

700
12-20-80

This instrument prepared at:
CITRUS TITLE CO. - Richard Kaufman, President
Homosassa Springs, Florida

WARRANTY DEED

This Warranty Deed Made the 3rd day of July A. D. 1980 by
John Majocka, Kenneth J. Correia, and David Dwelly

hereinafter called the grantor, to James D. Fickes and Maxine Heimburg, as Joint Tenants
with Rights of Survivorship.

whose postoffice address is 1420 Perry Road, Grand Blanc, Michigan 48439
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, re-
leases, conveys and confirms unto the grantee, all that certain land situate in Citrus County,
Florida, viz:

Commence at the NW corner of Lot 38, of GREEN ACRES, according to the map or
plat thereof as recorded in Plat Book 5, pages 4 & 5, public records of Citrus
County, Florida, thence S 89°44'44" E along the North line of said Lot 38 and
along the North line of Lot 37, a distance of 349 feet to the Point of Beginning
thence continue S 89°44'44" E along said North line a distance of 174.50 feet
thence S 0°32'33" W parallel to the West line of said Lot 38, a distance of
126.68 feet, thence N 89°44'44" W a distance of 174.5 feet, thence N 0°32'33" E
parallel to said West line a distance of 126.68 feet to the Point of Beginning,
being Lot 3, of MEADOW WOODS, an unrecorded subdivision. SUBJECT TO an easement
across the East 15 feet thereof.

TOGETHER with an easement over and across the following described land for
Ingress and Egress to be used for road right-of-way purposes only: A 30 foot
easement being 15 feet either side of a centerline described as follows: Commence
at the NW corner of Lot 38, of GREEN ACRES, according to the map or plat thereof
as recorded in Plat Book 5, pages 4 & 5, public records of Citrus County, Florida,
thence S 89°44'44" E along the North line of said Lot 38 and along the North
line of Lot 37, a distance of 523.50 feet to the Point of Beginning, thence S
0°32'33" W parallel to the West line of said Lot 38, a distance of 526.72 feet
to the end of this centerline description.

SUBJECT TO Restrictions attached hereto and made a part hereof.

And the grantor hereby fully warrants the title to said land and will defend the same against the lawful
claims of all persons whomsoever; except taxes for the year 1980 and subsequent

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first
above written.

Signed, sealed and delivered in our presence:

Stephanie Quintin
Robert E. Brady
Joseph W. Stoddard

John Majocka
Kenneth J. Correia
David Dwelly

STATE OF Mass.
COUNTY OF Bristol

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

John Majocka, Kenneth J. Correia, and
David Dwelly

to me known to be the persons described in and who executed the
foregoing instrument, and they acknowledged before me that they
executed the same.

Witness my hand and official seal in the County and
State last aforesaid this 11th day of

July, A. D. 1980

Joseph W. Stoddard
Notary Public

My commission expires 7-8-83

SPACE BELOW FOR RECORDERS USE

FILED & RECORDED
CITRUS COUNTY, FLORIDA
WALT GERRARD, CLERK
20 AUG 22 PM 2 42
FILE NO. 271026

RECORDED BY:

BOOK 562 PAGE 791
File # 44177-H

RETURN TO CITRUS TITLE CO. FILE # 44177-H

STATE OF FLORIDA
CLERK OF THE COURT
CITRUS COUNTY

670

MEADOW WOODS

DATE:

OWNERS AND DEVELOPERS: JOHN MAJOCKA, KEN CORREIA, DAVE DWELLY, WHOSE MAILING ADDRESS IS: P.O. Box 1687, HOMOSASSA SPRINGS, FLA. 32647

1. All mobile homes shall be new or approved used units a minimum of twelve (12) feet wide and have a minimum of 600 square feet of living space.
2. All units shall be installed in accordance with the mobile home installation requirements of the Citrus County Building Department with approved foundation piers and hurricane anchors.
3. Unsightly fences or walls shall not be erected or maintained on any tract or parcel of land.
4. No signs shall be erected on any lot, except small "FOR SALE" signs commonly used by realtors, excepting those used by the developer in the original promotion of the property.
5. No poultry, birds, livestock or other animals shall be kept or raised on said premises other than two (2) of each of the usual domestic pets, such as cats and dogs.
6. No commercial enterprise or business activity of any kind shall be carried on or conducted from any of the said lots.
7. No junk, or automobiles without current license plates or in inoperable condition, used lumber or building materials, trash or debris of any kind shall be allowed to stand on or be accumulated on any of said lots. Also, so as to make a more attractive and desirable residential area, the purchasers of lots shall be responsible for keeping their respective lots free from weeds and underbrush. If purchasers of a said property fail to maintain said property as outlined above, a maintenance fee of \$40.00 per year will be charged by the developer.
8. Each lot shall be kept free of all trash and garbage of any kind whatsoever and said trash and garbage shall be removed by a commercial sanitary pick-up or carried twice a week to a county sanitary land fill.
9. No activities shall be done or be permitted to be done in or upon the premises which may be or may become a nuisance to the neighborhood.
10. These restrictions shall be in full force and effect, but may be changed, modified, altered, or removed by written approval of two-thirds (2/3) of the lot owners. The developer or his successors may also act as owner of one or more of said lots for the purpose of changing, modifying, altering, or removing said restrictions.
11. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain or to recover damages.
12. All the restrictions and protective covenants herein contained shall as aforesaid continue until January 2nd, 1989, in full force and effect, but shall be automatically continued thereafter for successive periods of ten (10) years unless amended, modified, or released as herein provided.

SIGNED, SEALED, AND DELIVERED IN OUR PRESENCE: