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210035

This instrument prepared
at CITRUS TITLE CO. by *Richard Kaufman, President*
Inverness, Florida.

WARRANTY DEED
FROM CORPORATION

This Warranty Deed Made and executed the 5th day of May A.D. 1981, by

HERNANDO CITY HEIGHTS, INC.
a corporation existing under the laws of State of Florida, and having its principal place of
business at P. O. Box 207, Hernando, Florida, 32642,
hereinafter called the grantor, to
Clarence E. Savolainen and Margaret F. Savolainen,
his wife,
whose postoffice address is 30 Wildes Road, Topsfield, Mass. 01983
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representative 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, by these presents does grant, bargain, sell, alien,
remise, release, convey and confirm unto the grantee, all that certain land situate in Citrus County,
Florida, viz:

Lots 12 and 13 in Block "J", of HERNANDO
CITY HEIGHTS, according to the map or plat
thereof recorded in Plat Book 3,
pages 111 and 112, public records of
Citrus County, Florida.

Subject to the restrictions attached hereto and
made a part hereof, and subject to easement of record.

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
RECEIVED
MAY 15 1981
11223

FILED & RECORDED
CITRUS COUNTY, FLORIDA
WALT CONNOR, CLERK
MAY 15 AM 10 16
FILE NO. 292562
VERIFIED BY:
D.C.

And the grantor hereby fully warrants the title to said land and will defend the same against the lawful
claims of all persons whomsoever; and that said land is free of all encumbrances except taxes for the year 1981
and subsequent

(CORPORATE SEAL)

In Witness Whereof

the grantor has caused these presents to
be executed in its name, and its corporate seal to be hereunto affixed, by its
proper officers thereunto duly authorized, the day and year first above written.

HERNANDO CITY HEIGHTS, INC.

HERNANDO CITY HEIGHTS, INC.

Signed, sealed and delivered in the presence of:

Margaret F. Savolainen

By *W. P. Stansbury*
W. P. Stansbury, President

STATE OF FLORIDA,
COUNTY OF CITRUS.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,
personally appeared W. P. Stansbury,

well known to me to be the President of the corporation named as grantor
in the foregoing deed, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily
under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESSE my hand and official seal in the County and State here aforesaid this 5th day of May, A. D. 1981.

BOOK 576 PAGE 2110

W. P. Stansbury
Notary Public, State of Florida at Large
My Commission Expires Apr. 30, 1983
Bonded by Fidelity Fidelity Insurance Co.

My Commission Expires

File # 46036
RECORDED IN THE OFFICE OF THE CLERK

RESERVATIONS AND RESTRICTIONS

12 and 13 in
Covering Lot , Block of HERNANDO CITY HEIGHTS, as per map or plat thereof, as recorded in Plat Book 3, pages 111 and 112, Public Records of Citrus County, Florida.

1. The above described property shall be used for residential purposes only.
2. No sign shall be erected on any lot except a sign indicating the name of the owners or occupants, or a small "For Sale" sign, commonly used by REALTORS or others selling property.
3. Any dwelling constructed on this lot shall be a single family dwelling with a minimum floor space in actual living quarters of 800 square feet, excluding garage or carport.
4. A mobile home for residential purposes may be placed upon this lot providing it is of modern design, in good condition and not older than a 1974 model, with a minimum size of 12' x 60'. A double wide may be placed upon this lot providing it has a minimum floor space in actual living quarters of 720 square feet, excluding garage and carport.
5. Any and all dwellings on said premises shall be neat and attractive in appearance, and if of frame construction, shall be painted or stained on the outside with no corrugated iron, sheet metal, or tarpaper on the outside walls of any structure. Tarpaper, metal or wood shingle roofs will not be permitted.
6. No part of any dwelling on the premises shall be constructed nearer than 25 feet from the front property line and not nearer than 20 feet from the rear property line. The side property line to comply with County Zoning Regulations. This shall also apply to mobile home placed on this lot.
7. All living accommodations shall be provided with toilet facilities processed with a septic tank, to comply with Health Department Regulations.
8. There is no time limit as to when the purchaser may build, but the outside of building and roof must be completed within one year after construction has started.
9. Each lot shall be kept mowed and free of weeds and undergrowth at all times. All garbage and trash shall be removed properly and promptly, and shall not be buried thereon, and shall be burned only in compliance with applicable laws and governmental regulations. No junk, junk cars, salvage nor accumulation of trash or waste material are to be allowed on this property.
10. No animals, other than the usual household pets, i. e., cats or dogs, shall be kept on the premises.
11. No ready constructed dwelling shall be moved on the premises, except mobile homes.
12. No A-Frame buildings, nor two story construction, unless ground floor is enclosed with stair case on inside of building.
13. No barb wire fences shall be erected that shall be unsightly or that would obstruct the front view for 25 feet back from the property line. The fence not to exceed a height of 4 feet for a distance of 25 feet from the front property line.
14. The grantors, their personal representatives, heirs, legatees, or grantees, or successors in title and any person owning land in said subdivision, known as HERNANDO CITY HEIGHTS, shall have the right to institute any such action at law, or suit in chancery, as may be necessary to enjoin any violation of same.
15. All mobile homes placed on the property must have an attractive and adequate skirting around the foundation of the home for reasons of health and fire hazard.
16. To avoid unsightly poles all telephone and electric lines shall be run underground to the property for which there shall be a charge of \$70.00 to the purchaser at time of closing.
17. Should any of the reservations or restrictions as set forth above be violated, and not abated within 10 days after receiving written notification thereof, whether by U.S. Mail or by placing notice on the violators premises, the violator or person breaching said restrictions shall be liable and agree to pay the reasonable attorney's fees plus costs, for any person who files suit to enforce these reservations and restrictions.