contained in the entire subdivision known as Santa Rosa Ridge - Unit Two as per Plat recorded in Plat Book 4 page 36 of the public records of Walton County, Florida. By acceptance of the Deed, of which this agreement is a part, the grantee herein agrees to abide by said covenants and restrictions.

1. No building other than a single family residence shall be constructed on any lot and shall occupy not less than 1200 square feet of living space. Buildings erected on any lot or lots shall be new construction of masonry, wood or standard fabricated building materials and shall be so designed and constructed as to be solidly built in conformance to the Southern Building Code. If concrete block, the exterior of the building must have brick, stucco or like veneer. No building shall have the lowest floor of living space elevated more than four (4) feet above the natural grade. No building shall be of modular construction where a room or rooms comprising more than ten (10) percent of the floor space is substantially prefabricated as a unit.

2. No building shall be located on any lot nearer to the front line than thirty feet (30'), or nearer to any side lot line than seven and one-half feet (7-1/2'), or nearer to the rear line than ten feet (10'). The set-back lines here provided for side lines shall apply to the exterior boundary lines of any lot or group of lots which may be joined together in one tract or parcel.

3. No structure of a temporary character; i.e., trailer, mobile home, travel trailer, camper, motor coach, basement, tent, shack, garage, barn, or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently. A six-months exception is granted during the construction period of a permanent residence built within the requirements of these restrictive covenants.

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4. No trade or business activity shall be conducted in any residence excepting rental as a single family residence.
5. Lot lines may be redrawn but no additional lots may be created.
6. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on plat.
7. Septic tanks, sewage disposal systems, and drinking water facilities shall conform to all relevant health code requirements.
8. Waste materials shall be kept in sanitary containers and shall be removed not less than weekly.
9. All of the above covenants shall remain in force until December 31, 1996, and shall be automatically renewed for each ten-year period thereafter.
10. Owners of at least two-thirds (2/3) of the lots in the subdivision known as Santa Rosa Ridge - Unit Two may agree in writing to amend any part or all of the aforesaid covenants. Each owner shall have one vote regardless of the number of lots owned.
11. The invalidation of any part of these restrictive covenants and conditions by a judge or decree by court shall in no wise affect or invalidate any of the remaining divisions of said covenants.

IN WITNESS WHEREOF we have hereunto set our hands and seals,
this 28 day of May, 1976.

WITNESSES:

DEVELOPERS AND PARTIES OF THE FIRST PART:

Linda M. Nohr

Gary D. Towne
Gary D. Towne

Martha Z. Mollin

Joan M. Towne
Joan M. Towne

John C. Prescott

Paul E. Prescott
Paul E. Prescott

Elizabeth M. Prescott

Jane E. Prescott
Jane E. Prescott

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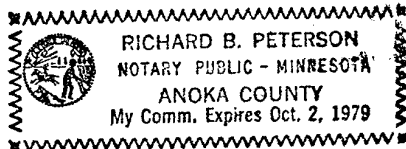
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ACKNOWLEDGMENT

STATE OF MINNESOTA)
)
COUNTY OF HENNEPIN)

On this 28th day of May, 1976,

before me a Notary Public within and for said county, personally appeared
Gary D. Towne and Joan M. Towne, his wife, to me known to be the persons
described in and who executed the foregoing instrument, and acknowledged that
they executed the same as their free act and deed.

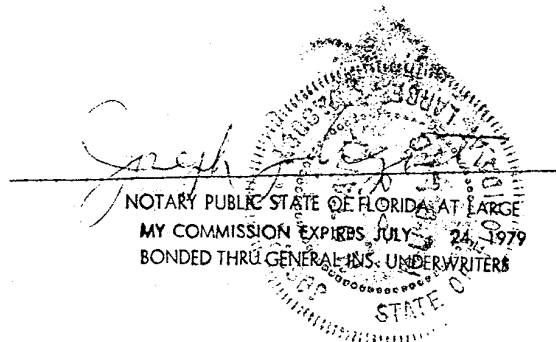


R.B. Peterson

STATE OF FLORIDA)
)
COUNTY OF WALTON

On this 30th day of May, 1976,

before me a Notary Public within and for said county, personally appeared
Paul E. Prescott and Jane E. Prescott, his wife, to me known to be the
persons described in and who executed the foregoing instrument, and acknowledged
that they executed the same as their free act and deed.



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