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NOTATION

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J.R. 155 PAGE 7

Stephen A. Scott
CLERK OF CIRCUIT COURT
LEVY COUNTY, FLORIDA

DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR
LEVY RANCHETTES SUBDIVISION

This Declaration of Restrictions and Protective Covenants for Levy Ranchettes Subdivision (hereinafter referred to as the "Protective Covenants") is made by LEVY RANCHETTES, INC., a Florida corporation, hereinafter referred to as the "Developer", the owner of the real property subject to these Protective Covenants, said real property being referred to as "Levy Ranchettes Subdivision" or "Levy Ranchettes", a subdivision as per the survey thereof filed at Plat Book 1, Pages 19-19A of the Public Records of Levy County, Florida, and being described with more particularity in the attached Exhibit "A", which is by this reference incorporated herein and made a part hereof.

WHEREAS, the Developer is the owner in fee simple of the real property described above, and has developed said property as a subdivision known as Levy Ranchettes Subdivision,

NOW, THEREFORE, in consideration of the premises and covenants herein contained, the Developer hereby declares that said real property shall be owned, held, used, transferred, sold, conveyed, demised and occupied subject to the covenants, restrictions, easements, reservations, regulations, burdens and liens hereinafter set forth. These Protective Covenants shall constitute a covenant running with the land and shall be binding upon the undersigned and upon all persons deraining title through the undersigned. These restrictions, during their lifetime, shall be for the benefit of and limitation upon all present and future owners of the real property.

1. These Protective Covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2000, at which time said Covenants shall be automatically extended for successive periods of ten (10) years unless by vote of the majority of the then owners of the lots it is agreed to change said covenants in whole or part.

LAW OFFICES OF
STEPHEN A. SCOTT
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TELEPHONE (904) 379-3068

J.R. 155 PAGE 7 INDEXED

2. If the parties hereto, or any of them or their successors 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 enforce these Covenants.

3. No noxious or offensive activity, and no trade or business, shall be carried on upon the herein described property, nor shall anything be done thereon, which may be or may become an annoyance or nuisance to the owners of said property of nearby property.

4. No hunting or discharge of firearms shall be permitted upon the herein described property.

5. Travel trailers, campers, motor homes and tents shall not be permitted to remain on any lot permanently as a dwelling, but may be used temporarily; however, an owner with a permanent dwelling on his lot shall be permitted to maintain or park a travel trailer or motor home on his land.

6. Trash, junk, garbage and abandoned automobiles shall be removed from any lot at the expense of the owner, if not removed by the owner within thirty (30) days of notice from the developer or his agent, which notice shall be personally delivered or mailed by certified or registered mail.

7. Permanent dwellings shall have a ground floor area of at least 720 square feet, exclusive of open porches or garages. All construction shall be of new or quality material and must be completed within a reasonable period of time. All improvements to the property shall be done and maintained in a neat and attractive manner; i.e., fences, barns, stalls, etc.

8. Mobile homes shall be allowed, provided they are maintained in a neat and orderly fashion. Skirting, underpinning and landscaping shall be required within three (3) months of placing a mobile home on a lot.

9. The landowner may fence his land along his boundary lines and graze cows, horses, goats, etc., providing they do not create a nuisance to the neighboring property. Pigs, chicken barns, or animal pens shall not be allowed within 200 feet of any existing roads, or if they would disturb the peaceful enjoyment of nearby land owners. Animals, whether by actions or number, shall not create a nuisance to the neighbors in the development.

10. The Developer expressly reserves the right, at its sole and exclusive option, to form a not-for-profit corporation or other entity to function as a property owners' association for the purpose of taking title to and maintaining all roadways within the development. Upon the formation of such an organization, all owners of property within the subdivision shall become members of said organization, and shall comply with its properly adopted and promulgated rules and regulations. The Developer expressly reserves the right, at its sole and exclusive option, to dedicate easements to said organization for the purpose of public utilities and drainage, said easements to be located within twenty feet (20') of all right-of-way lines and lot lines within the subdivision.

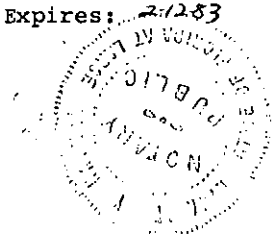
11. No more than two residential dwellings per lot shall be allowed.

12. All property within the Levy Ranchettes Subdivision is subject to, and carries the benefits of use for egress and ingress purposes from, an easement which is described in Exhibit "B", which is by this reference incorporated herein and made a part hereof.

13. In the event of a violation or breach of any of these Protective Covenants by any person or concern claiming by, through or under the developer, or by virtue of any judicial proceedings, either of them, jointly or severally, shall have the right to proceed at law or in equity to compel a compliance with the terms hereof or to prevent the violation or breach of any of them. In addition to the foregoing right, the developer shall have the right, whenever

WITNESS my hand and official seal in the County and State
last aforesaid this 17th day of August, 1979.

Lisa Story Chopra
Notary Public, State of Florida
at Large.
My Commission Expires: 2-12-83



THIS INSTRUMENT PREPARED BY:

STEPHEN A. SCOTT
Post Office Box 1553
Gainesville, Florida 32602

EXHIBIT "A"

BEGIN at the intersection of the West boundary of Section 26, Township 13 South, Range 17 East and the South right of way line of State Road No. 316; thence run S. 2°28'01" E., along said West boundary of Section 26, 2,186.17 feet; thence run S. 88°26'19" E., 2,606.98 feet; thence run N. 1°00'25" W., 1,322.79 feet; thence run N. 88°29'49" W., 1,320.27 feet; thence run N. 1°44'13" W., 966.32 feet to the South right of way line of State Road No. 316; thence run S. 87°04'20" W. along said South right of way line 1,329.47 feet to the POINT OF BEGINNING.

"EXHIBIT B"

Road description in Levy Ranchettes:

All that land lying within 25 feet of the following described centerline: Commence at the intersection of the South right-of-way line of State Road 316 and the West boundary of Section 26, Township 13 South, Range 17 East thence N 87°04'20" E along said South right-of-way line a distance of 333.97' to the Point of Beginning; thence S 02°28'01" E a distance of 1998.22'; thence East a distance of 1968.09'; thence N 01°47'32" W a distance of 661.76'. From the last call proceed East a distance of 316.68' to the point of continuation for said centerline, from said point thence West a distance of 1624.03', from said call proceed S 02°28'01" E a distance of 662.06' to the point of continuation of said centerline, from said point thence N 02°28'01" West a distance of 2032.36' to the termination of said centerline description.