

RESTRICTIVE COVENANTS FOR
HILL 'N DALE ESTATES, UNIT NO. 1

WHEREAS, we, B. L. GANDY (also known as Bernard L. Gandy) and ANNA S. GANDY, husband and wife, are the fee simple title holders of the following described property, situate, lying and being in Leon County, Florida, to-wit:

Commence at the Southwest corner of Section 16, Township 1 North, Range 2 East and run thence North 00 degrees 09 minutes 39 seconds West along the West boundary of said Section 239.8 feet to the point of beginning; from said point of beginning continue thence North 00 degrees 09 minutes 39 seconds West with the section boundary, 2436.56 feet to a point on the North boundary of the Southwest Quarter of said Section 16, thence run South 89 degrees 33 minutes East along the North boundary of said Quarter 1453.27 feet, thence run North 00 degrees 39 minutes 30 seconds West 1439.4 feet to the Southerly right-of-way of State Road No. 10, thence run North 89 degrees 25 minutes East along said right-of-way of said road 202.41 feet, thence run South 00 degrees 39 minutes 30 seconds East 1475.2 feet to a point on the North boundary of the Southwest Quarter of Section 16, afore-said, thence run South 89 degrees 33 minutes East 244 feet along said boundary of said Quarter, thence run South 00 degrees 27 minutes West 417.56 feet, thence run North 89 degrees 33 minutes West 106.05 feet, thence run South 4899.45 feet, thence run North 89 degrees 57 minutes West 490.97 feet to the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 21, Township 1 North, Range 2 East, thence run North 1314.04 feet to the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 21, thence run North 89 degrees 55 minutes West 435 feet, thence North 468.6 feet, thence South 89 degrees 33 minutes East 17.44 feet, thence North 1077.05 feet, thence North 89 degrees 33 minutes West 417.56 feet, thence North 27.78 feet, thence North 89 degrees 33 minutes West 468.62 feet to the point of beginning.

and

WHEREAS, the above described property is known as HILL 'N DALE ESTATES, UNIT NO. 1, and

WHEREAS, the said B. L. Gandy (also known as Bernard L. Gandy) and Anna S. Gandy, his wife, are desirous of subjecting the above described property to certain use restrictions and covenants.



NOW, THEREFORE, the said B. L. Gandy (also known as Bernard L. Gandy) and Anna S. Gandy, his wife, do now impose and place against the above described property the following use restrictions and covenants which are to run with the land as follows, to-wit:

-1-

That said property is hereby declared to be residential property and no other use will be permitted the same except as hereinafter set forth.

-2-

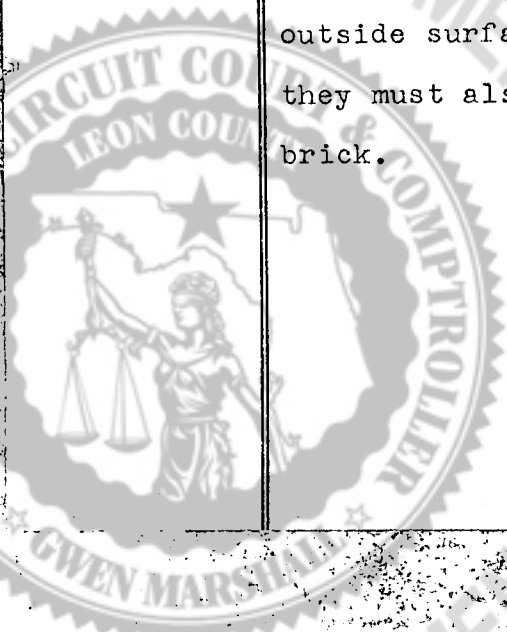
No building other than a one-family dwelling will be placed on any lot of said subdivision except that garages, carports, a tool house, a pump house, and a garage apartment for the use by members of the owner's family or domestic servants will be permitted hereunder. No trailers, tents, shacks, and the like, will be permitted; nor may any prior constructed building be moved on any lot.

-3-

That all the lots in said subdivision are approximately two acres in area and in no instance will more than one residence and incidental buildings, as aforesaid, be permitted on any lot.

-4-

Said residences constructed on any lots in said subdivision will comply with the following specifications: floor space of not less than 1200 square feet for the main body of said house, excluding porches, carports, etc.; all dwellings will be set back 100 feet from the County Road right of way in front of said residence and 50 feet from side lot lines; where concrete blocks are used for outside walls, said blocks will be painted on the outside surface and where second-hand building materials are used they must also be painted, with the exception of second-hand brick.



-5-

The only type of business permitted on any of said lots will be that of agriculture, such as vegetable and flower gardens, etc. However, no swine will be permitted on said premises and no breeding of animals for sale or the raising of poultry or eggs for sale. However, pets may be kept on said premises and chickens and a milk cow or cows for use by the owner or owner's tenant. However, said pets, poultry and live stock will be kept in such a manner as to be inoffensive to the adjoining property owners and at no time will a cow lot or dog run be permitted nearer than 250 feet to the front property line or 50 feet to the side property line; however, said owners may provide a fenced pasture and keep cows or horses in such pasture and such minimum set-back lines as provided in this paragraph will not apply. Set back lines for the construction and maintenance of a cow lot or dog run will be 250 feet from the front property line, 100 feet from the side street lines, and 50 feet from the rear property line, as to lots, as follows: Lot 1, Block E; Lot 8, Block L; Lot 1, Block K; Lot 3, Block K; Lot 1, Block J; Lot 4, Block J; Lot 1, Block I; Lot 4, Block I; Lot 1, Block H; Lot 4, Block H; Lot 1, Block G; Lot 4, Block G; Lot 1, Block F; and Lot 6, Block A.

-6-

That in the event any owner or tenant of any of said lots of this subdivision shall permit or cause a nuisance to exist in violation of these restrictive covenants or otherwise, then any owner of any lot in said subdivision may bring a legal action to abate such nuisance and to recover any damages in the event that such nuisance has caused a depreciation in value of any lot in said subdivision. Violation of these restrictive covenants may be enjoined by any property owner in said subdivision.



-7-

That at no time will the title of the above described property or any lease-hold interest be conveyed or granted to any person of African blood or descent.

-8-

That the building set-back lines as set forth in Paragraph Four of these restrictions are amended in their application to all building lots located in Block L / of said Hill 'N Dale Estates, Unit No. One, as follows: 150-foot set-back from the Jacksonville Highway; 40-foot set-back from Hill 'N Dale Drive; and 25-feet from each side lot line.

That also the provisions of Paragraph Five of these restrictions are amended as to lots in the aforesaid block, provided that all animals or pets permitted under Paragraph Five will be kept within 40 feet of the back lot line and no nearer than 40 feet to each side lot line.

-9-

The restrictive covenants herein imposed are to remain in force and effect for a period of fifty years from date hereof.

IN WITNESS WHEREOF, the said B. L. Gandy (also known as Bernard L. Gandy) and Anna S. Gandy, his wife, have hereunto set their hands and seals this 15th day of July, A. D. 1958.

Signed, Sealed and Delivered
in the presence of:

B. L. Gandy (SEAL)
B. L. Gandy (also known as
Bernard L. Gandy)

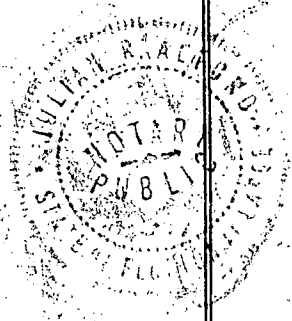
Anna S. Gandy (SEAL)
Anna S. Gandy

STATE OF FLORIDA)
COUNTY OF LEON)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State aforesaid and County aforesaid to take acknowledgments, personally appeared B. L. GANDY (also known as Bernard L. Gandy) and ANNA S. GANDY, his wife, to me well known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same.

DEED 231 PAGE 108

WITNESS my hand and official seal in the County and State
last aforesaid, this 15th day of July, A. D.
1958.



Julian R. Allen

Notary Public, State of Florida at large.
My commission expires Feb. 18, 1962

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RECORDED IN THE PUBLIC
RECORDS OF LEON CO. FLA.
IN THE BOOK & PAGE IND.

JUL 15 1 30 PM '58

AT THE TIME AND DATE NOTED
GEO. G. CRAWFORD
CLERK OF CIRCUIT COURT

