

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENT that FRANK E. ALL and LOIS S. ALL, his wife pursuant to recorded plat of Brandt Hills Unit No. 5, as recorded in Book 4 page 84 of the public records in the office of the Clerk of the Circuit Court of Leon County, Florida, with full power of disposition and sale as coventor and owner as aforesaid of the following described lands situated in Leon County, Florida, to wit:

Lots 23 through 37 inclusive of Block "H", Lots 35 through 58 inclusive of Block "I", Lots 1 through 34 inclusive of Block "J". All of Brandt Hills, unit No. 5 according to a map or plat thereof appearing on Record of Plat Book 4 page 84 of Public Records of Leon County, Florida.

do hereby impose upon the said lands hereinabove described, the restrictive covenants hereinafter set forth against said lands and to run with the lands, to-wit:

1. Said property shall be used solely and only for residential purposes, and no business, trade or manufacture shall be carried on or upon any part of same, nor shall any commercial use be permitted of any part thereof. No residential structures other than one detached single family dwelling shall be erected on any lot and shall not exceed two stories in height.
2. No house trailer, tent, barn, tourist cottage, apartment, duplex apartment or tenement house shall be erected or placed upon said property.
3. No part of said property shall be used in any way so as to create or become a nuisance per se.
4. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than one thousand (1000) square feet in the case of a one-story structure nor less than six hundred (600) square feet in the case of a structure of more than one story.
5. That the grantor and its successors and assigns, or the owner of any property or part thereof hereinbefore described shall have the right to enforce, by proper legal proceedings in any court, full compliance by any other owner of said property or any part thereof of all of the restrictions and conditions herein expressed. Grantor agrees that no lot will be sold by it or its successors or assigns, except subject to all of the restrictions enumerated herein, and that the deeds conveying same shall convey same subject thereto, and then covenants shall be binding on all parties claiming

under the covenantor hereof and shall run with the land and be in force and effect for a period of thirty (30) years from the date hereof.

6. The invalidation of any restriction herein by the judgment of any court, shall not effect any of the other restrictions.

IN WITNESS WHEREOF, the Coventor has caused this restrictive covenants to be signed in their names, this 5, date of Aug., 1964.

Signed, sealed, and delivered
in our presence:

Linda B. Bass

Frank L. All, M.D.

Myrtle L. Bass

Witnesses

Lois S. All

STATE OF FLORIDA
COUNTY OF LEON

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 Frank All and Lois S. All, his wife, both of whom are to me well known, and known to me to be the individuals described in and who executed the foregoing instrument, and acknowledged to and before me that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal in the county and state last aforesaid this 5 day of Aug., 1964.

Bela L. Bassman
Notary Public

My commission expires:

Notary Public, State of Florida at large
My Commission Expires Aug. 22, 1966
Bonded by American Surety Co. of N. Y.

1965 JUL -8 PM 4:32
AT THE TIME & DATE NOTED
PAUL F. HARTSFIELD
CLERK OF THE CIRCUIT COURT

RECORDED IN THE PUBLIC
RECORDS OF LEON CO. FLA.
IN THE BOOK & PAGE NO.

157995

