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DECLARATION OF RESTRICTIONS.

KNOW ALL MEN BY THESE PRESENTS, that BEVERLY HILLS DEVELOPMENT CORPORATION, a corporation, being the owner of certain lands in Citrus County, Florida, described as: BEVERLY HILLS, UNIT NO. 7, according to the map or plat thereof recorded in Plat Book 12, pages 101 to 105 inclusive, public records of Citrus County, Florida, and desiring to restrict the use and occupancy of said property, does hereby adopt the following restrictions upon the use and occupancy thereof, which said restrictions shall run with the title to the land and shall be binding upon all persons occupying and/or claiming said lands from this date henceforth, unless modified as herein provided.

Said subdivision and each and every lot therein is hereby restricted as follows:

1. This property shall be owned, occupied and used for residential purposes only and no building or structure whatsoever shall be erected or maintained on said property except for one single family dwelling house and, if desired, an attached or detached garage or carport, for the private use of the owner or occupants of said property. This restriction shall not prohibit the erection of a dwelling house on more than one lot or no contiguous parts of two or more lots, provided that the parcel thereby comprised shall have no less than 9,600 square feet of area nor a width of less than 80 feet at the front setback line.

2. No dwelling house shall be constructed on said property with a ground - floor square footage area of less than 600 square foot, exclusive of attached carports, breezeways, garages, or any other appendages.

3. All structures or buildings to be erected or erected upon said property shall be constructed of new materials with good sound constructions, conforming to the Citrus County Building Code. All plans of such structures must be submitted to and approved by Beverly Hills Development Corporation prior to construction, provided, however, that such approval shall not be unreasonably denied. All structures must be completed within one (1) year after the commencement of construction and must conform in general appearance with other existing buildings and properties.

4. All refuse receptacles, gas tanks or oil tanks shall be so constructed, placed or screened as not to be visible from any public road, or may be concealed from view by lattice work or similar type enclosure.

5. No free standing well, fence or hedge over six (6) feet in height shall be erected or planted on said land. Plans for all fences and walls must be submitted to and approved by Beverly Hills Development Corporation prior to construction.

6. No individual water or irrigation systems will be allowed by or for any homeowner or resident, except that which is supplied by the existing utility company.

7. Any additional or future waste or drain lines, either water or sewerage, must be connected to existing or future sewerage disposal system. Prior approval in writing must be obtained from the utility system owner before additional hook-ups may be made to an existing or future sewerage or water system.

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8. Any lawn sprinkler system or other system that connects to an existing water service provided by the utility company must, prior to connection, be inspected by the existing utility company to protect said water lines against contamination resulting from said hook-up.

9. No animals of any kind except dogs and/or cats as household pets shall be kept on said land and only two (2) pets are allowed. All pets must be kept inside the house or inside of a fenced area, except where taken out on a leash.

10. No tents, shacks, or other out-buildings shall be permitted to be placed or erected upon said land at any time except one wood or aluminum type utility storage structure of good quality and taste. No travel trailer, recreation vehicle, motor home or other transient motor driven mobile dwelling unit shall be allowed to be stored on the premises, neither shall any inoperable automobile be permitted to remain on said property for more than ninety (90) days unless such storage shall be within a closed garage area.

11. Said lands shall be kept free of accumulation of brush, trash and woods and in the event the owner of said land allows such an accumulation, the Grantor shall be privileged upon thirty (30) days written notice to the owner, to enter upon said land and clear away such accumulation and recover cost of doing so from the owner.

12. No commercial business or enterprise of any kind or nature may be carried on or operated upon said property, nor shall anything be done thereon which constitutes or becomes an annoyance or a nuisance to the neighborhood or is not incidental to a residential use.

13. No signs, signboards, placards, posters or any type of outdoor advertising may be placed upon any of said property, including "For Sale" signs, the sign of any real estate agency, corporation, office, broker, salesman, or other employee, provided, however, "For Sale" signs of the owner of a size less than 12" x 24" may be displayed in a window of the home.

14. These restrictions shall not prohibit the construction of temporary structures, such as building material and tool sheds to be erected prior to the construction of a residence and all such materials and tool sheds shall be torn down and removed immediately upon the main residence being completed.

15. No cable television lines, equipment or connections may be placed on or over the property without the expressed written consent of Beverly HILLS Development Corporation.

16. These restrictions shall run with the land and shall be binding upon all persons owning or claiming or occupying any portion thereof and area for the benefit of all the owners of land in the Subdivision.

17. In the event any person, firm or corporation shall violate or attempt to violate any restrictions herein contained, any owner of property in the subdivision may have the right to recover damages at law for such violation or to restrain such violation in equity and in either event the person violating a restriction shall pay all of the costs of such proceedings, including a reasonable attorney's fee for the Plaintiff's attorney.

IN WITNESS WHEREOF, the said BEVERLY HILLS DEVELOPMENT CORPORATION, a corporation, has caused this instrument to be executed on this 20th day of June, A. D. 1984.

BEVERLY HILLS DEVELOPMENT CORPORATION

By

Ronald J. Collins

Ronald J. Collins, President.

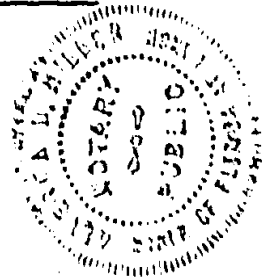
STATE OF FLORIDA,
COUNTY OF CITRUS.

BEFORE ME, personally appeared Ronald J. Collins, to me well known and known to me to be the individual described in and who executed the foregoing instrument as President of BEVERLY HILLS DEVELOPMENT CORPORATION, and acknowledged to and before me that he executed such instrument as such President of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument as the free act and deed of said corporation.

WITNESS my hand and official seal on this 20th day of June, A. D. 1984.

Albert M. Miller
Notary Public, State of Florida at Large.

My Commission Expires December 26, 1984



18. No satellite dish or other external communication devices, structures or external equipment no matter its kind or nature, whether it be radio, television, microwave, sound wave or any other like type communication system may be placed on or over the property without expressed written consent of BEVERLY HILLS DEVELOPMENT CORPORATION.

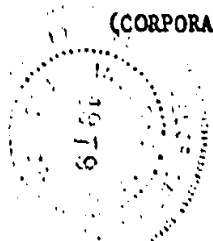
19. BEVERLY HILLS DEVELOPMENT CORPORATION, the owner, hereby reserves the right to change or modify this Declaration of Restrictions at any time as to any property still owned by that corporation.

IN WITNESS WHEREOF, the said BEVERLY HILLS DEVELOPMENT CORPORATION, a corporation, has caused this instrument to be executed in its name and its corporate seal to be affixed hereto, by its proper officers thereunto duly authorized, this 20TH day of JUNE, A. D. 1984.

BEVERLY HILLS DEVELOPMENT CORPORATION

By *Ronald J. Collins*
Ronald J. Collins, President.

ATTEST: *Raymond Hoierman*
Raymond Hoierman, Chairman of the Board.



(CORPORATE SEAL)

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 RONALD J. COLLINS and RAYMOND HOIERMAN, well known to me to be the President and Chairman of the Board, respectively, of the corporation named in the hereinbefore described instrument, and that they severally acknowledged executing the same 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.

WITNESS my hand and official seal in the State and County aforesaid this 20TH day of June, A. D. 1984.

Alberta M. Miller
Notary Public, State of Florida at Large.

My Commission Expires December 26, 1984

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VERIFIED BY:

P.C.

