

DECLARATION OF
RESTRICTIONS AND RESERVATIONS
CINNAMON RIDGE SUBDIVISION

The Declaration of Restrictions and Reservations of CINNAMON RIDGE SUBDIVISION, hereinbelow described, is made this 15th day of November, 1983, by HENRY DINGUS, JR., Secretary of SUNCOAST INVESTMENTS, INC., a Florida corporation, the owner of the lands covered by this Declaration of Restrictions and Reservations and described as follows:

All lots in CINNAMON RIDGE SUBDIVISION, UNIT 3, as shown on plat recorded in Plat Book 12 at page 83 of the Public Records of Citrus County, Florida.

The purpose of this Declaration of Restrictions and Reservations is to provide spacious parcels for residential purposes and to heighten the enjoyment thereof by preventing the construction of unsightly structures and preventing offensive and obnoxious uses of said parcels which would be capable of causing the surrounding parcels of property to deteriorate in value. The property therefore, as hereinabove described, may be used for the purposes set forth below and these Restrictions and Reservations are placed thereon and are covenants with the land to-wit:

1. No mobile home shall be allowed in said subdivision that does not conform in appearance and quality with the remaining units in said subdivision. The Developer shall make the determination as to whether or not the above referenced standards are met.
2. No structure of any kind may be erected on any residential lot without the express approval of the Developer.
3. All lots, whether vacant or occupied, must be kept mowed, clean and free of litter and unsightly structures. When any lot is not maintained in the above condition, the Developer reserves for itself the right to enter upon all lots and mow the grass, clean up the lot, and remove unsightly structures, and to charge the owner a reasonable amount for the work performed.
4. All structures must comply with the building and zoning codes of Citrus County. There shall be nothing constructed on any lot, block or parcel, except as hereinafter provided, within a minimum of 7½ feet at each side of the property line, 25 feet from the front property line, and 15 feet from the back property line. On all corner lots, all structures shall be set back 25 feet from both roads.
5. No lot may be regraded without written permission.
6. Not more than one mobile home shall be placed on each lot.
7. Each mobile home, prior to permanent occupancy, or within sixty (60) days from the time the home is set on the lot, must have a concrete driveway, approved by Citrus County, and evidenced by a County permit. Said drive shall not impede the flow of water along Cinnamon Ridge's dedicated streets.
8. Each mobile home must have complete sanitary facilities, including among others, a lavatory, toilet, shower or tub, wash basin, kitchen sink, and must be connected to sewage outlets in conformity with state and local health requirements, and also connected to the central water system constructed at Cinnamon Ridge by the Developer.
9. The mobile home can not be less than twelve (12) feet in width by fifty (50) feet long. All mobile homes must have a twelve (12) foot carport erected within one (1) year from the date the mobile home is placed on the lot.
10. All mobile homes must not be over one (1) year old at the time of placement at Cinnamon Ridge as per its Certificate of Origin. Variances may be allowed at the sole discretion of the Developer.
11. Each mobile home must be tied down by hurricane anchors which meet all standards set by all governmental agencies having control thereof.
12. Standard mobile home skirting of an aluminum slat type or white brick blocking which is aesthetically compatible with the other homes at Cinnamon Ridge must be installed and completed within sixty (60) days. Wheels, axle and hitch or tongue shall be removed prior to completion of the skirting with the home being permanently affixed to the property.

13. Mobile homes, skirting, and attachments must be kept clean and in good repair. The use of aluminum foil or similar material in windows is prohibited.
14. All items stored outside of the mobile home are to be stored underneath the home and hidden by skirting, or placed in the authorized utility shed.
15. All trash and garbage shall be kept in sanitary containers.
16. No outdoor drying lines or apparatus for the drying of laundry will be permitted on any lot, except one portable folding drying pole, to be located at the rear of the mobile home, not exceeding six feet in height. No outdoor laundering will be permitted on any lot.
17. No outside television antenna shall be permitted. Master antenna cable is available at each lot for a reasonable charge. No electronic equipment will be allowed that causes interference with other owner's equipment.
18. Fencing to be placed on said lots shall be approved by the Developer. Said fence shall not be more than four (4) feet in height, and shall not be installed over any public or private easement.
19. No travel trailers, motor homes, campers or other recreational vehicles may be stored on any vacant lot. After mobile home has been installed, however, said vehicles may be located behind lot owner's residence.
20. No major repairs shall be done to any motor vehicle, outboard motors, boats, etc., and no unsightly, unlicensed or inoperative vehicles are permitted. Vehicles on jacks are not permitted on any residential lot. No motor vehicles or boats may be kept on any lot except those bearing current licenses and used by lot owners in this subdivision.
21. No trucks of more than three-quarters (3/4) ton capacity shall be kept on said lots.
22. Commercial and/or professional activities shall not be carried on within a mobile home or on a site, except for those used by and through the Developer as Sales Offices, until the subdivision is sold out.
23. Usual household pets may be allowed. A "usual household pet" is a domestic animal customarily regarded as a pet. A usual household pet shall also include "seeing eye" dogs and "hearing ear" dogs regardless of size or weight. No more than three (3) pets will be permitted in any one household. No enclosure of any nature shall be constructed on the premises for the purpose of confining any pets. All dogs shall be kept on their own lot, except when being walked on a leash.
24. No horse, cow, hog, goat, chicken, livestock or other similar animals shall be kept or maintained on any of said lots.
25. Lots shall be subject to easements for utility lines, including electric, water, gas and cable t.v. to be placed on said lots; if necessary, in accordance with a reasonable plan of the utility concerned.
26. The Developer reserves the right of access onto all lots at all reasonable times for purposes of inspection and maintenance of all service facilities and for purposes of investigating and correcting any violation of this Declaration of Restrictions and Reservations. The Developer shall not have the right to enter into the enclosed area of the mobile home unit.
27. Nothing shall be placed on any part of a lot reserved for easements for private or public utilities which shall interfere with the construction, use or maintenance of said utilities. In the event any structure, fence, or vegetation interferes with construction, maintenance or repair of any utility installation, the same may be removed without cost to the utility company or the Developer.
28. The Developer shall have a lien upon each lot for all unpaid balances, from time to time, of charges for utilities or services rendered to such lot as provided herein.

29. In the event a lot buyer purchases more than one (1) lot for the site of one (1) mobile home - In the event two (2) or more lots or one (1) lot and part of another - the outside line shall only be considered for the minimum set back. On a residential lot fronting on two (2) streets, for the purpose of this setback restriction, the sideline shall be the street line that is parallel to the longest line of the lot.
30. Additional regulations deemed appropriate and proper for the development and the good of the subdivision may be promulgated by the Developer from time to time and shall be binding upon each lot owner.
31. All State, County and local regulations that are now in effect and those that may in the future be in effect, must be complied with as they affect this subdivision.
32. The failure of any land owner or SUNCOAST INVESTMENTS, INC. to enforce any Restriction or Reservation contained herein shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one prior to or subsequent thereto.

If the parties hereto, or any of the, or their successors, assigns or transferees, shall violate or attempt to violate any of the Restrictions or Reservations written herein, it shall be lawful for any person or persons owning any real property situated in the subdivision described herein to prosecute any proceedings at law or in equity against any person or persons violating or attempting to violate any such Restriction or Reservation and either to prevent him or them so doing or to recover damages or to recover other dues for such violation.

Invalidation of any one of the foregoing Restrictions or Reservations by judgment or court order shall in no way affect any of the other provisions which shall remain in force or effect.

IN WITNESS WHEREOF, the owner and Developer, SUNCOAST INVESTMENTS, INC., a corporation organized and existing under the laws of the State of Florida, of the above described property has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its Secretary this 15th day of November, A.D., 1983.

374632

STATE OF FLORIDA
COUNTY OF PASCO

NOV 16 1983

VERIFIED BY:

D.C.

SUNCOAST INVESTMENTS, INC.

By

Secretary

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, HENRY DINGUS, JR., Secretary of Suncoast Investments, Inc., a corporation organized and existing under the laws of the State of Florida, to me known to be the person described and who acknowledged before me that he executed the same freely and voluntarily for the purposes expressed.

WITNESS my hand and official seal at Hudson, County of Pasco, State of Florida, this 15th day of November, A.D., 1983.

Virginia W. Paper
Notary Public

My commission expires: 8-24-84

R-1 This instrument was prepared by:
Henry Dingus, Jr., Realtor
200 Beach Boulevard, Leisure Beach
Hudson, Florida 33567

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