

15.00  
EL DORADO ESTATES  
2521 W. OLIVIA LANE  
LECANTO, FL 32661

BK0819PG1336

The Restrictions and Covenants of El Dorado Estates are as follows:

1. All homes shall be constructed to have a minimum of 750 square feet of living space.
2. All homes shall meet State & Local construction codes.
3. Lot owners shall not be permitted to stay overnight on their lot until they have a permanent residence on their lot and said residence has been issued a Certificate of Occupancy by the Citrus County Building Department.
4. Separate structures or cabanas are permitted and shall be constructed of new materials of either masonry and/or aluminum or new lumber. The exterior or any utility room, carports or cabanas must be finished with stucco, stained wood or exterior aluminum within fifteen (15) days after structure is complete.
5. All items stored outside must be stored in an authorized utility shed or structure.
6. No fence/wall may be erected without a lot owner first receiving approval for said fence/wall from the Developer. A fence/wall cannot exceed four feet in height, and it cannot be located within seventy-five feet of any road. At the time that a fence/wall is erected, it must be made from new materials, and said materials must be approved by the Developer. No unsightly fence/wall will be approved by the Developer -- for example, a barbed wire fence.
7. No poultry, birds, livestock, or other animals shall be kept or raised on said premises other than two (2) of the usual domestic animals, such as cats or dogs.
8. No signs shall be erected on any lot, except those commonly used by the Developer in the original promotion of the property, or standard real estate sale signs.
9. No commercial enterprise or business activity, of any kind shall be carried on or conducted from any of the said lots.
10. No junk automobile or other motorized vehicle, automobile or other motorized vehicle 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 the said lots. Vehicles on jacks are not permitted on any residential lot. No motorized vehicles or boats may be kept on any lot except those bearing current licenses and used by lot owners in this subdivision. All motorized vehicles must be registered to lot owners.
11. No motorized vehicles or boats may be kept on the grass in the front yard of any lot. All vehicles over one (1) ton shall be parked in the rear of the property. No dump trucks or semi-trailers shall be parked in the subdivision.
12. No travel trailers, motor homes, campers or other recreational vehicles may be stored on any lot. After home has been complete, however, said vehicles may be located behind lot owner's residence.
13. 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 sanitation service. All trash and garbage shall be kept in sanitary containers.

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14. Any sold lot which does not have a home on it must be mowed at least three (3) times a year and be kept clean and free of litter and unsightly structures. When any lot is not maintained in the above condition, the Developer reserves the right to enter upon the lot and mow the grass, clean up the lot, remove unsightly structures, and to charge the owner a reasonable amount for the work performed.
15. On all developed lots which have been sold and have a home on said lot, the lot must be kept in a trimmed and maintained manner year round. On any lot which is not in a trimmed and maintained manner, the Developer reserves the right to enter said lot and mow the grass, clean up the lot, remove any unsightly structures and to charge the owner a reasonable amount for the work performed.
16. No activity shall be done or be permitted to be done upon the premises which may become a nuisance to the neighborhood.
17. Each home, prior to permanent occupancy or within thirty (30) days after the home has been finished, must have a stabilized improved drive from the county road to the home.
18. Enforcement shall be by proceedings of law or in equity against any person or persons violating or attempting to violate any covenant either to restrain or to recover damages.
19. The grantor or its successor reserves the right to hereafter, from time to time, amend, modify, add to, or delete from any part or all of the foregoing restrictions without notice to or consent from the grantee of lands owned by grantor. However, a written notice of any change will be sent to each and every owner to the address on file with the Developer.
20. All state, county, and 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.
21. Said lots shall not be subdivided and each lot shall have placed thereon one (1) home and may have a utility shed, carport or cabana which meets the Developer's approval.
22. No above-ground swimming pools of any kind shall be erected or allowed on any lot in this subdivision. However, in-ground swimming pools are allowed that meet the Developer's approval.
23. In order to keep up the standards of the subdivision, it is the responsibility of each owner to advise the Developer of all rental property to ensure conformity to standards and restrictions.
24. All property owners are responsible for any tenant, or tenants which may lease said property. Tenant or tenants are and will be bound by all restrictions of said development.
25. No yard sale of any kind, lasting more than one (1) day, will be permitted on any developed or undeveloped lot in said subdivision.
26. As new homes are placed or constructed on lots, the lots must be landscaped with shrubs in front of the home, facing the street. Shrubs will be maintained in a neat and trim manner. Owners will have said landscaping installed within sixty (60) days of completion of their home.

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27. When the majority of the lots in this subdivision are sold and in the sole judgement of the Developer, the subdivision is ready for the homeowners association to undertake its obligations as described herein. The Developer agrees to vest sufficient authority in an association formed by the said residents for the purposes of enforcing these restrictions and land use, and for the purposes of maintaining and acquiring and enforcing all common community service of any kind and nature required or desired within the subdivision for the general use and benefit of all lot owners. Upon such conveyance the homeowners association shall have and succeed to all rights and duties within the same powers as if the association were the Developer.
28. No additional mail boxes, paper boxes, or other kinds of objects will be placed on the road right of ways.
29. Mobile and manufactured homes are permitted in the subdivision. These mobile or manufactured homes must meet the following minimum standards: (1) only doublewide manufactured or mobile homes may be placed on a lot, (2) only new mobile or manufactured homes may be placed on a lot, and (3) each mobile or manufactured home must be skirted within thirty (30) days from the date it is placed on the lot.
30. There is a five-foot easement at the back of all lots located in Block D, Block E, and Block F. This easement is the width of each lot, runs parallel to the rear of the property line, and is measured five feet from the back property line toward the road fronting each lot. The purpose of this easement is to allow ingress/egress for the maintenance and repair of the pipe for the central water system, as well as, ingress/egress so that the easement can be mowed. Therefore, lot owners in Block D, Block E, and Block F are not permitted to obstruct said easement by erecting/placing man-made structures or by planting trees/shrubbery within the boundaries of said easement.

RESTRICTIONS AND COVENANTS OF EL DORADO ESTATES

THESE AMENDED restrictions and covenants amend those restrictions filed of record on the 15th day of September, 1988, in O.R. Book 791, page 1266, Citrus County, Florida, and shall become effective as of the date of filing and shall remain in full force and effect until the same shall be amended pursuant to Paragraph Number 19.

We, the undersigned Buyers, have read, understood, and agree to comply with the above restrictions and covenants for El Dorado Estates.

Witness to Buyer

Date

Buyer

Witness to Buyer

Date

Buyer

*Thompson Van Hyning*  
Thompson Van Hyning, President  
BRUNCA, INC.

STATE OF FLORIDA  
COUNTY OF CITRUS

Before me personally appeared Thompson Van Hyning to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for purposes therein expressed.

WITNESS my hand and the seal of the State of Florida this 14TH day of JUNE 1989.  
MY COMMISSION EXPIRES APRIL 14, 1991.

*Richard W. White*  
Notary Public

J.W. Norton  
PO Box 4349  
HOMOSASSA Spgs, FL  
32649

587232  
FILED & RECORDED  
CITRUS COUNTY, FLORIDA  
BETTY TRIFLER, CLERK  
JUN 16 PM 2 34  
VERIFIED BY:  
*J. Haddock*  
D.C.