

THE DELTONA CORPORATION *
A DELAWARE CORPORATION *
*
TO WHOM IT MAY CONCERN *

DECLARATION OF RESTRICTIONS

WHEREAS, THE DELTONA CORPORATION, A DELAWARE CORPORATION,
HEREINAFTER REFERRED TO AS "THE SUBDIVIDER" IS THE OWNER OF THE FOLLOWING
DESCRIBED PROPERTY, SITUATE, LYING AND BEING IN ^{Washington} COUNTY, FLORIDA;
AND

WHEREAS, THE FOLLOWING DESCRIBED PROPERTY IS NOT SUBJECT TO ANY
RESTRICTIONS AND LIMITATIONS OF RECORD; AND

WHEREAS, IT IS NOW DESIRED BY THE SUBDIVIDER TO PLACE RESTRICTIONS
AND LIMITATIONS OF RECORD AS TO EACH AND EVERY OF THE LOTS LOCATED IN Sunny
Hills Unit Four (4) AND TO LIMIT THE USE FOR WHICH EACH AND EVERY OF
THE LOTS LOCATED IN Sunny Hills Unit Four (4) is intended.

NOW, THEREFORE, THE SUBDIVIDER DOES HEREBY DECLARE THAT EACH AND
EVERY OF THE LOTS LOCATED IN THE FOLLOWING DESCRIBED PROPERTY, SITUATE,
LYING AND BEING IN ^{Washington} COUNTY, FLORIDA; TO-WIT: Sunny Hills Unit Four
(4) according to the plat thereof, recorded in Plat Book 2 Pages 42 thru 54
inclusive, of the Public Records of Washington County, Florida, being Lots 1
thru 16 of Block 149; Lots 1 and 2 of Block 150; Lots 1 thru 4 of Block 151;
Lot 1 thru 5 of Block 168; Lots 1-10 of Block 169; Lots 1-6 of Block 193; Lots
1 thru 6 of Block 195; Lots 1-13 of Block 196; Lots 1-7 of Block 197

ARE HEREBY RESTRICTED AS FOLLOWS, AND ALL OF WHICH RESTRICTIONS AND
LIMITATIONS ARE INTENDED TO BE AND SHALL BE TAKEN AS A CONSIDERATION
FOR ANY AGREEMENT FOR DEED OR ANY DEED OF CONVEYANCE HEREAFTER MADE,
AND ONE OF THE EXPRESS CONDITIONS THEREOF, AND THAT SAID RESTRICTIONS
AND LIMITATIONS ARE INTENDED TO BE, AND SHALL BE TAKEN AS COVENANTS TO
RUN WITH THE LAND, AND ARE AS FOLLOWS; TO-WIT:

1. USE RESTRICTIONS

EACH AND EVERY OF THE ABOVE LOTS LOCATED IN Sunny Hills UNIT Four (4)
SHALL BE KNOWN AND DESCRIBED AS COMMERCIAL PROPERTY, AND SAID
PROPERTY ON ANY BUILDING CONSTRUCTED THEREON MAY ONLY BE USED
FOR THE FOLLOWING PURPOSES: ANTIQUE SHOPS; APARTMENTS AND
DUPLEX BUILDINGS; AQUARIUMS; ART GOODS AND BRIC-A-BRAC SHOPS;
ARTIST STUDIOS; AUTOMOBILE NEW PARTS AND EQUIPMENT OR ACCESSORY

Filed for record this 26 day of July, 1971 at 10 o'clock A.M. in OL Record Book 52
page _____ and record verified G. R. Misen clerk
Sircuit Court, by M. Misen Deputy Clerk Washington County, Florida

This Instrument is a true and correct copy of the original as the same appears from the records of the
JOHN MUDD, Attorney
20 E.W. Third Ave., Miami, Fla.

STORES; BAKE SHOPS EMPLOYING NOT MORE THAN FIVE (5) PERSONS ON THE PREMISES (RETAIL ONLY); BANKS; BARBER SHOPS; BEAUTY PARLORS; BICYCLE STORES; BILLIARD ROOMS, POOL ROOMS OR BOWLING ALLEYS; CIGAR STORES (RETAIL ONLY); CONFECTIONERY AND ICE CREAM STORES; CONSERVATORIES; CURIO STORES; DRUG AND SUNDRY STORES, EXCEPTING THAT NO LIQUOR, BEER, WINE AND INTOXICATING BEVERAGES MAY BE SOLD THEREIN; ELECTRONIC SALES AND SERVICE; EMPLOYMENT AGENCIES; FLORIDA SHOPS; FRUIT STORES (RETAIL ONLY); FURNITURE STORES; GASOLINE AND AUTOMOBILE SERVICE STATIONS, ON CORNER SITES ONLY; GROCERY STORES WITH MEAT SALES, EXCEPT THOSE DEALING IN LIVE POULTRY; HARDWARE STORES (RETAIL ONLY); INTERIOR DECORATING, COSTUMING, DRAPERIES; JEWELRY STORES, WATCH REPAIRS; LEATHER GOODS STORES (RETAIL ONLY); LAUNDROMATS; LAUNDRY AND CLEANING AGENCIES, PROVIDED NO GASOLINE OR EXPLOSIVES OF ANY KIND ARE STORED OR USED THEREIN; MILLINERY, WEARING APPAREL, FURRIER STORES; MOTELS AND HOTELS; MUSIC AND RADIO STORES; NEWSSTANDS; OFFICES FOR DOCTORS, DENTISTS, LAWYERS AND RELATED PROFESSIONS; OPTICAL STORES; PAINT STORES; PHOTOGRAPH GALLERIES; POST OFFICES; PRINTING SHOPS; PRIVATE CLUBS, LODGES, FRATERNITIES, SORORITIES, PUBLIC ART GALLERIES, LIBRARIES, MUSEUMS AND OTHER PUBLIC MEETING PLACES NOT OPERATED FOR A PROFIT; RETAIL PLUMBING FIXTURE STORES, BUT NOT IN CONJUNCTION WITH PLUMBING SHOPS; RETAIL FERTILIZER AND GARDEN SUPPLIES; RESTAURANT OR DINING ROOMS WHERE KITCHEN IS SCREENED OR LOCATED ALTOGETHER WITHIN A CLOSED BUILDING OR ROOM AND AMPLE PROVISION FOR CARRYING AWAY OR DISSIPATING FUMES, ODORS, SMOKE OR NOISE AND WHERE PREMISES ARE SO ARRANGED AND THE BUSINESS IS SO CONDUCTED AS NOT TO BE OFFENSIVE OR OBNOXIOUS TO OCCUPANTS OF ADJOINING PREMISES; SHOE REPAIR SHOPS; SHOE STORES; SOUVENIR STORES; SPORTING GOODS STORES; STATIONERY STORES; TAILOR SHOPS; TELEPHONE EXCHANGES; TELEGRAPH STATIONS; THEATRE AND MOTION PICTURE HOUSES; TRAVEL AGENCIES; UTILITY COMPANY BUSINESS OFFICES; AND HABERDASHERIES. ALCOHOLIC BEVERAGES MAY BE SERVED IN HOTELS OR MOTELS CONTAINING FIFTY (50) OR MORE GUEST RENTING ROOMS AND IN RESTAURANTS .

CONTAINING SEATS TO ACCOMMODATE NOT LESS THAN ONE HUNDRED (100) CUSTOMERS.

THE REAL PROPERTY HEREINABOVE DESCRIBED, AND ALL PORTIONS THEREOF, IS RESTRICTED TO THE SOLE USES HEREINABOVE SET FORTH AND, WITHOUT ENLARGING UPON THE SAID PERMISSIVE USES AND FURTHER INTENDING TO RESTRICT AND CONFINE THE SAID REAL PROPERTY TO THE USES SET FORTH, THE SAID PERMISSIVE USES SET FORTH SHALL NOT BE DEEMED TO INCLUDE DIRECTLY OR INDIRECTLY ANY OF THE FOLLOWING USES: THE CONDUCTING OF THE BUSINESS OR PROFESSION OF REAL ESTATE BROKER OR SALESMAN, BUILDER, CONTRACTOR OR CONSTRUCTION COMPANY, REPAIRS OR RENOVATOR TO REAL PROPERTY AND IMPROVEMENTS, PAINTING, INTERIOR DECORATING, THE ADVERTISING OF LAND, HOMES OR ANY BUSINESS OR PROFESSION DIRECTLY OR INDIRECTLY COMPETITIVE IN ANY MANNER WHATSOEVER TO THAT OF THE SUBDIVISION AND SALE OF LAND, THE CONSTRUCTION BUSINESS, THE ERECTION OF HOMES, THE MARKETING AND SELLING OF HOMES, AND ANY AND ALL IMPROVEMENTS ERECTED UPON THE SUBJECT PROPERTY SHALL BE RESTRICTED TO THE PERMISSIVE USES HEREINABOVE SET FORTH AND SHALL NOT BE USED TO DIRECTLY OR INDIRECTLY HOUSE OR PROVIDE SPACE FOR ANY OF THE EXCLUSIONS AS SET FORTH IN THIS PARAGRAPH.

2. SETBACK RESTRICTIONS

- (A) NO BUILDING SHALL BE ERECTED ON ANY OF SAID LOTS NEARER THAN FIFTY (50) FEET TO THE FRONT LOT LINES OF SAID LOTS, NOR NEARER TO THE SIDE LINE ON CORNERS THAN TWENTY-FIVE (25) FEET, NOR NEARER THAN TWENTY (20) FEET TO THE REAR LOT LINES OF SAID LOTS. FOR THE PURPOSE OF THIS COVENANT, EAVES AND STEPS SHALL NOT BE CONSIDERED AS A PART OF A BUILDING, PROVIDED, HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING ON A LOT TO ENCROACH UPON ANOTHER LOT.
- (B) NO LOT AS SHOWN ON THIS PLAT SHALL BE DIVIDED OR RESUBDIVIDED UNLESS BOTH PORTIONS OF SAID LOTS BE USED TO INCREASE THE SIZE OF AN ADJACENT LOT OR THE ADJACENT LOTS AS PLATTED. DIVIDED PORTIONS OF LOTS MUST EXTEND FROM FRONTING STREET TO EXISTING REAR PROPERTY LINE.

3. NUISANCES, TRASH, ETC.
- (A) NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT OR PORTION OF ANY TRACT, OR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
 - (B) NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING ERECTED ON ANY LOT OR PORTION OF ANY TRACT, SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY RESIDENCE BE PERMITTED.
 - (C) NO OIL DRILLING, OIL DEVELOPMENT OPERATIONS, OIL REFINING, QUARRYING OR MINING OPERATIONS OF ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT, OR PORTION OF ANY TRACT, NOR SHALL OIL WELLS, TANKS, TUNNELS, MINERAL EXCAVATION OR SHAFTS BE PERMITTED UPON OR IN ANY LOT OR PORTION OF ANY TRACT. NO DERRICK OR OTHER STRUCTURE DESIGNED FOR USE IN BORING FOR OIL OR NATURAL GAS SHALL BE ERECTED, MAINTAINED, OR PERMITTED UPON ANY LOT OR PORTION OF ANY TRACT.
 - (D) NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT OR PORTION OF ANY TRACT, EXCEPT THAT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.
 - (E) NO LOT, NOR A PORTION OF ANY TRACT, SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS, WHICH SHALL BE MAINTAINED IN A CLEAN AND SANITARY CONDITION. NO INCINERATOR OR SIMILAR DEVICE FOR THE DISPOSITION OF SUCH MATERIAL SHALL BE ALLOWED ON ANY LOT.
 - (F) NO TRACTORS OR TRAILERS MAY BE PARKED OVERNIGHT ON ANY OF THE STREETS, ROADS OR LOTS IN THIS SUBDIVISION.
 - (G) A SUITABLE SHRUBBERY SCREENING SHALL BE PLACED AND MAINTAINED WHERE SAID LOTS ABUT RESIDENTIAL PROPERTY.

4. WELL WATER

NO INDIVIDUAL WELL WILL BE PERMITTED ON ANY LOT OR TRACT WITHIN THIS SUBDIVISION, EXCEPT FOR IRRIGATION, SPRINKLER SYSTEMS, SWIMMING POOLS OR AIR CONDITIONING. THIS RESTRICTION SHALL BE ENFORCEABLE SO LONG AS THE UTILITY SYSTEM IS OPERATED TO THE SATISFACTION OF THE STATE BOARD OF HEALTH.

5. OBSTRUCTIONS TO SIGHT LINES

NO FENCE, SIGN, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN TWO AND SIX FEET ABOVE THE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT OR TRACT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF THE STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SIGHT LINES LIMITATIONS SHALL APPLY ON ANY LOT OR TRACT WITHIN TEN (10) FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY OR ALLEY PAVEMENT. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCE OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.

6. EASEMENTS

ALL EASEMENTS FOR UTILITIES, DRAINAGE CANAL AND OTHER PURPOSES SHOWN ON THE PLAT OF Sunny Hills UNIT Four (4) RECORDED IN PLAT BOOK 2 AT PAGES 42 thru 54 INCLUSIVE, OF THE PUBLIC RECORDS OF Washington COUNTY, FLORIDA, ARE HEREBY RESERVED AS PERPETUAL EASEMENTS FOR MAINTENANCE AND UTILITIES INSTALLATIONS AS PROVIDED FOR IN THE EASEMENTS SHOWN ON SAID PLAT. ANY WALL, FENCE, PAVING, PLANTING OR ANY OTHER IMPROVEMENT LOCATED IN AN EASEMENT AREA SHALL BE REMOVED UPON THE REQUEST OF THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS OR ANY PUBLIC UTILITY USING SAID AREA, ALL AT THE EXPENSE OF THE OWNER OF SUCH LOT OR TRACT.

7. DRAINAGE

NO CHANGES IN ELEVATIONS OF THE LAND SHALL BE MADE WHICH WILL INTERFERE WITH THE DRAINAGE OF OR OTHERWISE CAUSE UNDUE HARDSHIP TO ADJOINING PROPERTY.

8. ARCHITECTURAL APPROVAL

NO BUILDING OR STRUCTURE SHALL BE ERECTED, PLACED OR ALTERED ON ANY BUILDING LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING OR STRUCTURE HAVE BEEN APPROVED IN WRITING AS TO CONFORMITY AND HARMONY OF DESIGN WITH EXISTING STRUCTURES IN THE SUBDIVISION AND AS TO STRUCTURAL ENGINEERING AND DESIGN AND AS TO THE LOCATION OF THE BUILDING WITH RESPECT TO TOPOGRAPHY AND FINISHED GROUND ELEVATION, BY A COMMITTEE APPOINTED BY THE SUBDIVIDER, ITS SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, IN THE EVENT SUCH A COMMITTEE IS NOT IN EXISTENCE OR FAILS TO TAKE OFFICIAL ACTION WITH RESPECT TO APPROVAL OR DISAPPROVAL OF ANY SUCH DESIGN OR DESIGNS, OR LOCATION WITHIN THIRTY (30) DAYS, THEN SUCH APPROVAL WILL NOT BE REQUIRED, PROVIDED THAT THE DESIGN AND LOCATION ON THE LOT CONFORM TO AND ARE IN HARMONY WITH THE EXISTING STRUCTURES ON THE LOTS IN THIS SUBDIVISION. IN ANY EVENT, EITHER WITH OR WITHOUT THE APPROVAL OF THE COMMITTEE, THE FLOOR AREAS AND SETBACK REQUIREMENTS OF THE BUILDING SHALL CONFORM WITH THE REQUIREMENTS CONTAINED IN THESE RESTRICTIONS.

9. DEFINITION OF "SUCCESSORS AND ASSIGNS"

AS USED IN THESE RESTRICTIONS, THE WORDS "SUCCESSORS AND ASSIGNS" SHALL NOT BE DEEMED TO REFER TO AN INDIVIDUAL PURCHASER OF A LOT OR LOTS IN THIS SUBDIVISION FROM THE SUBDIVIDER, BUT SHALL BE DEEMED TO REFER TO THE SUCCESSORS OR ASSIGNS OF LEGAL OR EQUITABLE INTERESTS OF THE SUBDIVIDER, WHO ARE DESIGNATED AS SUCH BY AN INSTRUMENT IN WRITING SIGNED BY THE SUBDIVIDER AND RECORDED AMONG THE PUBLIC RECORDS OF COUNTY, FLORIDA, SPECIFICALLY REFERRING TO THIS PROVISION OF THESE RESTRICTIONS.

10.

DURATION OF RESTRICTIONS

THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE UNDERSIGNED AND UPON ALL THE PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL THE 1st Day of July 2007 AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE LOTS OR TRACTS, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART; PROVIDED, HOWEVER, THE RESTRICTIONS AFFECTING WATERFRONT LOTS MAY NOT BE CHANGED OR AMENDED WITHOUT THE VOTE OF A MAJORITY OF THE THEN OWNERS OF WATERFRONT LOTS.

11.

REMEDIES FOR VIOLATIONS

IN THE EVENT OF A VIOLATION OR BREACH OF ANY OF THESE RESTRICTIONS BY ANY PERSON OR CONCERN CLAIMING BY, THROUGH OR UNDER THE SUBDIVIDER, OR BY VIRTUE OF ANY JUDICIAL PROCEEDINGS, THE SUBDIVIDER, ITS SUCCESSORS AND ASSIGNS, AND THE LOT OR TRACT OWNERS, OR ANY OF THEM JOINTLY OR SEVERALLY SHALL HAVE THE RIGHT TO PROCEED AT LAW OR IN EQUITY TO COMPEL A COMPLIANCE WITH THE TERMS HEREOF OR TO PREVENT THE VIOLATION OR BREACH OF ANY OF THEM.

IN ADDITION TO THE FOREGOING, THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT WHENEVER THERE SHALL HAVE BEEN BUILT ON ANY LOT OR TRACT ANY STRUCTURE WHICH IS IN VIOLATION OF THESE RESTRICTIONS, TO ENTER UPON THE PROPERTY WHERE SUCH VIOLATION EXISTS AND SUMMARILY ABATE OR REMOVE THE SAME AT THE EXPENSE OF THE OWNER, AND SUCH ENTRY AND ABATEMENT OR REMOVAL SHALL NOT BE DEEMED A TRESPASS. THE FAILURE TO ENFORCE ANY RIGHT, RESERVATION, RESTRICTION OR CONDITION CONTAINED IN THIS DECLARATION OF RESTRICTIONS, HOWEVER LONG CONTINUED, SHALL NOT BE DEEMED A WAIVER OF THE RIGHT TO DO SO THEREAFTER AS TO THE SAME BREACH OR AS TO A BREACH OCCURRING PRIOR OR SUBSEQUENT THERETO AND SHALL NOT BAR OR AFFECT ITS ENFORCEMENT.

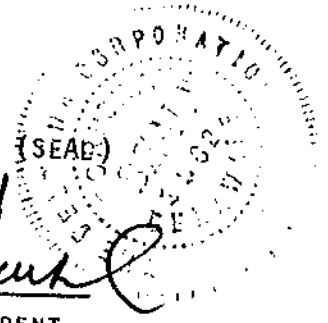
SEVERABILITY

INVALIDATION OR REMOVAL OF ANY OF THESE COVENANTS BY JUDGMENT, DECREE, COURT ORDER, STATUTE, ORDINANCE, OR AMENDMENT BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, SHALL IN NOWISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE SUBDIVIDER, A DELAWARE CORPORATION,
HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PROPER OFFICERS, WHO
ARE THEREUNTO DULY AUTHORIZED, AND ITS CORPORATE SEAL TO BE AFFIXED,
AT MIAMI, DADE COUNTY, FLORIDA, THIS *2nd day of July, 1951.*

THE DELTONA CORPORATION (SEAL)

BY *James E. Vensel*
ITS SENIOR VICE PRESIDENT



ATTEST:

John P. Mudd
ITS SECRETARY

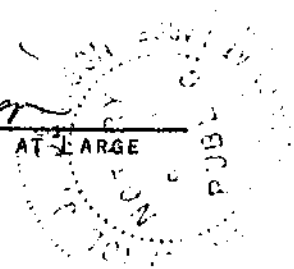
STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

I HEREBY CERTIFY THAT ON THIS *2nd day of July, 1951.*

ME PERSONALLY APPEARED JAMES E. VENSEL AND JOHN P. MUDD, SENIOR VICE PRESIDENT
AND SECRETARY RESPECTIVELY, OF THE DELTONA CORPORATION, A DELAWARE CORPO-
RATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE
FOREGOING INSTRUMENT AS SUCH OFFICERS FOR THE USES AND PURPOSES THEREIN
MENTIONED, AND THAT THEY AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPO-
RATION, AND THAT SAID INSTRUMENT IS THE ACT AND DEED OF SAID CORPORATION.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT MIAMI, IN THE COUNTY
OF DADE AND STATE OF FLORIDA, THE DAY AND YEAR LAST AFORESAID.

Carol J. Demson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF FLORIDA at LARGE
MY COMMISSION EXPIRES OCT. 29, 1974
BONDED THRU FRED W. DIESTELHORST

THE DELTONA CORPORATION,)
a Delaware corporation.)
)
TO WHOM IT MAY CONCERN:)
)
)
)

DECLARATION OF RESTRICTIONS
COMMUNITY FACILITY

WHEREAS, THE DELTONA CORPORATION, a Delaware corporation, authorized to transact business in the State of Florida hereinafter referred to as the "Subdivider" is the owner of the following described property, situate, lying and being in Washington County, Florida; to-wit:

The South 200.53 feet of Tract "D" of SUNNY HILLS UNIT FOUR according to the plat thereof recorded in Plat Book 2, Pages 42 through 54, inclusive of the Public Records of Washington County, Florida.

WHEREAS, it is now desired by the Subdivider to place restrictions and limitations of record as to the aforementioned portion of Tract "D" located in Sunny Hills Unit Four and to limit the use for which the aforementioned portion of Tract "D" located in Sunny Hills Unit Four is intended.

NOW, THEREFORE, the Subdivider does hereby declare that the following described parcel, located, situate, lying and being in Washington County, Florida; to-wit:

The South 200.53 feet of Tract "D" of SUNNY HILLS UNIT FOUR according to the plat thereof recorded in Plat Book 2, Pages 42 through 54, inclusive of the Public Records of Washington County, Florida,

said land being hereinafter referred to as the "real property" is hereby restricted as follows, and all of which restrictions and limitations are intended to be and shall be taken as a consideration for any agreement for deed or any deed of conveyance, lease or use hereafter made, and one of the express conditions thereof, and that said restrictions and limitations are intended to be, and shall be taken as covenants to run with the land, and are as follows; to-wit:

1. Use Restrictions

The real property shall be known and described as a Community Facility and the real property or any improvement thereon shall be for the purposes of federal, state, county and/or municipal government office or facility, postal service office, public library, museum, cultural center, meeting hall for public interest, charitable, fraternal, religious or

governmental organizations, adult education center, playground, tot lot, swimming pool, conservation and wildlife center, park, public safety offices, fire station and emergency medical services facility.

2. Building and Setback Restrictions

No building or other structure shall be erected on the real property unless and until full compliance with Paragraph No. 8, herein, entitled "Architectural Approval", relating to the location, architectural and structural design have been approved in writing by the Architectural Design Committee as defined herein. In no event, either with or without the approval of the Architectural Design Committee shall any building or other structure be erected nearer than twenty-five (25) feet to any front, rear or side property line.

3. Nuisances, trash, etc.

(a) No noxious or offensive activities shall be carried on upon the real property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the general neighborhood.

(b) No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the property shall at any time be used as a residence, temporarily or permanently. No residential use shall be permitted upon the property, except residential use intended to provide temporary quarters for the intermittent needs associated with the housing of a caretaker, security officer or, if so used for a fire station and emergency medical service facility, as permitted in Paragraph 1, above.

(c) No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in the real property nor shall oil wells, tanks (except tanks for fuel storage that are required for emergency vehicles, incidental to the primary use of the real property for a public safety office, fire station and emergency medical services facility), tunnels, mineral excavation or shafts be permitted upon or in the real property. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon the property.

(d) No animals, livestock or poultry of any kind shall be raised, bred or kept on the real property, except that dogs and cats shall be permitted, provided they are not kept for commercial purposes.

(e) The real property shall not be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be allowed to accumulate and shall not be kept except in sanitary containers, which shall be maintained in a clean and sanitary condition.

(f) No tractors, trucks, or trailers may be parked overnight on the real property or any streets, roads, lots or tracts adjoining the real property. This restriction shall not prohibit the parking of emergency fire or medical service vehicles when the primary use of the real property is to provide such services.

4. Well Water

No individual well will be permitted on the real property, except for irrigation, sprinkler systems, swimming pools or air conditioning. This restriction shall be enforceable so long as a water utility system is operated to the satisfaction of the State of Florida Department of Environmental Regulation, or other governmental authority charged under law with safeguarding the public health.

5. Obstructions to Sight Lines

No fence, wall, sign, hedge or shrub, planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain within ten (10) feet from the intersection of a street property line with the edge of a driveway. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

6. Easements

All easements for utilities, drainage canal and other purposes shown on said plat of Sunny Hills Unit Four recorded in Plat Book 2, Pages 42 through 54, inclusive of the Public Records of Washington County, Florida, are hereby reserved as perpetual easements for utilities installations and maintenance. Any wall, fence, paving, planting or any other improvement located in an easement area shall be removed upon the request of the Subdivider, its successors or assigns or any public utility using said area, all at the expense of the owner of the real property.

7. Drainage

No changes in elevations of the land shall be made which will

interfere with the drainage of or otherwise cause undue hardship to adjoining property.

8. Architectural Approval

No improvements shall be made, erected, placed or altered on the real property until the plans, specifications and plot plan showing the location of such improvements have been approved in writing as to conformity and harmony of design with esthetic goals of the Subdivision and as to structural engineering and design and as to the location of the improvement with respect to topography and finished ground elevation, by a Architectural Design Committee hereinafter referred to as the "Committee" appointed by The Subdivider, its successors and assigns; provided, however, in the event such a Committee is not in existence or fails to take official action with respect to approval or disapproval of any such design or designs, or location within thirty (30) days, then such approval will not be required, provided that the design and location on the real property conform to and are in harmony with the esthetic goals of this Subdivision. In any event, either with or without the approval of the Committee, all permits, approvals or other requirements set forth by any Federal, State or Local agencies shall be obtained prior to commencement of improvement construction.

9. Definition of "Successors and Assigns"

As used in these restrictions, the words "successors or assigns" shall not be deemed to refer to individual purchasers of property within the Sunny Hills Subdivision, but shall be deemed to refer to the successors or assigns of legal or equitable interests of the Subdivider and who are designated as such by an instrument in writing signed by the Subdivider and recorded among the Public Records of Washington County, Florida, specifically referring to this provision of these Restrictions.

10. Duration of Restrictions

These covenants and restrictions are to run with the land and shall be binding upon the undersigned and upon all parties and all persons claiming under them until September 1, 2018, at which time said covenants and restrictions shall automatically be extended for successive periods of ten (10) years, unless by vote of a majority of the then owners of the lots

and tracts in this subdivision, it is agreed to change said covenants in whole or in part.

11. Remedies for Violations

In the event of a violation or breach of any of these restrictions by any person or concern claiming by, through or under the Subdivider, or by virtue of any judicial proceedings, The Subdivider, its successors and assigns, and the lot or tract owners, or any of them jointly or severally shall have the right to proceed at law or in equity to compel a compliance with the terms hereof or to prevent the violation or breach of any of them. In addition to the foregoing, The Subdivider, its successors or assigns, shall have the right whenever there shall have been built on the real property any structure or improvement which is in violation of these restrictions, to enter upon the real property where such violation exists and summarily abate or remove the same at the expense of the owner, and such entry and abatement or removal shall not be deemed a trespass. The failure to enforce any right, reservation, restrictions, however long continued, shall not be deemed a waiver of the right to do so thereafter as to the same breach or as to a breach occurring prior or subsequent thereto and shall not bar or affect its enforcement.

12. Severability

Invalidation or removal of any of these covenants by judgment, decree, court order, statute, ordinance, or amendment by the Subdivider, its successors or assigns, shall in nowise affect any of the other provisions which shall remain in full force and effect.

13. Additional Restrictions

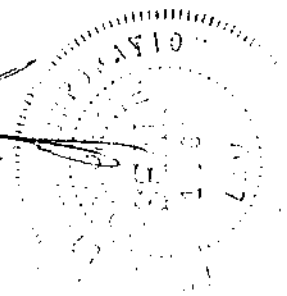
The Subdivider may at any time at its discretion, which shall not be exercised unreasonably, amend any of the restrictions or covenants contained herein by later covenant, agreement for deed, or deed hereafter made, where in the opinion of The Subdivider, great harm, injustice or damage would result to any person, natural or otherwise, by enforcement of these restrictions; or where an error, omission, or mistake has occurred in these restrictions or covenants. Provided however, that any subsequent amendments to the restrictions or covenants contained herein shall not work to materially injure or diminish the rights of any other person, natural or otherwise, who shall be subject to this Declaration of Restrictions.

IN WITNESS WHEREOF, The Subdivider, a Delaware corporation, has caused these presents to be executed by its proper officers, who are thereunto duly authorized, and its corporate seal to be affixed, at Miami, Dade County, Florida, this 17th day of October, 1988.

THE DELTONA CORPORATION

BY: Earle D. Cortright, Jr.
EARLE D. CORTRIGHT, JR.
Executive Vice President

ATTEST: Michelle R. Garbis
MICHELLE R. GARBIS
Vice President and
Corporate Secretary

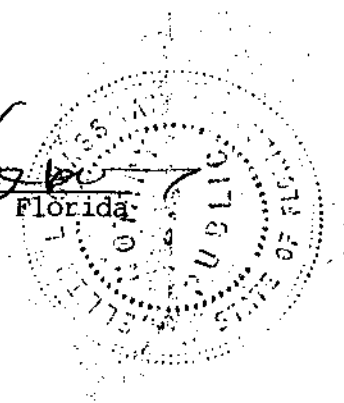


STATE OF FLORIDA)
) SS.
COUNTY OF DADE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared EARLE D. CORTRIGHT, JR. and MICHELLE R. GARBIS, well known to me to be the Executive Vice President and Vice President/Corporate Secretary, respectively of THE DELTONA CORPORATION, a Delaware corporation, authorized to transact business in the State of Florida, and they acknowledged executing this instrument freely and voluntarily under the authority vested in them by said corporation, and that the seal affixed hereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid, this 17th day of October, 1988.

Shirley A. [Signature]
Notary Public, State of Florida
at Large



My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. APR 29, 1991
BONDED THRU GENERAL INS. UND.

OFF. REC. 0240 PAGE 731

THE DELTONA CORPORATION *
A DELAWARE CORPORATION *
*
TO WHOM IT MAY CONCERN *
* * * * *

AMENDMENT
DECLARATION OF RESTRICTIONS
IN RE: SIDE SETBACKS

WHEREAS, THE DELTONA CORPORATION, a Delaware Corporation, hereinafter referred to as "The Subdivider" of the following described property, situate, lying and being in WASHINGTON COUNTY, FLORIDA, to-wit:

Being SUNNY HILLS UNIT FOUR (4), according to the plat thereof, recorded in Plat Book 2, at Pages 42 thru 54 inclusive, of the Public Records of WASHINGTON COUNTY, FLORIDA,

and,

WHEREAS, the property above described has been subject to restrictions and limitations of record; and

WHEREAS, it is now desired by the Subdivider, to amend and/or revise restrictions and limitations of record as described in Declaration of Restrictions of the Official Records of WASHINGTON COUNTY, FLORIDA, in Book 50, Pages 220 thru 231, inclusive, and to revise the use for which a limited portion located in SUNNY HILLS UNIT FOUR (4) is intended.

NOW, THEREFORE, the Subdivider does hereby declare that the following described property, situate, lying and being in WASHINGTON COUNTY, FLORIDA; to-wit:

Being SUNNY HILLS UNIT FOUR (4), according to the plat thereof, recorded in Plat Book 2, Pages 42 thru 54 inclusive of the Public Records of WASHINGTON COUNTY, FLORIDA,

does hereby acquire the intended amendments set forth and desired by the Subdivider and are to be accepted as revisions of the aforesaid and described property.

The setback restrictions in Article 2, Subparagraph B, Line 8, shall be modified to read:

However, if the front of said structure is placed facing more toward the side street lot line, then it shall not be permitted nearer than twenty-five (25) feet to both street lot line; nor nearer than eight (8) feet or ten percent (10%) of the width of the lot to the interior side lot line, whichever is smaller; nor nearer than twenty-five (25) feet to the rear lot line (the rear lot line being opposite and most distant from the front line).

IN ADDITION, the Subdivider hereby declares all other provisions made in the Declaration of Restrictions of SUNNY HILLS UNIT FOUR (4) as recorded in the Official Records of WASHINGTON COUNTY, FLORIDA, in the Official Book 50, at Pages 220 thru 231, inclusive, shall remain in full force and effect.

409
FILED FOR RECORD
in OR book 86 at page
11, at 11 A.M.

JAN 8 1975

1

M. Miner D. C.
J. L. MINER, Clerk Circuit Court
Chipley, Washington County, Florida

OFF. REC. 86 PAGE 383

IN WITNESS WHEREOF, the Subdivider, a Delaware Corporation, has caused these presents to be executed by its proper officers, who are thereunto duly authorized, and its corporate seal to be affixed, at Miami, Dade County, Florida, this *4th day of January, 1973.*

THE DELTONA CORPORATION (SEAL)

By *James E. Vensel*
ITS SENIOR VICE PRESIDENT

ATTEST:

Wayne L. Allen
ITS ASSISTANT SECRETARY

STATE OF FLORIDA)
 SS
COUNTY OF DADE)

I HEREBY CERTIFY that on this *3rd* day of the *1st* month before me personally appeared JAMES E. VENSEL AND WAYNE L. ALLEN, Senior Vice-President/ and Assistant Secretary respectively, of the DELTONA CORPORATION, a Delaware Corporation, to me known to be the persons described in and who executed the foregoing instrument as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and that said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Miami, in the County of Dade and State of Florida, the day, month, and year last aforesaid.

Betty McDavitt
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 9, 1975
GENERAL INSURANCE UNDERWRITERS, INC.

THE DELTONA CORPORATION
A DELAWARE CORPORATION

TO WHOM IT MAY CONCERN

DECLARATION OF RESTRICTIONS

11807
Filed for record this 6 day of May 1971 at 9 o'clock P. M. in the Clerk's Office of the Circuit Court, by _____ and record verified _____ Deputy Clerk Washington County, Florida

WHEREAS, THE DELTONA CORPORATION, A DELAWARE CORPORATION, HEREINAFTER REFERRED TO AS "THE SUBDIVIDER" IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY, SITUATE, LYING AND BEING IN Washington County, Florida; AND

WHEREAS, THE FOLLOWING DESCRIBED PROPERTY IS NOT SUBJECT TO ANY RESTRICTIONS AND LIMITATIONS OF RECORD; AND

WHEREAS, IT IS NOW DESIRED BY THE SUBDIVIDER TO PLACE RESTRICTIONS AND LIMITATIONS OF RECORD AS TO EACH AND EVERY OF THE LOTS LOCATED IN Sunny Hills Unit Four (4) AND TO LIMIT THE USE FOR WHICH EACH AND EVERY OF THE LOTS LOCATED IN Sunny Hills Unit Four (4) IS INTENDED.

NOW, THEREFORE, THE SUBDIVIDER DOES HEREBY DECLARE THAT EACH AND EVERY OF THE LOTS LOCATED IN THE FOLLOWING DESCRIBED PROPERTY, SITUATE, LYING AND BEING IN Washington County, Florida; TO-WIT: Sunny Hills Unit Four (4) according to the plat thereof recorded in Plat Book thereof recorded in Plat Book 2, at Pages 42 through 54 inclusive of the Public Records of Washington County, Florida less and excepting Tracts A, B, C, D, E, F, G, H, J, K, L and Lots 1-16 of Block 149, Lots 1 & 2 of Block 150, Lots 1-4 of Block 151, Lots 1-5 of Block 168, Lots 1-10 of Block 169, Lots 1-6 of Block 193, Lots 1-6 of Block 195, Lots 1-13 of Block 196 and Lots 1-7 of Block 197

ARE HEREBY RESTRICTED AS FOLLOWS, AND ALL OF WHICH RESTRICTIONS AND LIMITATIONS ARE INTENDED TO BE AND SHALL BE TAKEN AS A CONSIDERATION FOR ANY AGREEMENT FOR DEED OR ANY DEED OF CONVEYANCE HEREAFTER MADE, AND ONE OF THE EXPRESS CONDITIONS THEREOF, AND THAT SAID RESTRICTIONS AND LIMITATIONS ARE INTENDED TO BE, AND SHALL BE TAKEN AS COVENANTS TO RUN WITH THE LAND, AND ARE AS FOLLOWS; TO-WIT:

- USE RESTRICTION
EACH AND EVERY OF THE LOTS, LOCATED IN Sunny Hills Unit Four (4) SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS, AND NO STRUCTURE SHALL BE CONSTRUCTED OR ERECTED ON ANY RESIDENTIAL LOTS OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT, AND A ONE OR TWO CAR GARAGE OR CARPORT.

2. (A) SETBACK RESTRICTIONS

ON WATERFRONT LOTS, NO BUILDING SHALL BE ERECTED ON ANY PART THEREOF NEARER TO THE HIGH WATER MARK THAN THIRTY (30) FEET, NOR NEARER TO THE REAR LINE, WHICH IS THE LINE ABUTTING THE STREET, THAN TWENTY-FIVE (25) FEET, NOR NEARER THAN EIGHT (8) FEET TO ANY INTERIOR SIDE LOT LINE. HOWEVER, SCREENED SWIMMING POOL ENCLOSURES MAY BE ERECTED TO WITHIN FIFTEEN (15) FEET OF THE HIGH WATER MARK OR TO THE INDICATED EASEMENT LINE, WHICHEVER IS THE MOST RESTRICTIVE. SUCH SWIMMING POOL ENCLOSURES MAY NOT BE ERECTED UNLESS AND UNTIL THEIR LOCATION, ARCHITECTURAL AND STRUCTURAL DESIGN HAVE BEEN APPROVED BY THE ARCHITECTURAL COMMITTEE OF THE SUBDIVIDER, ITS SUCCESSORS, OR ASSIGNS AS PROVIDED IN PARAGRAPH 9 HEREIN. FOR THE PURPOSE OF THIS COVENANT, EAVES AND STEPS SHALL NOT BE CONSIDERED AS A PART OF A BUILDING, PROVIDED, HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING ON A LOT TO ENCROACH UPON ANOTHER LOT OR EASEMENT.

(B) ON ALL OTHER LOTS, OTHER THAN WATERFRONT LOTS, NO BUILDING SHALL BE ERECTED ON ANY OF SAID LOTS NEARER THAN TWENTY-FIVE (25) FEET TO THE FRONT LOT LINES OF SAID LOTS EXCEPT THAT ON CORNER LOTS NO STRUCTURE SHALL BE PERMITTED NEARER THAN TWENTY-FIVE (25) FEET TO THE FRONT LOT LINE OF SAID CORNER LOT (THE FRONT LOT LINE SHALL BE THE STREET LOT LINE HAVING THE LEAST DIMENSION); NOR NEARER THAN FIFTEEN (15) FEET TO THE SIDE STREET LINE WHEN THE FRONT OF THE STRUCTURE IS PLACED FACING SAID FRONT LOT LINE, HOWEVER IF THE FRONT OF SAID STRUCTURE IS PLACED FACING MORE TOWARD THE SIDE STREET LOT LINE THEN IT SHALL NOT BE PERMITTED NEARER THAN TWENTY-FIVE (25) FEET TO BOTH STREET LOT LINES; NOR NEARER THAN EIGHT (8) FEET TO ANY INTERIOR SIDE LOT LINE; NOR NEARER THAN TWENTY-FIVE (25) FEET TO THE REAR LOT LINE (THE REAR LOT LINE BEING OPPOSITE AND MOST DISTANT FROM THE FRONT LOT LINE). SCREENED SWIMMING POOL ENCLOSURES MAY BE ERECTED TO WITHIN FIFTEEN (15) FEET OF THE REAR LOT LINE. SUCH SWIMMING POOL ENCLOSURES MAY NOT BE ERECTED UNLESS AND UNTIL THEIR LOCATION, ARCHITECTURAL AND STRUCTURAL DESIGN, HAVE BEEN APPROVED BY THE ARCHITECTURAL DESIGN COMMITTEE OF THE SUBDIVIDER, ITS SUCCESSORS, OR ASSIGNS. FOR

THE PURPOSE OF THIS COVENANT, EAVES AND STEPS SHALL NOT BE CONSIDERED AS A PART OF A BUILDING, PROVIDED, HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING ON A LOT TO ENCROACH UPON ANOTHER LOT OR EASEMENT.

- (c) WHEN TWO OR MORE LOTS ARE USED AS ONE BUILDING SITE THE SET BACK RESTRICTIONS SET FORTH IN PARAGRAPHS 2A AND 2B ABOVE SHALL APPLY TO THE EXTERIOR PERIMETER OF THE COMBINED SITE.

3. RESIDENTIAL SITES AND BUILDING SIZE RESTRICTIONS

NO LOT AS SHOWN ON THIS PLAT SHALL BE DIVIDED OR RESUBDIVIDED UNLESS BOTH PORTIONS OF SAID LOTS BE USED TO INCREASE THE SIZE OF AN ADJACENT LOT OR THE ADJACENT LOTS AS PLATTED. DIVIDED PORTIONS OF LOTS MUST EXTEND FROM FRONTING STREET OR FRONTING LAKE TO EXISTING REAR PROPERTY LINE. ~~NO BUILDING HAVING A GROUND FLOOR AREA OF LESS THAN TWELVE HUNDRED (1200) SQUARE FEET SHALL BE ERECTED ON THE FOLLOWING LOTS (SEE ADDENDUM--);~~ ~~NO BUILDING HAVING A GROUND FLOOR AREA OF LESS THAN ONE THOUSAND (1000) SQUARE FEET SHALL BE ERECTED ON THE FOLLOWING LOTS (SEE ADDENDUM--);~~ NO BUILDING HAVING A GROUND FLOOR AREA OF LESS THAN EIGHT HUNDRED FIFTY (850) SQUARE FEET SHALL BE ERECTED ON THE FOLLOWING LOTS (SEE ADDENDUM A). ON ALL OTHER LOTS, NO BUILDING SHALL BE ERECTED HAVING A GROUND FLOOR AREA OF LESS THAN SIX HUNDRED FIFTY (650) SQUARE FEET. FOR PURPOSES OF COMPUTING THE SQUARE FOOT AREA, THE FOLLOWING CRITERIA SHALL GOVERN:

LIVING AREA: THAT AREA OF THE BUILDING THAT IS COMPLETELY ENCLOSED AND PROTECTED FROM THE WEATHER AND INTENDED AS THE LIVING QUARTERS OF THE HOME SHALL BE COMPUTED AT FULL SQUARE FOOTAGE AREA AS MEASURED BETWEEN THE OUTSIDE SURFACES OF THE ENCLOSING WALLS.

GARAGES: TWO-THIRDS ($\frac{2}{3}$) OF ACTUAL AREA, MEASURED BETWEEN THE OUTSIDE WALLS OR BETWEEN THE OUTSIDE WALL AND THE NEAR FACE OF THE INTERIOR WALL OF THE LIVING AREA OF THE HOME.

CARPORTS: ONE-HALF ($\frac{1}{2}$) OF ACTUAL AREA, MEASURED BETWEEN EXTERIOR FACE OF WALLS OR PARTITION SURFACES, OR TO OUTSIDE FACE OF SUPPORTING PARTS OR COLUMNS.

COVERED PORCHES: ONE-HALF ($\frac{1}{2}$) OF ACTUAL FLOOR AREA, USING THE EXTERIOR DIMENSIONS OF THE FLOOR SLAB OR FLOOR JOIST.

ROOFED ENTRANCEWAYS: ONE-FOURTH ($\frac{1}{4}$) OF ACTUAL AREA, MEASURED BETWEEN EXTERIOR FACE OF WALL SURFACES AND OUTSIDE FACE OF SUPPORTING POSTS OR COLUMNS, OR TO EDGE OF ENTRANCEWAY SLAB, WHICHEVER IS LESSER.

PATIOS OR UNROOFED PORCHES SHALL NOT BE CONSIDERED IN COMPUTING THE REQUIRED GROUND FLOOR AREA.

4. NUISANCES, TRASH, ETC.

- (A) NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- (B) NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUT-BUILDING ERECTED ON ANY LOT SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY RESIDENCE OF A TEMPORARY CHARACTER BE PERMITTED.
- (C) NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT, EXCEPT ONE (1) PROFESSIONAL SIGN OF NOT MORE THAN ONE (1) SQUARE FOOT, OR ONE (1) SIGN OF NOT MORE THAN FIVE (5) SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT, OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.
- (D) NO OIL DRILLING, OIL DEVELOPMENT OPERATIONS, OIL REFINING, QUARRYING OR MINING OPERATIONS OF ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT, NOR SHALL OIL WELLS, TANKS, TUNNELS, MINERAL EXCAVATION OR SHAFTS BE PERMITTED UPON OR IN ANY LOT. NO DERRICK OR OTHER STRUCTURE DESIGNED FOR USE IN BORING FOR OIL OR NATURAL GAS SHALL BE ERECTED, MAINTAINED OR PERMITTED UPON ANY LOT.
- (E) NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.
- (F) NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH. TRASH, GARBAGE OR OTHER WASTE SHALL NOT BE ALLOWED

TO ACCUMULATE AND SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS, WHICH SHALL BE MAINTAINED IN A CLEAN AND SANITARY CONDITION.

- (G) NO TRACTORS, TRUCKS OR TRAILERS MAY BE PARKED OVERNIGHT ON ANY OF THE STREETS, ROADS OR LOTS IN THIS SUBDIVISION.

5. WELL WATER

NO INDIVIDUAL WELL WILL BE PERMITTED ON ANY LOT OR TRACT WITHIN THIS SUBDIVISION, EXCEPT FOR IRRIGATION, SPRINKLER SYSTEMS, SWIMMING POOLS OR AIR CONDITIONING. THIS RESTRICTION SHALL BE ENFORCEABLE SO LONG AS A WATER UTILITY SYSTEM IS OPERATED TO THE SATISFACTION OF THE STATE BOARD OF HEALTH.

6. OBSTRUCTIONS TO SIGHT LINES

NO FENCE, SIGN, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN TWO AND SIX FEET ABOVE THE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT OR TRACT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF THE STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SIGHT LINES LIMITATIONS SHALL APPLY ON ANY LOT OR TRACT WITHIN TEN (10) FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY OR ALLEY PAVEMENT. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCE OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.

7. EASEMENTS

ALL EASEMENTS FOR UTILITIES, DRAINAGE CANAL AND OTHER PURPOSES SHOWN ON THE PLAT OF SUNNY HILLS UNIT Four (4) RECORDED IN PLAT BOOK 2, PAGES 42 THROUGH 54 INCLUSIVE OF THE PUBLIC RECORDS OF WASHINGTON COUNTY, FLORIDA, ARE HEREBY RESERVED AS PERPETUAL EASEMENTS FOR UTILITIES INSTALLATIONS AND MAINTENANCE. ANY WALL, FENCE, PAVING, PLANTING OR ANY OTHER IMPROVEMENT LOCATED IN AN EASEMENT AREA SHALL BE REMOVED

UPON THE REQUEST OF THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS
OR ANY PUBLIC UTILITY USING SAID AREA, ALL AT THE EXPENSE OF
THE OWNER OF SUCH LOT OR TRACT.

8. DRAINAGE

NO CHANGES IN ELEVATIONS OF THE LAND SHALL BE MADE WHICH WILL
INTERFERE WITH THE DRAINAGE OF OR OTHERWISE CAUSE UNDUE HARDSHIP
TO ADJOINING PROPERTY.

9. ARCHITECTURAL DESIGN COMMITTEE

NO RESIDENCES, ADDITIONS THERETO, ADD-ONS, ACCESSORIES, POOLS,
FENCES, HEDGES OR ANY OTHER SUCH STRUCTURES, SHALL BE ERECTED,
PLACED, CONSTRUCTED, ALTERED OR MAINTAINED UPON ANY PORTION OF
SAID LOTS, UNLESS A COMPLETE SET OF PLANS AND SPECIFICATIONS
THEREFOR, INCLUDING THE EXTERIOR COLOR SCHEME, TOGETHER WITH A
PLOT PLAN INDICATING THE EXACT LOCATION ON THE BUILDING SITE,
SHALL HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE
ARCHITECTURAL DESIGN COMMITTEE APPOINTED FROM TIME TO TIME BY
THE DELTONA CORPORATION OR ITS DULY AUTHORIZED SUBCOMMITTEE OR
AGENT, AND A COPY OF SUCH PLANS AS FINALLY APPROVED ARE DEPOSITED
FOR PERMANENT RECORD WITH THE COMMITTEE. SAID COMMITTEE SHALL
CONSIST OF A MINIMUM OF TWO PERSONS NEITHER OF WHOM SHALL BE
REQUIRED TO OWN PROPERTY IN THE SUBDIVISION. SUCH PLANS AND
SPECIFICATIONS SHALL BE SUBMITTED IN WRITING AND FOR APPROVAL,
OVER THE SIGNATURE OF THE OWNER OR HIS DULY AUTHORIZED AGENT,
ON A FORM WHICH MAY BE PREPARED BY AND SHALL BE SATISFACTORY TO
THE COMMITTEE AND RECEIPTED THEREFOR. THE APPROVAL OF SAID PLANS
AND SPECIFICATIONS MAY BE WITHHELD, NOT ONLY BECAUSE OF THEIR
NONCOMPLIANCE WITH ANY OF THE SPECIFIC RESTRICTIONS CONTAINED
IN THIS AND OTHER CLAUSES HEREOF, BUT ALSO BY REASON OF THE
REASONABLE DISSATISFACTION OF THE COMMITTEE OR ITS AGENT WITH
THE GRADING PLAN, LOCATION OF THE STRUCTURE ON THE BUILDING SITE,
THE ENGINEERING, COLOR SCHEME, FINISH, DESIGN, PROPORTIONS,
ARCHITECTURE, SHAPE, HEIGHT, STYLE OR APPROPRIATENESS OF THE
PROPOSED STRUCTURE OR ALTERED STRUCTURE, THE MATERIALS USED THEREIN,
THE KIND, PITCH OR TYPE OF ROOF PROPOSED TO BE PLACED THEREON, OR
BECAUSE OF ITS REASONABLE DISSATISFACTION WITH ANY OR ALL OTHER
MATTERS OR THINGS WHICH, IN THE REASONABLE JUDGMENT OF THE

COMMITTEE OR ITS AGENT, WOULD RENDER THE PROPOSED STRUCTURE INHARMONIOUS OR OUT-OF-KEEPING WITH THE GENERAL PLAN OF IMPROVEMENT OF THE SUBDIVISION OR WITH THE STRUCTURES ERECTED ON OTHER BUILDING SITES IN THE IMMEDIATE VICINITY OF THE BUILDING SITE ON WHICH SAID STRUCTURE IS PROPOSED TO BE ERECTED.

- (A) THE COMMITTEE SHALL BE AUTHORIZED TO ESTABLISH FURTHER REASONABLE RULES AND REGULATIONS FOR APPROVAL OF PLANS AS REQUIRED BY THIS ARTICLE AND FOR APPROVAL OR INTERPRETATION OF OTHER MATTERS AND THINGS REQUIRING THE APPROVAL OR INTERPRETATION OF THE COMMITTEE AS OTHERWISE SET FORTH IN THESE RESTRICTIONS.
- (B) THE APPROVAL OF THE COMMITTEE FOR USE ON ANY LOT OF ANY PLANS OR SPECIFICATIONS SUBMITTED FOR APPROVAL, AS HEREIN SPECIFIED, SHALL NOT BE DEEMED TO BE A WAIVER BY THE COMMITTEE OF ITS RIGHT TO OBJECT TO ANY OF THE FEATURES OR ELEMENTS EMBODIED IN SUCH PLANS OR SPECIFICATIONS IF AND WHEN THE SAME FEATURES OR ELEMENTS ARE EMBODIED IN ANY SUBSEQUENT PLANS AND SPECIFICATIONS SUBMITTED FOR APPROVAL AS HEREIN PROVIDED, FOR USE ON OTHER LOTS.
- (C) IF, AFTER SUCH PLANS AND SPECIFICATIONS HAVE BEEN APPROVED, ANY BUILDING, FENCE, WALL OR OTHER STRUCTURE OR THING SHALL BE ALTERED, ERECTED, PLACED OR MAINTAINED UPON THE LOT OTHERWISE THAN AS APPROVED BY THE COMMITTEE, SUCH ALTERATION, ERECTION AND MAINTENANCE SHALL BE DEEMED TO HAVE BEEN UNDERTAKEN WITHOUT THE APPROVAL OF THE COMMITTEE EVER HAVING BEEN OBTAINED AS REQUIRED BY THESE RESTRICTIONS.
- (D) ANY AGENT OR OFFICER OF THE DESIGN COMMITTEE MAY FROM TIME TO TIME AT ANY REASONABLE HOUR OR HOURS, IN THE PRESENCE OF THE OCCUPANT THEREOF, ENTER AND INSPECT ANY PROPERTY SUBJECT TO THESE RESTRICTIONS AS TO ITS MAINTENANCE OR IMPROVEMENT IN COMPLIANCE WITH THE PROVISIONS HEREOF; AND THE COMMITTEE AND/OR ANY AGENT THEREOF SHALL NOT THEREBY BE DEEMED GUILTY OF ANY MANNER OF TRESPASS FOR SUCH ENTRY OR INSPECTION.
- (E) FOR THE PURPOSE OF MAKING A SEARCH UPON, OR GUARANTEEING OR INSURING TITLE TO, OR ANY LIEN ON AND/OR INTEREST IN, ANY OF SAID LOTS AND FOR THE PURPOSE OF PROTECTING PURCHASERS AND ENCUMBRANCERS FOR VALUE AND IN GOOD FAITH AS AGAINST THE PERFORMANCE OR NONPERFORMANCE OF ANY OF THE ACTS IN THE RESTRICTIONS AUTHORIZED,

PERMITTED OR TO BE APPROVED BY THE COMMITTEE, THE RECORDS OF THE COMMITTEE SHALL BE PRIMA FACIE EVIDENCE AS TO ALL MATTERS SHOWN BY SUCH RECORDS; AND THE ISSUANCE OF A CERTIFICATE OF COMPLETION AND COMPLIANCE BY THE COMMITTEE SHOWING THAT THE PLANS AND SPECIFICATIONS FOR THE IMPROVEMENTS OR OTHER MATTERS HEREIN PROVIDED FOR OR AUTHORIZED HAVE BEEN APPROVED, AND THAT SAID IMPROVEMENTS HAVE BEEN MADE IN ACCORDANCE THEREWITH, OR OF A CERTIFICATE AS TO ANY MATTERS RELATING TO THE COMMITTEE SHALL BE PRIMA FACIE EVIDENCE AND SHALL FULLY JUSTIFY AND PROTECT ANY TITLE COMPANY OR PERSONS CERTIFYING, GUARANTEEING OR INSURING SAID TITLE, OR ANY LIEN THEREOF AND/OR ANY INTEREST THEREIN, AND SHALL ALSO FULLY PROTECT ANY PURCHASER OR ENCUMBRANCER IN GOOD FAITH AND FOR VALUE IN ACTING THEREON, AS TO ALL MATTERS WITHIN THE JURISDICTION OF THE COMMITTEE. IN ANY EVENT, AFTER THE EXPIRATION OF TWO (2) YEARS FROM THE DATE OF THE COMPLETION OF CONSTRUCTION FOR ANY STRUCTURE, WORK, IMPROVEMENT OR ALTERATION, SAID STRUCTURE, WORK, IMPROVEMENT OR ALTERATION SHALL, IN FAVOR OF PURCHASERS AND ENCUMBRANCERS IN GOOD FAITH AND FOR VALUE, BE DEEMED TO BE IN COMPLIANCE WITH ALL THE PROVISIONS HEREOF, UNLESS ACTUAL NOTICE EXECUTED BY THE COMMITTEE OF SUCH NONCOMPLETION AND/OR NONCOMPLIANCE SHALL APPEAR OF RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF WASHINGTON COUNTY, FLORIDA, OR LEGAL PROCEEDINGS SHALL HAVE BEEN INSTITUTED TO ENFORCE COMPLIANCE WITH THESE RESTRICTIONS.

- (F) IN THE EVENT THE COMMITTEE OR ITS DULY AUTHORIZED AGENT FAILS TO TAKE OFFICIAL ACTION WITH RESPECT TO APPROVAL OR DISAPPROVAL OF ANY SUCH DESIGN OR DESIGNS OR LOCATION OR ANY OTHER MATTER OR THING REFERRED TO HEREIN, WITHIN THIRTY (30) DAYS AFTER BEING SUBMITTED AND RECEIPTED FOR IN WRITING, THEN SUCH APPROVAL WILL NOT BE REQUIRED, PROVIDED THAT THE DESIGN AND LOCATION ON THE LOT CONFORM TO AND ARE IN HARMONY WITH THE EXISTING STRUCTURES ON THE LOTS IN THIS SUBDIVISION. IN ANY EVENT, EITHER WITH OR WITHOUT THE APPROVAL OF THE COMMITTEE OR ITS AGENT, THE SIZE AND SETBACK REQUIREMENTS OF RESIDENCES SHALL CONFORM WITH THE REQUIREMENTS CONTAINED IN THESE RESTRICTIONS.

(g) ANY ACT, DECISION OR OTHER THING WHICH IS REQUIRED TO BE DONE OR WHICH MAY BE DONE IN ACCORDANCE WITH THE PROVISIONS OF THESE RESTRICTIONS BY THE COMMITTEE, MAY BE DONE BY THE DULY APPOINTED AGENT OR AGENTS OF THE COMMITTEE, WHICH AUTHORITY MAY BE FURTHER DELEGATED.

10. DEFINITION OF "SUCCESSORS AND ASSIGNS"

AS USED IN THESE RESTRICTIONS, THE WORDS "SUCCESSORS AND ASSIGNS" SHALL NOT BE DEEMED TO REFER TO AN INDIVIDUAL PURCHASER OF A LOT OR LOTS IN THIS SUBDIVISION FOR THE SUBDIVIDER, BUT SHALL BE DEEMED TO REFER TO THE SUCCESSORS OR ASSIGNS OF LEGAL OR EQUITABLE INTERESTS OF THE SUBDIVIDER, WHO ARE DESIGNATED AS SUCH BY AN INSTRUMENT IN WRITING SIGNED BY THE SUBDIVIDER AND RECORDED AMONG THE PUBLIC RECORDS OF WASHINGTON COUNTY, FLORIDA, SPECIFICALLY REFERRING TO THIS PROVISION OF THESE RESTRICTIONS.

11. DURATION OF RESTRICTIONS

THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE UNDERSIGNED AND UPON ALL THE PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL THE 30th Day of April 2000 AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE LOTS OR TRACTS, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART; PROVIDED, HOWEVER, THE RESTRICTIONS AFFECTING WATERFRONT LOTS MAY NOT BE CHANGED OR AMENDED WITHOUT THE VOTE OF A MAJORITY OF THE THEN OWNERS OF WATERFRONT LOTS.

12. REMEDIES FOR VIOLATIONS

IN THE EVENT OF A VIOLATION OR BREACH OF ANY OF THESE RESTRICTIONS BY ANY PERSON OR CONCERN CLAIMING BY, THROUGH OR UNDER THE SUBDIVIDER, OR BY VIRTUE OF ANY JUDICIAL PROCEEDINGS, THE SUBDIVIDER, ITS SUCCESSORS AND ASSIGNS, AND THE LOT OR TRACT OWNERS, OR ANY OF THEM JOINTLY OR SEVERALLY SHALL HAVE THE RIGHT TO PROCEED AT LAW OR IN EQUITY TO COMPEL A COMPLIANCE WITH THE TERMS HEREOF OR TO PREVENT THE VIOLATION OR BREACH OF ANY OF THEM.

IN ADDITION TO THE FOREGOING, THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT WHENEVER THERE SHALL HAVE BEEN BUILT ON ANY LOT OR TRACT ANY STRUCTURE WHICH IS IN VIOLATION OF THESE RESTRICTIONS, TO ENTER UPON THE PROPERTY WHERE SUCH VIOLATION EXISTS AND SUMMARILY ABATE OR REMOVE THE SAME AT THE EXPENSE OF THE OWNER, AND SUCH ENTRY AND ABATEMENT OR REMOVAL SHALL NOT BE DEEMED A TRESPASS. THE FAILURE TO ENFORCE ANY RIGHT, RESERVATION, RESTRICTION OR CONDITION CONTAINED IN THIS DECLARATION OF RESTRICTIONS, HOWEVER LONG CONTINUED, SHALL NOT BE DEEMED A WAIVER OF THE RIGHT TO DO SO THEREAFTER AS TO THE SAME BREACH OR AS TO A BREACH OCCURRING PRIOR OR SUBSEQUENT THERETO AND SHALL NOT BAR OR AFFECT ITS ENFORCEMENT.

13.

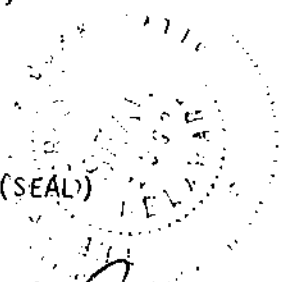
SEVERABILITY

INVALIDATION OR REMOVAL OF ANY OF THESE COVENANTS BY JUDGMENT, DECREE, COURT ORDER, STATUTE, ORDINANCE, OR AMENDMENT BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, SHALL IN NOWISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE SUBDIVIDER, A DELAWARE CORPORATION,
HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PROPER OFFICERS, WHO
ARE THEREUNTO DULY AUTHORIZED, AND ITS CORPORATE SEAL TO BE AFFIXED,
AT MIAMI, DADE COUNTY, FLORIDA, THIS

THE DELTONA CORPORATION (SEAL)

BY *James E. Vensel*
ITS SENIOR VICE PRESIDENT



ATTEST:

[Signature]
ITS SECRETARY

STATE OF FLORIDA)
 SS:
COUNTY OF DADE)

I HEREBY CERTIFY THAT ON THIS 30th day of April, 1971,
ME PERSONALLY APPEARED JAMES E. VENSEL AND JOHN P. MUDD, SENIOR VICE PRESIDENT
AND SECRETARY RESPECTIVELY, OF THE DELTONA CORPORATION, A DELAWARE CORPO-
RATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE
FOREGOING INSTRUMENT AS SUCH OFFICERS FOR THE USES AND PURPOSES THEREIN
MENTIONED, AND THAT THEY AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPO-
RATION, AND THAT SAID INSTRUMENT IS THE ACT AND DEED OF SAID CORPORATION.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT MIAMI, IN THE COUNTY
OF DADE AND STATE OF FLORIDA, THE DAY AND YEAR LAST AFORESAID.

Betty Henderson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 9, 1971
BONDED THROUGH FRED W. DIESTELHORST

(11)

SUNNY HILLS UNIT FOUR

ADDENDUM "A"

Lots having a ground floor area of Eight Hundred & Fifty (850) Square Feet:

<u>Block</u>	<u>Lots</u>
140	1-8
144	22-30
145	15
148	28 & 29
161	21-34
162	1-6
163	1
164	1 & 15
167	1-16
170	1 & 2
171	2, 3 & 4
172	1
173	1
177	1 & 7
178	1 & 8
179	1
180	32, 33, & 38
184	19-23
185	1-8
186	1-8
187	1-4 & 19
191	40
198	5-8
199	8-10 & 25
200	16
201	5-10
202	1-16
203	14 & 15
207	1

THE DELTONA CORPORATION *
A DELAWARE CORPORATION *
*
TO WHOM IT MAY CONCERN *
* * * * *

DECLARATION OF RESTRICTIONS
CHURCH SITES

WHEREAS, THE DELTONA CORPORATION, A DELAWARE CORPORATION, HEREIN-
AFTER REFERRED TO AS "THE SUBDIVIDER" IS THE OWNER OF THE FOLLOWING DESCRIBED
PROPERTY, SITUATE, LYING AND BEING IN Washington COUNTY, FLORIDA; TO-WIT:
Being Tracts "A" and "E" located in Sunny Hills Unit Four (4), according to the
Plat thereof, Recorded in Plat Book 2 at Pages 42 thru 54 inclusive, of the
Public Records of Washington County, Florida.

AND,

WHEREAS, THE above DESCRIBED PROPERTY IS NOT SUBJECT TO ANY
RESTRICTIONS AND LIMITATIONS OF RECORD; AND

WHEREAS, IT IS NOW DESIRED BY THE SUBDIVIDER TO PLACE RESTRICTIONS
AND LIMITATIONS OF RECORD AS TO THE AFOREMENTIONED TRACT (S) LOCATED IN
AND TO LIMIT THE USE FOR WHICH THE AFOREMENTIONED TRACT (S)
IS INTENDED.

NOW, THEREFORE, THE SUBDIVIDER DOES HEREBY DECLARE THAT THE AFORE-
MENTIONED TRACT (S) LOCATED IN THE FOLLOWING DESCRIBED PROPERTY, SITUATE,
LYING AND BEING IN Washington COUNTY, FLORIDA; TO-WIT:
Being Tracts "A" and "E" located in Sunny Hills Unit Four (4), according to the
Plat thereof, Recorded in Plat Book 2 at Pages 42 thru 54 inclusive, of the
Public Records of Washington County, Florida.

IS HEREBY RESTRICTED AS FOLLOWS, AND ALL OF WHICH RESTRICTIONS AND LIMITATIONS
ARE INTENDED TO BE AND SHALL BE TAKEN AS A CONSIDERATION FOR ANY AGREEMENT FOR
DEED OR ANY DEED OF CONVEYANCE HEREAFTER MADE, AND ONE OF THE EXPRESS CONDITIONS
THEREOF, AND THAT SAID RESTRICTIONS AND LIMITATIONS ARE INTENDED TO BE, AND SHALL
BE TAKEN AS COVENANTS TO RUN WITH THE LAND, AND ARE AS FOLLOWS; TO-WIT:

1. USE RESTRICTIONS

THE AFOREMENTIONED TRACT (S) LOCATED IN Sunny Hills UNIT Four (4)
SHALL BE KNOWN AND DESCRIBED AS Church SITES AND SAID PROPERTY
OR ANY BUILDING CONSTRUCTED THEREON MAY ONLY BE USED FOR THE
FOLLOWING PURPOSES:
CHURCHES, PRIVATE ELEMENTARY SCHOOLS, NURSERY SCHOOLS, AND
KINDERGARDEN SCHOOLS, LIBRARIES, SCHOOLS FOR ADULT EDUCATION

4631
FILED FOR RECORD
OR book 101 at page 69, at 2 P.M.

FEB 28 1974

J. L. MINER, Clerk Circuit Court

RESTRICTIONS)

This Instrument Was Prepared By:
SAUL J. SACK, Attorney
8250 S.W. 3rd Avenue
Miami, Florida 33129

101 67

10. ARCHITECTURAL APPROVAL

NO BUILDING OR STRUCTURE SHALL BE ERECTED, PLACED OR ALTERED ON ANY BUILDING LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING OR STRUCTURE HAVE BEEN APPROVED IN WRITING AS TO CONFORMITY AND HARMONY OF DESIGN WITH EXISTING STRUCTURES IN THE SUBDIVISION AND AS TO STRUCTURAL ENGINEERING AND DESIGN AND AS TO THE LOCATION OF THE BUILDING WITH RESPECT TO TOPOGRAPHY AND FINISHED GROUND ELEVATION, BY A COMMITTEE APPOINTED BY THE SUBDIVIDER, ITS SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, IN THE EVENT SUCH A COMMITTEE IS NOT IN EXISTENCE OR FAILS TO TAKE OFFICIAL ACTION WITH RESPECT TO APPROVAL OR DISAPPROVAL OF ANY SUCH DESIGN OR DESIGNS, OR LOCATION WITHIN THIRTY (30) DAYS, THEN SUCH APPROVAL WILL NOT BE REQUIRED, PROVIDED THAT THE DESIGN AND LOCATION ON THE LOT CONFORM TO AND ARE IN HARMONY WITH THE EXISTING STRUCTURES ON THE LOTS IN THIS SUBDIVISION. IN ANY EVENT, EITHER WITH OR WITHOUT THE APPROVAL OF THE COMMITTEE, THE SETBACK REQUIREMENTS OF THE BUILDING SHALL CONFORM WITH THE REQUIREMENTS CONTAINED IN THESE RESTRICTIONS.

11. DEFINITION OF "SUCCESSORS AND ASSIGNS"

AS USED IN THESE RESTRICTIONS, THE WORDS "SUCCESSORS AND ASSIGNS" SHALL NOT BE DEEMED TO REFER TO AN INDIVIDUAL PURCHASER OF A LOT OR LOTS IN THIS SUBDIVISION FROM THE SUBDIVIDER, BUT SHALL BE DEEMED TO REFER TO THE SUCCESSORS OR ASSIGNS OF LEGAL OR EQUITABLE INTERESTS OF THE SUBDIVIDER, WHO ARE DESIGNATED AS SUCH BY AN INSTRUMENT IN WRITING SIGNED BY THE SUBDIVIDER AND RECORDED AMONG THE PUBLIC RECORDS OF Washington COUNTY, FLORIDA, SPECIFICALLY REFERRING TO THIS PROVISION OF THESE RESTRICTIONS.

12. DURATION OF RESTRICTIONS

THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE UNDERSIGNED AND UPON ALL THE PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL THE 8th Day of August 2003 AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE LOTS OR TRACTS, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

This Instrument is a true and correct copy of the original as shown to me by SAUL J. SACK, Attorney at Law, 250 S.W. 3rd Avenue, Miami, Florida 33129

13. Remedies for Violations

In the event of a violation or breach of any of these restrictions by any person or concern claiming by, through, or under the Subdivider or by virtue of any judicial proceedings, the Subdivider, its successors or assigns, and the tract owners, or any of them jointly or severally shall have the right to proceed at law or in equity to compel a compliance with the terms hereof or to prevent the violation or breach of any of them. In addition to the foregoing, the Subdivider, its successors or assigns, shall have the right whenever there shall have been built on said tract (s) any structure which is in violation of these restrictions to enter upon the property where such violation exists and summarily abate or remove the same at the expense of the owner, and such entry and abatement or removal shall not be deemed a trespass. The failure to enforce any right, reservation, restriction however long continued, shall not be deemed a waiver of the right to do so thereafter as to the same breach or as to a breach occurring prior or subsequent thereto and shall not bar or affect its enforcement.

14. Severability

Invalidation or removal of any of these covenants by judgment, decree, Court Order, or amendment by the Subdivider, its successors or assigns shall in no way affect any of the other provisions which shall remain in full force and effect.

This instrument was prepared by
SAUL J. SACK, Attorney
8250 S.W. 3rd Avenue
Miami, Florida 33129

IN WITNESS WHEREOF, the Subdivider, a Delaware Corporation, has caused these presents to be executed by its proper officers, who are thereunto duly authorized, and its corporate seal to be affixed, at Miami, Dade County, Florida, this 25th Day of January, 1974.

THE DELTONA CORPORATION (CORP. SEAL)

By *James E. Vensel*
ITS SENIOR VICE PRESIDENT

ATTEST:

Carol E. Hinkley
ITS ASSISTANT SECRETARY

STATE OF FLORIDA)
) SS
COUNTY OF DADE)

I HEREBY CERTIFY that on this *25th Day of February 1974* before me personally appeared JAMES E. VENSEL AND CAROL E. HINKLEY, Senior Vice-President/ and Assistant Secretary respectively, of the DELTONA CORPORATION, a Delaware Corporation, to me known to be the persons described in and who executed the foregoing instrument as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and that said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Miami, in the County of Dade and State of Florida, the day, month, and year last aforesaid.

Dora O. Mendez
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 1, 1976
BONDED THRU GENERAL INSURANCE UNDERWRITERS

This Instrument Was Prepared By
SAUL J. SACK, Attorney
8250 S.W. 3rd Avenue
Miami, Florida 33129

THE DELTONA CORPORATION)
a Delaware corporation.)
TO WHOM IT MAY CONCERN:)
_____)

DECLARATION OF RESTRICTIONS
COMMERCIAL

WHEREAS, THE DELTONA CORPORATION, a Delaware corporation, authorized to transact business in the State of Florida, hereinafter referred to as the "Subdivider", is the owner of the following described property, situate, lying and being in Washington County, Florida, to-wit:

Tract "B" of SUNNY HILLS UNIT FOUR, according to the plat thereof, as recorded in Plat Book 2, Pages 42 through 54, inclusive of the Public Records of Washington County, Florida.

Containing 12.87 acres, more or less.

ALSO

lots 1 through 11, inclusive of Block 1378 of A REPEAT OF TRACT "C", SUNNY HILLS UNIT FOUR, according to the plat thereof, as recorded in Plat Book 3, Page 81 of the Public Records of Washington County, Florida.

WHEREAS, the above described property is not subject to any restrictions or limitations of record; and

WHEREAS, it is now desired by the Subdivider to place restrictions and limitations of record on the above described property and to limit the purposes for which the property shall be used, and

NOW, THEREFORE, the Subdivider does hereby declare that:

(1) the above described property is restricted as hereinafter set forth; (2) all restrictions and limitations set forth hereinafter shall be accepted as part of the consideration for any agreement for deed or any deed of conveyance hereafter made pertaining to the above described property and shall be one of the express conditions thereof; and (3) the restrictions and limitations set forth hereinafter shall be covenants that run with the land.

1. Use Restrictions

Said property shall be known and described as commercial property, and said property on any building constructed thereon may only be used for the following purposes: antique shops; apartments and duplex buildings; aquariums; art goods and bric-a-brac shops; artist studios; automobile new parts

OFFICIAL RECORDS WASHINGTON CO, FL
TRAVIS W. PITTS, CLERK
018126 FILED: 10/31/86 AT 09:50 AM
BOOK: 0231 PAGE: 1243

0231 1243

and equipment or accessory stores; bake shops employing not more than five (5) persons on the premises (retail only); banks; barber shops; beauty parlors; bicycle stores; billiard rooms; pool rooms or bowling alleys; cigar stores (retail only); confectionery and ice cream stores; conservatories; curio stores; drug and sundry stores, excepting that no liquor, beer, wine and intoxicating beverages may be sold therein; electronic sales and service; employment agencies; Florida shops; fruit stores (retail only); furniture stores; gasoline and automobile service stations, on corner sites only; grocery stores with meat sales, except those dealing in live poultry; hardware stores (retail only); interior decorating, costuming, draperies; jewelry stores, watch repairs; leather goods stores (retail only); laundromats; laundry and cleaning agencies, provided no gasoline or explosives of any kind are stored or used therein; millinery, wearing apparel, furrier stores; motels and hotels; music and radio stores; newsstands; offices for doctors, dentists, lawyers and related professions; optical stores; paint stores; photograph galleries; post offices; printing shops; private clubs, lodges, fraternities, sororities, public art galleries, libraries, museums and other public meeting places not operated for a profit; retail plumbing fixture stores, but not in conjunction with plumbing shops; retail fertilizer and garden supplies; restaurant or dining rooms where kitchen is screened or located altogether within a closed building or room and ample provision for carrying away or dissipating fumes, odors, smoke or noise and where the premises are so arranged and the business is so conducted as not to be offensive or obnoxious to occupants of adjoining premises; shoe repair shops; shoe stores; souvenir stores; sporting goods stores; stationery stores; tailor shops; telephone exchanges; telegraph stations; theatre and motion picture houses; travel agencies; utility company business offices; and haberdasheries. Alcoholic beverages may be served in hotels or motels containing fifty (50) or more guest renting rooms and in restaurants containing seats to accommodate not less than one hundred (100) customers.

2. Setback Restrictions

No building shall be erected nearer that fifty (50) feet to the front property line, nor nearer to the side line than twenty-five (25) feet, nor nearer than twenty-five (25) feet to the rear property line. For purposes of this restriction, eaves and steps shall not be considered a part of a building or structure; however, this shall not be construed to permit any portion of eaves and steps to extend over any property line or over any easement.

3. Resubdivision and Site Size Restrictions

Said property shall not be divided or resubdivided without having been first approved in writing by the Subdivider, its successors or assigns.

4. Well Water

No individual well will be permitted on the above described property, except for irrigation, sprinkler systems, swimming pools or air conditioning. This restriction shall be enforceable so long as a water utility system is operated to the satisfaction of the Department of Environmental Regulation and/or its successor agencies.

5. General Restrictions

(a) No noxious or offensive trade shall be carried on upon any portion of the above described property, nor shall anything be done thereon which may be or become an annoyance to the general neighborhood.

(b) At no time shall the above described property be used or be permitted to be used as a residence, either temporary or permanent, nor shall any structure or vehicle, including but not limited to mobile homes, camping trailers, trailers, basements, tents, shacks, garages, barns or other outbuildings be placed or erected upon the above described property for the purpose of using the same as a residence.

(c) No oil drilling, oil development, oil refining, quarrying or mining operations of any kind shall be permitted upon the above described property; no oil wells, tanks, tunnels,

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mineral excavations or shafts shall be permitted upon the property; and no derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon the property.

(d) No animals, livestock or poultry of any kind shall be raised, bred or kept upon the above described property, except those incidental to a bona fide pet shop operation.

(e) The above described property shall not be used or maintained as a dumping ground; and rubbish, trash, garbage or other waste shall not be kept except in sanitary containers maintained at all times in a clean and sanitary condition. No incinerator or similar device for disposing of rubbish, trash, garbage or other waste shall be permitted on the above described property.

(f) No tractors or trailers or other heavy equipment shall be parked overnight on any portion of said property or upon any of the adjoining streets, roads, or alleyways in this subdivision.

6. Obstructions to Sight Lines

No fence, sign, wall, hedge, tree, or shrub planting may be placed or maintained on said property which, in the opinion of the Architectural Review Committee (as described in Section 10 below), constitutes an obstruction to sight lines so as to create a danger to vehicular or pedestrian traffic.

7. Easements

All easements for utilities, drainage and other purposes shown on said plat of SUNNY HILLS UNIT FOUR, as recorded in Plat Book 2, Pages 42 through 54, inclusive of the Public Records of Washington County, Florida, are hereby reserved as perpetual easements for maintenance and installation of utility facilities and drainage facilities as provided for in the easement as shown on the plat. Any wall, fence, paving, planting or any other improvement located in an easement area shall be removed upon the request of the Subdivider, its successors or assigns or any public utility using said area, by or at the

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PAGE 1246

expense of the owner or owners of the above described property.

8. Drainage

No changes in the elevations of the above described property shall be made which will interfere with the drainage of or otherwise cause undue hardship on adjoining property.

9. Amendments to Restrictions

The Subdivider or its successors or assigns, may, in accordance with the conditions hereinafter set forth, amend any of the restrictions or limitations contained herein by filing an amended Declaration of Restrictions. The Subdivider has the discretion to make any amendments hereto that it deems are reasonable and justified; however, the Subdivider shall not propose or make any amendment to these restrictions which would materially injure or diminish the rights of any other property owner who shall also be subject to this Declaration of Restrictions or to other Declaration of Restrictions affecting property shown on the plats of Sunny Hills Subdivision, whether recorded now or in the future. Furthermore, the Subdivider may include in any Declaration of Restrictions, contract, agreement for deed, hereinafter made, covering other property within the Subdivision, any additional conditions, restrictions and covenants.

10. Architectural Approval

No building or structure shall be erected, placed or altered on the above described property until the building plans, specifications and plot showing the location of such building or structure have been approved in writing as to conformity and harmony of design with existing structures in the subdivision and as to structural engineering and design and as to the location of the building with respect to topography and finished ground elevation, by a committee appointed by the Subdivider, its successors or assigns; provided, however, in the event such a committee is not in existence or fails to take official action with respect to approval or disapproval of any such design or

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designs, or location within thirty (30) days, then such approval will not be required, provided that the design and location of the property conform to and are in harmony with the existing structures in this subdivision. In any event, either with or without the approval of the Committee, setback requirements of the building shall conform with the requirements contained in these restrictions.

11. Definition of Successors or Assigns

As used in these restrictions, the words "successors or assigns" shall not be deemed to refer to individual purchasers of property within the Sunny Hills Subdivision, but shall be deemed to refer to the successors or assigns of legal or equitable interests of the Subdivider and who are designated as such by an instrument in writing signed by the Subdivider and recorded among the Public Records of Washington County, Florida, specifically referring to this provision of these Restrictions.

12. Duration of Restrictions

These covenants and restrictions are to run with the land and shall be binding upon the undersigned and upon all the parties and all persons owning or using the above described property until October 1, 2016, at which time these covenants and restrictions shall be automatically extended for successive periods of ten (10) years, unless by vote of a majority of the then owners of the above described property, it is agreed to change these covenants and restrictions in whole or in part.

13. Remedies for Violations

In the event of a violation or breach of any of these restrictions by any person or concern claiming by, through or under the Subdivider, or by virtue of any judicial proceedings, the Subdivider, its successors or assigns, and the lot or tract owners, or any of them jointly or severally shall have the right to proceed at law or in equity to compel compliance with the terms hereof or to prevent the violation or breach of any of them. In addition to the foregoing, the Subdivider, its successors or assigns, shall have the right, whenever there shall

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have been built on the above described property any structure which is in violation of these restrictions, to enter upon the property where such violation exists and summarily abate or remove the same at the expense of the owner, and such entry and abatement or removal shall not be deemed a trespass. The failure to enforce any right, or condition contained in this Declaration of Restrictions, however long continued, shall not be deemed a waiver of the right to do so thereafter as to the same breach or as to a breach occurring prior or subsequent thereto and shall not bar or affect its enforcement.

14. Severability

Invalidation or removal of any of these covenants or restrictions by judgement, decree, court order or amendment by the Subdivider, its successors or assigns, shall in nowise affect any of the other provisions which shall remain in full force and effect.


IN WITNESS WHEREOF, the Subdivider has caused these presents to be executed by its proper officers, who are thereunto duly authorized, and its corporate seal to be affixed at Miami, Dade County, Florida, this 21st day of October, 1986.

THE DELTONA CORPORATION

BY:


EARLE D. CORTRIGHT, JR.
Executive Vice President

ATTEST:



MICHELLE R. GARBIS
Corporate Secretary

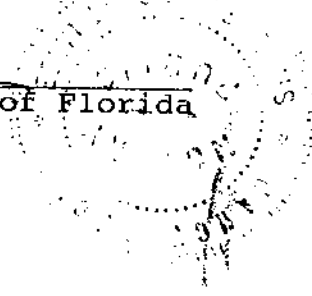
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STATE OF FLORIDA)
) SS.
COUNTY OF DADE)

I HEREBY CERTIFY that on this 21st day of October, 1986, before me personally appeared EARIE D. CORTRIGHT, JR. and MICHELLE R. GARBIS, Executive Vice President and Corporate Secretary respectively, of THE DELTONA CORPORATION a Delaware corporation, to me known to be the persons described in and who executed the foregoing instrument as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation, and that said instrument is the act and deed of said corporation.

WITNESS my signature and official Seal at Miami in the County of Dade and State of Florida, the day, month, and year last aforesaid.



Notary Public, State of Florida
at large


My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. NOV 26, 1988
BONDED THRU GENERAL INS. UND.]

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0231 1250

This Instrument Prepared By:

DAVID M. HARDEN
THE DELTONA CORPORATION
Dept. of Real Estate Services
3250 S.W. Third Avenue
Miami, Florida 33129

THE DELTONA CORPORATION *
A Delaware Corporation *
TO WHOM IT MAY CONCERN *

DECLARATION OF RESTRICTIONS
SCHOOL SITES

WHEREAS, THE DELTONA CORPORATION, A Delaware Corporation, hereinafter referred to as "The Subdivider" is the owner of the following described property, situate, lying and being in Washington County, Florida; to-wit:

Being Tract "G" located in Sunny Hills Unit Four (4), according to the Plat thereof, Recorded in Plat Book 2 at pages 42 thru 54, inclusive of the Public Records of Washington County, Florida.

and,

WHEREAS, the above described property is not subject to any restrictions and limitations of record; and

WHEREAS, it is now desired by the Subdivider to place restrictions and limitations of record as to the aforementioned tract (s) located in Sunny Hills Unit Four (4) and to limit the use for which the aforementioned tract (s) is intended.

NOW, THEREFORE, The Subdivider does hereby declare that the aforementioned tract (s) located in the following described property, situate, lying and being in Washington County, Florida; to-wit:

Being Tract "G" located in Sunny Hills Unit Four (4), according to the Plat thereof, Recorded in Plat Book 2 at pages 42 thru 54, inclusive of the Public Records of Washington County, Florida.

is hereby restricted as follows, and all of which restrictions and limitations are intended to be and shall be taken as a consideration for any agreement for deed or any deed of conveyance hereafter made, and one of the express conditions thereof, and that said restrictions and limitations are intended to be, and shall be taken as covenants to run with the land, and are as follows; to-wit :

1. Use Restrictions

The aforementioned tract (s) located in Sunny Hills UNIT Four shall be known and described as School Sites and said property or any building constructed thereon may only be used for the following purposes: Public or private, colleges and universities, junior colleges, high schools, elementary schools, nursery schools, and kindergarten schools, correspondence and vocational schools, schools for adult education, libraries, churches, community centers and parks.

4627
Filed for record this 28 day of Feb 1974 at 2 o'clock P.M. in OK Record Book 101 clerk
page 85 and record verified J. J. McInnis
Circuit Court, by M. McInnis Deputy Clerk Washington County, Florida

2. NO BUILDING SHALL BE ERECTED NEARER THAN FIFTY (50) FEET TO THE FRONT LOT LINE, NOR NEARER TO THE SIDE LINE THAN FIFTY (50) FEET, NOR NEARER THAN FIFTY (50) FEET TO THE REAR LOT LINE. FOR THE PURPOSE OF THIS COVENANT, EAVES AND STEPS SHALL NOT BE CONSIDERED AS A PART OF A BUILDING.

3. NUISANCES, TRASH, ETC.

(A) NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON OR UPON SAID TRACT (S) NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

(B) NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUT-BUILDING ERECTED ON SAID TRACT (S) SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY, OR PERMANENTLY, NOR SHALL ANY RESIDENCE BE PERMITTED.

(C) NO OIL DRILLING, OIL DEVELOPMENT OPERATIONS, OIL REFINING, QUARRYING OR MINING OPERATIONS OF ANY KIND SHALL BE PERMITTED UPON OR IN SAID TRACT (S), NOR SHALL OIL WELLS, TANKS, TUNNELS, MINERAL EXCAVATION OR SHAFTS BE PERMITTED UPON OR IN SAID TRACT (S). NO DERRICK OR OTHER STRUCTURE DESIGNED FOR USE IN BORING FOR OIL OR NATURAL GAS SHALL BE ERECTED, MAINTAINED OR PERMITTED UPON SAID TRACT (S).

(D) NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON SAID TRACT(S), EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

(E) SAID TRACT (S) SHALL NOT BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH. TRASH, GARBAGE, OR OTHER WASTE SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS, WHICH SHALL BE MAINTAINED IN A CLEAN AND SANITARY CONDITION. NO INCINERATOR OR SIMILAR DEVICE FOR THE DISPOSITION OF SUCH MATERIAL SHALL BE ALLOWED.

(F) NO TRACTORS OR TRAILERS MAY BE PARKED OVERNIGHT ON ANY OF THE STREETS, ROADS, LOTS OR SAID TRACT (S) IN THIS SUBDIVISION.

4. WELL WATER

NO INDIVIDUAL WELL WILL BE PERMITTED ON SAID TRACT (S) EXCEPT FOR IRRIGATION, SPRINKLER SYSTEMS, SWIMMING POOLS OR AIR CONDITIONING. THIS RESTRICTION SHALL BE ENFORCEABLE SO LONG AS THE UTILITY SYSTEM IS OPERATED TO THE SATISFACTION OF THE STATE BOARD OF HEALTH.

This Instrument Was Prepared By:
SAUL J. SACK, Attorney
3250 S.W. 3rd Avenue
Miami, Florida 33129

5. OBSTRUCTIONS TO SIGHT LINES

NO FENCE, SIGN, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN TWO AND SIX FEET ABOVE THE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER WHERE A PARKING LOT ENTRANCE ROAD ENTERS THE SUBDIVISION STREET WITHIN SEVENTY (70) FEET FROM THE INTERSECTION OF THE STREET CENTER LINE AND THE CENTER LINE OF THE ENTRANCE ROAD. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCE OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.

6. EASEMENTS

ALL EASEMENTS FOR UTILITIES, DRAINAGE CANALS, AND OTHER PURPOSES SHOWN ON THE PLAT Sunny Hills Unit Four (4) RECORDED IN Plat Book 2 AT PAGES 42 thru 54 INCLUSIVE, OF THE PUBLIC RECORDS OF Washington COUNTY, FLORIDA, ARE HEREBY RESERVED AS PERPETUAL EASEMENTS FOR MAINTENANCE AND UTILITIES INSTALLATIONS AS PROVIDED FOR IN THE EASEMENTS SHOWN ON SAID PLAT. ANY WALL, FENCE, PAVING, PLANTING, OR ANY OTHER IMPROVEMENT LOCATED IN AN EASEMENT AREA SHALL BE REMOVED UPON THE REQUEST OF THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS OR ANY PUBLIC UTILITY USING SAID AREA, ALL AT THE EXPENSE OF THE OWNER OR OWNERS OF SAID TRACT (S).

7. ON SUBDIVIDING TRACTS

THE AFOREMENTIONED TRACT (S) SHALL NOT BE DIVIDED OR RESUBDIVIDED UNLESS BOTH PORTIONS OF SAID TRACT (S) BE USED TO INCREASE THE SIZE OF AN ADJACENT TRACT OR THE ADJACENT TRACT OR LOTS AS PLATTED. DIVIDED PORTIONS OF LOTS MUST EXTEND FROM FRONTING STREET OR FRONTING LAKE TO EXISTING REAR PROPERTY LINE.

8. DRAINAGE

NO CHANGES IN ELEVATIONS OF THE LAND SHALL BE MADE WHICH WILL INTERFERE WITH THE DRAINAGE OF OR OTHERWISE CAUSE UNDUE HARDSHIP TO ADJOINING PROPERTY.

9. ADDITIONAL COVENANTS

THE SUBDIVIDER MAY INCLUDE IN ANY DECLARATION OF RESTRICTIONS, CONTRACT, AGREEMENT FOR DEED OR DEED HEREAFTER MADE, COVERING OTHER PROPERTY, ANY ADDITIONAL CONDITIONS, RESTRICTIONS AND COVENANTS.

10. ARCHITECTURAL APPROVAL

NO BUILDING OR STRUCTURE SHALL BE ERECTED, PLACED OR ALTERED ON ANY BUILDING LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING OR STRUCTURE HAVE BEEN APPROVED IN WRITING AS TO CONFORMITY AND HARMONY OF DESIGN WITH EXISTING STRUCTURES IN THE SUBDIVISION AND AS TO STRUCTURAL ENGINEERING AND DESIGN AND AS TO THE LOCATION OF THE BUILDING WITH RESPECT TO TOPOGRAPHY AND FINISHED GROUND ELEVATION, BY A COMMITTEE APPOINTED BY THE SUBDIVIDER, ITS SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, IN THE EVENT SUCH A COMMITTEE IS NOT IN EXISTENCE OR FAILS TO TAKE OFFICIAL ACTION WITH RESPECT TO APPROVAL OR DISAPPROVAL OF ANY SUCH DESIGN OR DESIGNS, OR LOCATION WITHIN THIRTY (30) DAYS, THEN SUCH APPROVAL WILL NOT BE REQUIRED, PROVIDED THAT THE DESIGN AND LOCATION ON THE LOT CONFORM TO AND ARE IN HARMONY WITH THE EXISTING STRUCTURES ON THE LOTS IN THIS SUBDIVISION. IN ANY EVENT, EITHER WITH OR WITHOUT THE APPROVAL OF THE COMMITTEE, THE SETBACK REQUIREMENTS OF THE BUILDING SHALL CONFORM WITH THE REQUIREMENTS CONTAINED IN THESE RESTRICTIONS.

11. DEFINITION OF "SUCCESSORS AND ASSIGNS"

AS USED IN THESE RESTRICTIONS, THE WORDS "SUCCESSORS AND ASSIGNS" SHALL NOT BE DEEMED TO REFER TO AN INDIVIDUAL PURCHASER OF A LOT OR LOTS IN THIS SUBDIVISION FROM THE SUBDIVIDER, BUT SHALL BE DEEMED TO REFER TO THE SUCCESSORS OR ASSIGNS OF LEGAL OR EQUITABLE INTERESTS OF THE SUBDIVIDER, WHO ARE DESIGNATED AS SUCH BY AN INSTRUMENT IN WRITING SIGNED BY THE SUBDIVIDER AND RECORDED AMONG THE PUBLIC RECORDS OF Washington COUNTY, FLORIDA, SPECIFICALLY REFERRING TO THIS PROVISION OF THESE RESTRICTIONS.

12. DURATION OF RESTRICTIONS

THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE UNDERSIGNED AND UPON ALL THE PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL THE 8th Day of August 2003, AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE LOTS OR TRACTS, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

This Instrument Was Prepared By
SAUL J. SACK, Attorney
3250 S.W. 3rd Avenue
Miami, Florida 33135

13. Remedies for Violations

In the event of a violation or breach of any of these restrictions by any person or concern claiming by, through, or under the Subdivider or by virtue of any judicial proceedings, the Subdivider, its successors or assigns, and the tract owners, or any of them jointly or severally shall have the right to proceed at law or in equity to compel a compliance with the terms hereof or to prevent the violation or breach of any of them. In addition to the foregoing, the Subdivider, its successors or assigns, shall have the right whenever there shall have been built on said tract (s) any structure which is in violation of these restrictions to enter upon the property where such violation exists and summarily abate or remove the same at the expense of the owner, and such entry and abatement or removal shall not be deemed a trespass. The failure to enforce any right, reservation, restriction however long continued, shall not be deemed a waiver of the right to do so thereafter as to the same breach or as to a breach occurring prior or subsequent thereto and shall not bar or affect its enforcement.

14. Severability

Invalidation or removal of any of these covenants by judgment, decree, Court Order, or amendment by the Subdivider, its successors or assigns shall in no way affect any of the other provisions which shall remain in full force and effect.

This Instrument Was Prepared By:
SAUL J. SACK, Attorney
3250 S.W. 3rd Avenue
Miami, Florida 33130

IN WITNESS WHEREOF, the Subdivider, a Delaware Corporation, has caused these presents to be executed by its proper officers, who are thereunto duly authorized, and its corporate seal to be affixed, at Miami, Dade County, Florida, this 25th day of January, 1974.

THE DELTONA CORPORATION (CORP. SEAL)

By *James E. Vensel*
ITS SENIOR VICE PRESIDENT

ATTEST:

Carol E. Hinkley
ITS ASSISTANT SECRETARY

STATE OF FLORIDA)
 SS
COUNTY OF DADE)

I HEREBY CERTIFY that on this 25th Day of February 1974 before me personally appeared JAMES E. VENSEL AND CAROL E. HINKLEY, Senior Vice-President/ and Assistant Secretary respectively, of the DELTONA CORPORATION, a Delaware Corporation, to me known to be the persons described in and who executed the foregoing instrument as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and that said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Miami, in the County of Dade and State of Florida, the day, month, and year last aforesaid.

Dora P. Mendez
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 1, 1976
BONDED THRU GENERAL INSURANCE UNDERWRITERS

This Instrument Was Prepared By:
SAUL J. SACK, Attorney
8250 S.W. 3rd Avenue
Miami, Florida 33129

This Instrument Was Prepared By:
Washington County Clerk
Chipley, Florida 32429

THE DELTONA CORPORATION *
A DELAWARE CORPORATION *
*
TO WHOM IT MAY CONCERN *

DECLARATION OF RESTRICTIONS

WHEREAS, THE DELTONA CORPORATION, A DELAWARE CORPORATION,
HEREINAFTER REFERRED TO AS "THE SUBDIVIDER" IS THE OWNER OF THE FOLLOWING
DESCRIBED PROPERTY, SITUATE, LYING AND BEING IN WASHINGTON COUNTY, FLORIDA;
AND

WHEREAS, THE FOLLOWING DESCRIBED PROPERTY IS NOT SUBJECT TO ANY
RESTRICTIONS AND LIMITATIONS OF RECORD; AND

WHEREAS, IT IS NOW DESIRED BY THE SUBDIVIDER TO PLACE RESTRICTIONS
AND LIMITATIONS OF RECORD AS TO EACH AND EVERY OF THE LOTS LOCATED IN
Replat of Blk. 183, Sunny Hills Unit 4 AND TO LIMIT THE USE FOR WHICH EACH AND
EVERY OF THE LOTS LOCATED IN Replat of Blk. 183, Sunny Hills IS INTENDED.
Unit 4

NOW, THEREFORE, THE SUBDIVIDER DOES HEREBY DECLARE THAT EACH AND
EVERY OF THE LOTS LOCATED IN THE FOLLOWING DESCRIBED PROPERTY, SITUATE,
LYING AND BEING IN Washington COUNTY, FLORIDA; TO-WIT: Replat of Blk. 183
Sunny Hills Unit "4" according to the plat thereof recorded in PLat Book 2
at Page 83 inclusive of the Public Records of Washington
County, Florida

ARE HEREBY RESTRICTED AS FOLLOWS, AND ALL OF WHICH RESTRICTIONS AND
LIMITATIONS ARE INTENDED TO BE AND SHALL BE TAKEN AS A CONSIDERATION
FOR ANY AGREEMENT FOR DEED OR ANY DEED OF CONVEYANCE HEREAFTER MADE,
AND ONE OF THE EXPRESS CONDITIONS THEREOF, AND THAT SAID RESTRICTIONS
AND LIMITATIONS ARE INTENDED TO BE, AND SHALL BE TAKEN AS COVENANTS TO
RUN WITH THE LAND, AND ARE AS FOLLOWS; TO-WIT:

1. USE RESTRICTION

EACH AND EVERY OF THE LOTS, LOCATED IN
SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS, AND NO
STRUCTURE SHALL BE CONSTRUCTED OR ERECTED ON ANY RESIDENTIAL
LOTS OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO
EXCEED TWO STORIES IN HEIGHT, AND A ONE OR TWO CAR GARAGE OR
CARPORT.

282
FILED
M. Dec. 21 1972
RECORDED
BOOK 86 PAGE
J. L. MINER
CLERK CIRCUIT COURT
WASHINGTON COUNTY
CHIPLEY, FLORIDA
DEPUTY
CLERK
M. Miner

2. (A) SETBACK RESTRICTIONS

ON WATERFRONT LOTS, NO BUILDING SHALL BE ERECTED ON ANY PART THEREOF NEARER TO THE HIGH WATER MARK THAN THIRTY (30) FEET, NOR NEARER TO THE REAR LINE, WHICH IS THE LINE ABUTTING THE STREET, THAN TWENTY-FIVE (25) FEET, NOR NEARER THAN (7½) SEVEN AND ONE-HALF FEET TO ANY INTERIOR SIDE LOT LINE. HOWEVER, SCREENED SWIMMING POOL ENCLOSURES MAY BE ERECTED TO WITHIN FIFTEEN (15) FEET OF THE HIGH WATER MARK OR TO THE INDICATED EASEMENT LINE, WHICHEVER IS THE MOST RESTRICTIVE. SUCH SWIMMING POOL ENCLOSURES MAY NOT BE ERECTED UNLESS AND UNTIL THEIR LOCATION, ARCHITECTURAL AND STRUCTURAL DESIGN HAVE BEEN APPROVED BY THE ARCHITECTURAL COMMITTEE OF THE SUBDIVIDER, ITS SUCCESSORS, OR ASSIGNS AS PROVIDED IN PARAGRAPH 9 HEREIN. FOR THE PURPOSE OF THIS COVENANT, EAVES AND STEPS SHALL NOT BE CONSIDERED AS A PART OF A BUILDING, PROVIDED, HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING ON A LOT TO ENCROACH UPON ANOTHER LOT OR EASEMENT.

(B) ON ALL OTHER LOTS, OTHER THAN WATERFRONT LOTS, NO BUILDING SHALL BE ERECTED ON ANY OF SAID LOTS NEARER THAN TWENTY-FIVE (25) FEET TO THE FRONT LOT LINES OF SAID LOTS EXCEPT THAT ON CORNER LOTS NO STRUCTURE SHALL BE PERMITTED NEARER THAN TWENTY-FIVE (25) FEET TO THE FRONT LOT LINE OF SAID CORNER LOT (THE FRONT LOT LINE SHALL BE THE STREET LOT LINE HAVING THE LEAST DIMENSION); NOR NEARER THAN FIFTEEN (15) FEET TO THE SIDE STREET LINE WHEN THE FRONT OF THE STRUCTURE IS PLACED FACING SAID FRONT LOT LINE, HOWEVER IF THE FRONT OF SAID STRUCTURE IS PLACED FACING MORE TOWARD THE SIDE STREET LOT LINE THEN IT SHALL NOT BE PERMITTED NEARER THAN TWENTY-FIVE (25) FEET TO BOTH STREET LOT LINES; NOR NEARER THAN EIGHT (8) FEET TO ANY INTERIOR SIDE LOT LINE; NOR NEARER THAN TWENTY-FIVE (25) FEET TO THE REAR LOT LINE (THE REAR LOT LINE BEING OPPOSITE AND MOST DISTANT FROM THE FRONT LOT LINE). SCREENED SWIMMING POOL ENCLOSURES MAY BE ERECTED TO WITHIN FIFTEEN (15) FEET OF THE REAR LOT LINE. SUCH SWIMMING POOL ENCLOSURES MAY NOT BE ERECTED UNLESS AND UNTIL THEIR LOCATION, ARCHITECTURAL AND STRUCTURAL DESIGN, HAVE BEEN APPROVED BY THE ARCHITECTURAL DESIGN COMMITTEE OF THE SUBDIVIDER, ITS SUCCESSORS, OR ASSIGNS. FOR

THE PURPOSE OF THIS COVENANT, EAVES AND STEPS SHALL NOT BE CONSIDERED AS A PART OF A BUILDING, PROVIDED, HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING ON A LOT TO ENCROACH UPON ANOTHER LOT OR EASEMENT.

- (c) WHEN TWO OR MORE LOTS ARE USED AS ONE BUILDING SITE THE SET BACK RESTRICTIONS SET FORTH IN PARAGRAPHS 2A AND 2B ABOVE SHALL APPLY TO THE EXTERIOR PERIMETER OF THE COMBINED SITE.

3. RESIDENTIAL SITES AND BUILDING SIZE RESTRICTIONS

NO LOT AS SHOWN ON THIS PLAT SHALL BE DIVIDED OR RESUBDIVIDED UNLESS BOTH PORTIONS OF SAID LOTS BE USED TO INCREASE THE SIZE OF AN ADJACENT LOT OR THE ADJACENT LOTS AS PLATTED. DIVIDED PORTIONS OF LOTS MUST EXTEND FROM FRONTING STREET OR FRONTING LAKE TO EXISTING REAR PROPERTY LINE. ~~NO BUILDING HAVING A GROUND FLOOR AREA OF LESS THAN TWELVE HUNDRED (1200) SQUARE FEET SHALL BE ERECTED ON THE FOLLOWING LOTS (SEE ADDENDUM--);~~ NO BUILDING HAVING A GROUND FLOOR AREA OF LESS THAN ONE THOUSAND (1000) SQUARE FEET SHALL BE ERECTED ON THE FOLLOWING LOTS (SEE ADDENDUM--); NO BUILDING HAVING A GROUND FLOOR AREA OF LESS THAN EIGHT HUNDRED FIFTY (850) SQUARE FEET SHALL BE ERECTED ON THE FOLLOWING LOTS (SEE ADDENDUM--). ON ALL OTHER LOTS, NO BUILDING SHALL BE ERECTED HAVING A GROUND FLOOR AREA OF LESS THAN SIX HUNDRED FIFTY (650) SQUARE FEET. FOR PURPOSES OF COMPUTING THE SQUARE FOOT AREA, THE FOLLOWING CRITERIA SHALL GOVERN:

LIVING AREA: THAT AREA OF THE BUILDING THAT IS COMPLETELY ENCLOSED AND PROTECTED FROM THE WEATHER AND INTENDED AS THE LIVING QUARTERS OF THE HOME SHALL BE COMPUTED AT FULL SQUARE FOOTAGE AREA AS MEASURED BETWEEN THE OUTSIDE SURFACES OF THE ENCLOSING WALLS.

GARAGES: TWO-THIRDS ($\frac{2}{3}$) OF ACTUAL AREA, MEASURED BETWEEN THE OUTSIDE WALLS OR BETWEEN THE OUTSIDE WALL AND THE NEAR FACE OF THE INTERIOR WALL OF THE LIVING AREA OF THE HOME.

CARPORTS: ONE-HALF ($\frac{1}{2}$) OF ACTUAL AREA, MEASURED BETWEEN EXTERIOR FACE OF WALLS OR PARTITION SURFACES, OR TO OUTSIDE FACE OF SUPPORTING PARTS OR COLUMNS.

COVERED PORCHES: ONE-HALF ($\frac{1}{2}$) OF ACTUAL FLOOR AREA, USING THE EXTERIOR DIMENSIONS OF THE FLOOR SLAB OR FLOOR JOIST.

ROOFED ENTRANCEWAYS: ONE-FOURTH ($\frac{1}{4}$) OF ACTUAL AREA, MEASURED BETWEEN EXTERIOR FACE OF WALL SURFACES AND OUTSIDE FACE OF SUPPORTING POSTS OR COLUMNS, OR TO EDGE OF ENTRANCEWAY SLAB, WHICHEVER IS LESSER.

PATIOS OR UNROOFED PORCHES SHALL NOT BE CONSIDERED IN COMPUTING THE REQUIRED GROUND FLOOR AREA.

4. NUISANCES, TRASH, ETC.

- (A) NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- (B) NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUT-BUILDING ERECTED ON ANY LOT SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY RESIDENCE OF A TEMPORARY CHARACTER BE PERMITTED.
- (C) NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT, EXCEPT ONE (1) PROFESSIONAL SIGN OF NOT MORE THAN ONE (1) SQUARE FOOT, OR ONE (1) SIGN OF NOT MORE THAN FIVE (5) SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT, OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.
- (D) NO OIL DRILLING, OIL DEVELOPMENT OPERATIONS, OIL REFINING, QUARRYING OR MINING OPERATIONS OF ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT, NOR SHALL OIL WELLS, TANKS, TUNNELS, MINERAL EXCAVATION OR SHAFTS BE PERMITTED UPON OR IN ANY LOT. NO DERRICK OR OTHER STRUCTURE DESIGNED FOR USE IN BORING FOR OIL OR NATURAL GAS SHALL BE ERECTED, MAINTAINED OR PERMITTED UPON ANY LOT.
- (E) NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.
- (F) NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH. TRASH, GARBAGE OR OTHER WASTE SHALL NOT BE ALLOWED

TO ACCUMULATE AND SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS, WHICH SHALL BE MAINTAINED IN A CLEAN AND SANITARY CONDITION.

- (G) NO TRACTORS, TRUCKS OR TRAILERS MAY BE PARKED OVERNIGHT ON ANY OF THE STREETS, ROADS OR LOTS IN THIS SUBDIVISION.

5. WELL WATER

NO INDIVIDUAL WELL WILL BE PERMITTED ON ANY LOT OR TRACT WITHIN THIS SUBDIVISION, EXCEPT FOR IRRIGATION, SPRINKLER SYSTEMS, SWIMMING POOLS OR AIR CONDITIONING. THIS RESTRICTION SHALL BE ENFORCEABLE SO LONG AS A WATER UTILITY SYSTEM IS OPERATED TO THE SATISFACTION OF THE STATE BOARD OF HEALTH.

6. OBSTRUCTIONS TO SIGHT LINES

NO FENCE, SIGN, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN TWO AND SIX FEET ABOVE THE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT OR TRACT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF THE STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SIGHT LINES LIMITATIONS SHALL APPLY ON ANY LOT OR TRACT WITHIN TEN (10) FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY OR ALLEY PAVEMENT. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCE OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.

7. EASEMENTS

ALL EASEMENTS FOR UTILITIES, DRAINAGE CANAL AND OTHER PURPOSES SHOWN ON THE PLAT OF SUNNY HILLS REPLAT OF UNIT 4 BLOCK 183 RECORDED IN PLAT BOOK 2, PAGE 83 INCLUSIVE OF THE PUBLIC RECORDS OF WASHINGTON COUNTY, FLORIDA, ARE HEREBY RESERVED AS PERPETUAL EASEMENTS FOR UTILITIES INSTALLATIONS AND MAINTENANCE. ANY WALL, FENCE, PAVING, PLANTING OR ANY OTHER IMPROVEMENT LOCATED IN AN EASEMENT AREA SHALL BE REMOVED

UPON THE REQUEST OF THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS OR ANY PUBLIC UTILITY USING SAID AREA, ALL AT THE EXPENSE OF THE OWNER OF SUCH LOT OR TRACT.

8. DRAINAGE

NO CHANGES IN ELEVATIONS OF THE LAND SHALL BE MADE WHICH WILL INTERFERE WITH THE DRAINAGE OF OR OTHERWISE CAUSE UNDUE HARDSHIP TO ADJOINING PROPERTY.

9. ARCHITECTURAL DESIGN COMMITTEE

NO RESIDENCES, ADDITIONS THERETO, ADD-ONS, ACCESSORIES, POOLS, FENCES, HEDGES OR ANY OTHER SUCH STRUCTURES, SHALL BE ERECTED, PLACED, CONSTRUCTED, ALTERED OR MAINTAINED UPON ANY PORTION OF SAID LOTS, UNLESS A COMPLETE SET OF PLANS AND SPECIFICATIONS THEREFOR, INCLUDING THE EXTERIOR COLOR SCHEME, TOGETHER WITH A PLOT PLAN INDICATING THE EXACT LOCATION ON THE BUILDING SITE, SHALL HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE ARCHITECTURAL DESIGN COMMITTEE APPOINTED FROM TIME TO TIME BY THE DELTONA CORPORATION OR ITS DULY AUTHORIZED SUBCOMMITTEE OR AGENT, AND A COPY OF SUCH PLANS AS FINALLY APPROVED ARE DEPOSITED FOR PERMANENT RECORD WITH THE COMMITTEE. SAID COMMITTEE SHALL CONSIST OF A MINIMUM OF TWO PERSONS NEITHER OF WHOM SHALL BE REQUIRED TO OWN PROPERTY IN THE SUBDIVISION. SUCH PLANS AND SPECIFICATIONS SHALL BE SUBMITTED IN WRITING AND FOR APPROVAL, OVER THE SIGNATURE OF THE OWNER OR HIS DULY AUTHORIZED AGENT, ON A FORM WHICH MAY BE PREPARED BY AND SHALL BE SATISFACTORY TO THE COMMITTEE AND RECEIPTED THEREFOR. THE APPROVAL OF SAID PLANS AND SPECIFICATIONS MAY BE WITHHELD, NOT ONLY BECAUSE OF THEIR NONCOMPLIANCE WITH ANY OF THE SPECIFIC RESTRICTIONS CONTAINED IN THIS AND OTHER CLAUSES HEREOF, BUT ALSO BY REASON OF THE REASONABLE DISSATISFACTION OF THE COMMITTEE OR ITS AGENT WITH THE GRADING PLAN, LOCATION OF THE STRUCTURE ON THE BUILDING SITE, THE ENGINEERING, COLOR SCHEME, FINISH, DESIGN, PROPORTIONS, ARCHITECTURE, SHAPE, HEIGHT, STYLE OR APPROPRIATENESS OF THE PROPOSED STRUCTURE OR ALTERED STRUCTURE, THE MATERIALS USED THEREIN, THE KIND, PITCH OR TYPE OF ROOF PROPOSED TO BE PLACED THEREON, OR BECAUSE OF ITS REASONABLE DISSATISFACTION WITH ANY OR ALL OTHER MATTERS OR THINGS WHICH, IN THE REASONABLE JUDGMENT OF THE

COMMITTEE OR ITS AGENT, WOULD RENDER THE PROPOSED STRUCTURE INHARMONIOUS OR OUT-OF-KEEPING WITH THE GENERAL PLAN OF IMPROVEMENT OF THE SUBDIVISION OR WITH THE STRUCTURES ERECTED ON OTHER BUILDING SITES IN THE IMMEDIATE VICINITY OF THE BUILDING SITE ON WHICH SAID STRUCTURE IS PROPOSED TO BE ERECTED.

- (A) THE COMMITTEE SHALL BE AUTHORIZED TO ESTABLISH FURTHER REASONABLE RULES AND REGULATIONS FOR APPROVAL OF PLANS AS REQUIRED BY THIS ARTICLE AND FOR APPROVAL OR INTERPRETATION OF OTHER MATTERS AND THINGS REQUIRING THE APPROVAL OR INTERPRETATION OF THE COMMITTEE AS OTHERWISE SET FORTH IN THESE RESTRICTIONS.
- (B) THE APPROVAL OF THE COMMITTEE FOR USE ON ANY LOT OF ANY PLANS OR SPECIFICATIONS SUBMITTED FOR APPROVAL, AS HEREIN SPECIFIED, SHALL NOT BE DEEMED TO BE A WAIVER BY THE COMMITTEE OF ITS RIGHT TO OBJECT TO ANY OF THE FEATURES OR ELEMENTS EMBODIED IN SUCH PLANS OR SPECIFICATIONS IF AND WHEN THE SAME FEATURES OR ELEMENTS ARE EMBODIED IN ANY SUBSEQUENT PLANS AND SPECIFICATIONS SUBMITTED FOR APPROVAL AS HEREIN PROVIDED, FOR USE ON OTHER LOTS.
- (C) IF, AFTER SUCH PLANS AND SPECIFICATIONS HAVE BEEN APPROVED, ANY BUILDING, FENCE, WALL OR OTHER STRUCTURE OR THING SHALL BE ALTERED, ERECTED, PLACED OR MAINTAINED UPON THE LOT OTHERWISE THAN AS APPROVED BY THE COMMITTEE, SUCH ALTERATION, ERECTION AND MAINTENANCE SHALL BE DEEMED TO HAVE BEEN UNDERTAKEN WITHOUT THE APPROVAL OF THE COMMITTEE EVER HAVING BEEN OBTAINED AS REQUIRED BY THESE RESTRICTIONS.
- (D) ANY AGENT OR OFFICER OF THE DESIGN COMMITTEE MAY FROM TIME TO TIME AT ANY REASONABLE HOUR OR HOURS, IN THE PRESENCE OF THE OCCUPANT THEREOF, ENTER AND INSPECT ANY PROPERTY SUBJECT TO THESE RESTRICTIONS AS TO ITS MAINTENANCE OR IMPROVEMENT IN COMPLIANCE WITH THE PROVISIONS HEREOF; AND THE COMMITTEE AND/OR ANY AGENT THEREOF SHALL NOT THEREBY BE DEEMED GUILTY OF ANY MANNER OF TRESPASS FOR SUCH ENTRY OR INSPECTION.
- (E) FOR THE PURPOSE OF MAKING A SEARCH UPON, OR GUARANTEEING OR INSURING TITLE TO, OR ANY LIEN ON AND/OR INTEREST IN, ANY OF SAID LOTS AND FOR THE PURPOSE OF PROTECTING PURCHASERS AND ENCUMBRANCERS FOR VALUE AND IN GOOD FAITH AS AGAINST THE PERFORMANCE OR NONPERFORMANCE OF ANY OF THE ACTS IN THE RESTRICTIONS AUTHORIZED,

PERMITTED OR TO BE APPROVED BY THE COMMITTEE, THE RECORDS OF THE COMMITTEE SHALL BE PRIMA FACIE EVIDENCE AS TO ALL MATTERS SHOWN BY SUCH RECORDS; AND THE ISSUANCE OF A CERTIFICATE OF COMPLETION AND COMPLIANCE BY THE COMMITTEE SHOWING THAT THE PLANS AND SPECIFICATIONS FOR THE IMPROVEMENTS OR OTHER MATTERS HEREIN PROVIDED FOR OR AUTHORIZED HAVE BEEN APPROVED, AND THAT SAID IMPROVEMENTS HAVE BEEN MADE IN ACCORDANCE THEREWITH, OR OF A CERTIFICATE AS TO ANY MATTERS RELATING TO THE COMMITTEE SHALL BE PRIMA FACIE EVIDENCE AND SHALL FULLY JUSTIFY AND PROTECT ANY TITLE COMPANY OR PERSONS CERTIFYING, GUARANTEEING OR INSURING SAID TITLE, OR ANY LIEN THEREOF AND/OR ANY INTEREST THEREIN, AND SHALL ALSO FULLY PROTECT ANY PURCHASER OR ENCUMBRANCER IN GOOD FAITH AND FOR VALUE IN ACTING THEREON, AS TO ALL MATTERS WITHIN THE JURISDICTION OF THE COMMITTEE. IN ANY EVENT, AFTER THE EXPIRATION OF TWO (2) YEARS FROM THE DATE OF THE COMPLETION OF CONSTRUCTION FOR ANY STRUCTURE, WORK, IMPROVEMENT OR ALTERATION, SAID STRUCTURE, WORK, IMPROVEMENT OR ALTERATION SHALL, IN FAVOR OF PURCHASERS AND ENCUMBRANCERS IN GOOD FAITH AND FOR VALUE, BE DEEMED TO BE IN COMPLIANCE WITH ALL THE PROVISIONS HEREOF, UNLESS ACTUAL NOTICE EXECUTED BY THE COMMITTEE OF SUCH NONCOMPLETION AND/OR NONCOMPLIANCE SHALL APPEAR OF RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF WASHINGTON COUNTY, FLORIDA, OR LEGAL PROCEEDINGS SHALL HAVE BEEN INSTITUTED TO ENFORCE COMPLIANCE WITH THESE RESTRICTIONS.

- (F) IN THE EVENT THE COMMITTEE OR ITS DULY AUTHORIZED AGENT FAILS TO TAKE OFFICIAL ACTION WITH RESPECT TO APPROVAL OR DISAPPROVAL OF ANY SUCH DESIGN OR DESIGNS OR LOCATION OR ANY OTHER MATTER OR THING REFERRED TO HEREIN, WITHIN THIRTY (30) DAYS AFTER BEING SUBMITTED AND RECEIPTED FOR IN WRITING, THEN SUCH APPROVAL WILL NOT BE REQUIRED, PROVIDED THAT THE DESIGN AND LOCATION ON THE LOT CONFORM TO AND ARE IN HARMONY WITH THE EXISTING STRUCTURES ON THE LOTS IN THIS SUBDIVISION. IN ANY EVENT, EITHER WITH OR WITHOUT THE APPROVAL OF THE COMMITTEE OR ITS AGENT, THE SIZE AND SETBACK REQUIREMENTS OF RESIDENCES SHALL CONFORM WITH THE REQUIREMENTS CONTAINED IN THESE RESTRICTIONS.

(G) ANY ACT, DECISION OR OTHER THING WHICH IS REQUIRED TO BE DONE OR WHICH MAY BE DONE IN ACCORDANCE WITH THE PROVISIONS OF THESE RESTRICTIONS BY THE COMMITTEE, MAY BE DONE BY THE DULY APPOINTED AGENT OR AGENTS OF THE COMMITTEE, WHICH AUTHORITY MAY BE FURTHER DELEGATED.

10. DEFINITION OF "SUCCESSORS AND ASSIGNS"

AS USED IN THESE RESTRICTIONS, THE WORDS "SUCCESSORS AND ASSIGNS" SHALL NOT BE DEEMED TO REFER TO AN INDIVIDUAL PURCHASER OF A LOT OR LOTS IN THIS SUBDIVISION FOR THE SUBDIVIDER, BUT SHALL BE DEEMED TO REFER TO THE SUCCESSORS OR ASSIGNS OF LEGAL OR EQUITABLE INTERESTS OF THE SUBDIVIDER, WHO ARE DESIGNATED AS SUCH BY AN INSTRUMENT IN WRITING SIGNED BY THE SUBDIVIDER AND RECORDED AMONG THE PUBLIC RECORDS OF WASHINGTON COUNTY, FLORIDA, SPECIFICALLY REFERRING TO THIS PROVISION OF THESE RESTRICTIONS.

11. DURATION OF RESTRICTIONS

THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE UNDERSIGNED AND UPON ALL THE PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL THE 30th Day of November 2000 AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE LOTS OR TRACTS, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART; PROVIDED, HOWEVER, THE RESTRICTIONS AFFECTING WATERFRONT LOTS MAY NOT BE CHANGED OR AMENDED WITHOUT THE VOTE OF A MAJORITY OF THE THEN OWNERS OF WATERFRONT LOTS.

12. REMEDIES FOR VIOLATIONS

IN THE EVENT OF A VIOLATION OR BREACH OF ANY OF THESE RESTRICTIONS BY ANY PERSON OR CONCERN CLAIMING BY, THROUGH OR UNDER THE SUBDIVIDER, OR BY VIRTUE OF ANY JUDICIAL PROCEEDINGS, THE SUBDIVIDER, ITS SUCCESSORS AND ASSIGNS, AND THE LOT OR TRACT OWNERS, OR ANY OF THEM JOINTLY OR SEVERALLY SHALL HAVE THE RIGHT TO PROCEED AT LAW OR IN EQUITY TO COMPEL A COMPLIANCE WITH THE TERMS HEREOF OR TO PREVENT THE VIOLATION OR BREACH OF ANY OF THEM.

IN ADDITION TO THE FOREGOING, THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT WHENEVER THERE SHALL HAVE BEEN BUILT ON ANY LOT OR TRACT ANY STRUCTURE WHICH IS IN VIOLATION OF THESE RESTRICTIONS, TO ENTER UPON THE PROPERTY WHERE SUCH VIOLATION EXISTS AND SUMMARILY ABATE OR REMOVE THE SAME AT THE EXPENSE OF THE OWNER, AND SUCH ENTRY AND ABATEMENT OR REMOVAL SHALL NOT BE DEEMED A TRESPASS. THE FAILURE TO ENFORCE ANY RIGHT, RESERVATION, RESTRICTION OR CONDITION CONTAINED IN THIS DECLARATION OF RESTRICTIONS, HOWEVER LONG CONTINUED, SHALL NOT BE DEEMED A WAIVER OF THE RIGHT TO DO SO THEREAFTER AS TO THE SAME BREACH OR AS TO A BREACH OCCURRING PRIOR OR SUBSEQUENT THERETO AND SHALL NOT BAR OR AFFECT ITS ENFORCEMENT.

13.

SEVERABILITY

INVALIDATION OR REMOVAL OF ANY OF THESE COVENANTS BY JUDGMENT, DECREE, COURT ORDER, STATUTE, ORDINANCE, OR AMENDMENT BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, SHALL IN NOWISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE SUBDIVIDER, A DELAWARE CORPORATION,
HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PROPER OFFICERS, WHO
ARE THEREUNTO DULY AUTHORIZED, AND ITS CORPORATE SEAL TO BE AFFIXED,
AT MIAMI, DADE COUNTY, FLORIDA, THIS 6th DAY OF November, 1972.

THE DELTONA CORPORATION (SEAL)

BY James E. Vensel
ITS SENIOR VICE PRESIDENT

ATTEST:

Wayne L. Allen
ITS ASSISTANT SECRETARY

STATE OF FLORIDA)
 SS:
COUNTY OF DADE)

I HEREBY CERTIFY THAT ON THIS 6th DAY OF November, 1972, BEFORE
ME PERSONALLY APPEARED JAMES E. VENSEL AND WAYNE L. ALLEN, SENIOR VICE
PRESIDENT AND/ ASST. SECRETARY RESPECTIVELY OF THE DELTONA CORPORATION,
A DELAWARE CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND
WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS FOR THE USES AND
PURPOSES THEREIN MENTIONED, AND THAT THEY AFFIXED THERETO THE OFFICIAL
SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE ACT AND DEED OF
SAID CORPORATION.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT MIAMI, IN THE COUNTY
OF DADE AND STATE OF FLORIDA, THE DAY AND YEAR LAST AFORESAID

Betty McDavid
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 9, 1975
GENERAL INSURANCE UNDERWRITERS, INC.

This Instrument Was Prepared By:
WAYNE L. ALLEN, Attorney
3250 S. W. 3rd Avenue
Miami, Florida 33129

OFF.
REC.

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THE DELTONA CORPORATION
A DELAWARE CORPORATION

AMENDMENT
DECLARATION OF RESTRICTIONS
IN RE: CORNER LOTS

TO WHOM IT MAY CONCERN *

WHEREAS, THE DELTONA CORPORATION, A DELAWARE CORPORATION, HEREINAFTER REFERRED TO AS "THE SUBDIVIDER" IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY, SITUATE, LYING AND BEING IN WASHINGTON COUNTY, FLORIDA; TO-WIT:

AND,

WHEREAS, THE PROPERTY ABOVE DESCRIBED HAS BEEN SUBJECT TO RESTRICTIONS AND LIMITATIONS OF RECORD; AND

WHEREAS, IT IS NOW DESIRED BY THE SUBDIVIDER, BEING SOLE OWNER OF SAID PROPERTY AT THIS TIME, TO AMEND AND/OR REVISE RESTRICTIONS AND LIMITATIONS OF RECORD AS DESCRIBED IN DECLARATION OF RESTRICTIONS OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, FLORIDA, IN BOOK 56, PAGES 117 THROUGH 124, INCLUSIVE, AND TO REVISE THE USE FOR WHICH A LIMITED PORTION LOCATED IN SUNNY HILLS UNIT 4 IS INTENDED.

NOW, THEREFORE, THE SUBDIVIDER DOES HEREBY DECLARE THAT THE FOLLOWING DESCRIBED PROPERTY, SITUATE, LYING AND BEING IN WASHINGTON COUNTY, FLORIDA; TO-WIT:

BEING SUNNY HILLS UNIT 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 42 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF WASHINGTON COUNTY, FLORIDA, BEING LOTS 1 THROUGH 16 OF BLOCK 149; LOTS 1 AND 2 OF BLOCK 150; LOTS 1 THROUGH 4 OF BLOCK 151; LOTS 1 THROUGH 5 OF BLOCK 168; LOTS 1 THROUGH 10 OF BLOCK 169; LOTS 1 THROUGH 6 OF BLOCK 193; LOTS 1 THROUGH 6 OF BLOCK 195; LOTS 1 THROUGH 13 OF BLOCK 196; LOTS 1 THROUGH 7 OF BLOCK 197;

DOES HEREBY ACQUIRE THE INTENDED AMENDMENTS SET FORTH AND DESIRED BY THE SUBDIVIDER AND ARE TO BE ACCEPTED AS REVISIONS OF THE AFORESAID AND DESCRIBED PROPERTY. SAID AMENDMENTS AND/OR REVISIONS SHALL BE SPECIFIED AS FOLLOWS:

NO BUILDING SHALL BE ERECTED ON ANY OF SAID LOTS, NEARER THAN FIFTY (50) FEET TO THE FRONT LOT LINES OF SAID LOTS, NOR NEARER TO THE SIDE LINE ON CORNERS, THAN FIFTY (50) FEET, NOR NEARER THAN TWENTY (20) FEET TO THE REAR LOT LINES OF SAID LOTS. FOR THE PURPOSE OF THIS COVENANT, EAVES AND STEPS SHALL NOT BE CONSIDERED AS A PART OF A BUILDING, PROVIDED, HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING ON A LOT TO ENCROACH UPON ANOTHER LOT.

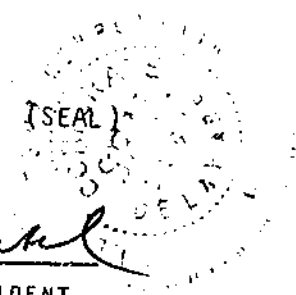
IN ADDITION, THE SUBDIVIDER HEREBY DECLARES ALL OTHER PROVISIONS MADE IN THE DECLARATION OF RESTRICTIONS OF SUNNY HILLS UNIT 4 AS RECORDED IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, FLORIDA, IN OFFICIAL RECORD BOOK 52, AT PAGES 117 THROUGH 124, INCLUSIVE, SHALL REMAIN IN FULL FORCE AND EFFECT.

H 1097
Filed for record this 3 day of Sept 1971 at 10 o'clock A.M. in OR Record Book 54
page _____ and record verified G. L. Miner clerk
Circuit Court, by M. Miner Deputy Clerk Washington County, Florida

IN WITNESS WHEREOF, THE SUBDIVIDER, A DELAWARE CORPORATION,
HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PROPER OFFICERS, WHO
ARE THEREUNTO DULY AUTHORIZED, AND ITS CORPORATE SEAL TO BE AFFIXED,
AT MIAMI, DADÉ COUNTY, FLORIDA, THIS *1st day of September, 1951,*

THE DELTONA CORPORATION (SEAL)

BY *James E. Vensel*
ITS SENIOR VICE PRESIDENT



ATTEST:

John P. Mudd
ITS SECRETARY

STATE OF FLORIDA)
 SS:
COUNTY OF DADE)

I HEREBY CERTIFY THAT ON THIS *1st day of September, 1951,*
ME PERSONALLY APPEARED JAMES E. VENSEL AND JOHN P. MUDD, SENIOR VICE PRESIDENT
AND SECRETARY RESPECTIVELY, OF THE DELTONA CORPORATION, A DELAWARE CORPO-
RATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE
FOREGOING INSTRUMENT AS SUCH OFFICERS FOR THE USES AND PURPOSES THEREIN
MENTIONED, AND THAT THEY AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPO-
RATION, AND THAT SAID INSTRUMENT IS THE ACT AND DEED OF SAID CORPORATION.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT MIAMI, IN THE COUNTY
OF DADE AND STATE OF FLORIDA, THE DAY AND YEAR LAST AFORESAID.

Betty M. Davitt
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



MY COMMISSION EXPIRES: NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
BY *Betty M. Davitt* 9, 1955
GENERAL INK CARBON COPIERS, INC.