

Prepared by Donald Dorsey  
P.O. Box 953  
Homosassa Springs, FL.

DEED RESTRICTIONS AND PROTECTIVE CONVENANTS OF an unrecorded subdivision in the North East  $\frac{1}{4}$ , of the South East  $\frac{1}{4}$  of the North East  $\frac{1}{4}$  in section 36, Township 19 South, Range 17 East.

KNOW ALL MEN BY THESE PRESENTS, that Donald Dorsey and James Reber being the owners of above described lands in Citrus County Florida also known as first addition to Kenwood Oaks and desiring to restrict the occupation and use of said property does hereby adopt the following restrictions upon the occupation and use thereof, which said restrictions shall run with the title to the land and shall be binding upon all persons occupying and claiming said lands from this date henceforth and these restrictions are filed as the condition that all conveyances of any said property, or any part thereof shall be made and continue to be made subject to each of said restrictions.

1. No lot or parcel in this Subdivision shall be used except for residential purposes.
2. All dwellings shall be a min. of 1,000 sq. ft. of living area excluding porches, breezeways and garages.
3. Unsightly fences or walls shall not be erected on any tract or parcel.
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 promotion of the property.
5. No commercial enterprise or business activity of any kind shall be carried on or conducted from any of said lots.
6. Each lot shall be kept free of any trash and garbage of any kind whatsoever and said trash and garbage shall be removed by a sanitary pickup or carried twice a week to a county landfill.
7. No activities shall be done or permitted to be done in or upon the premises which may be or become a nuisance to the neighborhood.
8. No travel trailers or recreational vehicles shall be used on any parcel and must be parked behind front building line.
9. Boat and Boat trailers must be parked behind front building line.
10. No poultry, birds, livestock or other animals shall be kept or raised on said premises other than two domestic pets, such as dogs and cats.
11. These restrictions shall be in full force and effect, but may be changed, modified, altered, or removed by written approval of 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.

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12. Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain or to recover damages.
13. All lots restricted to conventional homes only.
14. All of the restrictions and protective covenants, herein contained shall as aforesaid continue until January 1, 1990 in full force and effect, but shall be automatically continue thereafter successive period of ten (10) years unless amended, modified, or released as herein provided.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

Patricia Patuall  
Julia E. Hudson

Donald Dorsey  
Donald Dorsey  
James Reber  
James Reber

STATE OF FLORIDA  
COUNTY OF CITRUS

Before me, a Notary Public in and for said State and County personally appeared Donald Dorsey and James Reber to me well known and known to be the persons named in the foregoing instrument, and they acknowledge that they executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set by my hand and affixed my official seal the 7th day of Nov 1980.

Patricia Patuall  
Notary Public State of Florida

My commission expires:

4-17-82

Notary Public, State of Florida at Large.  
Commission Expires April 17, 1992

FILE NO. 277201

FILED & RECORDED  
CITRUS COUNTY, FLORIDA  
WALT CONNORS, CLERK  
\*80 NOV 10 PM 12 44

VERIFIED BY:

D.C.

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