

RESTRICTIONS AS TO USE AND OCCUPANCY
AFFECTING ALL LOTS LOCATED IN
SEA PINES UNIT FOUR

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, JIM HODNETT, INC., a Florida corporation, hereinafter referred to as the Subdivider, is the owner of all of the lots located and situate in SEA PINES – UNIT FOUR, a subdivision in Pasco County, Florida, as per map or plat thereof recorded in Plat Book 9, page 123, filed July 15, 1969 in the Public Records of Pasco County, Florida: and

WHEREAS, the said subdivider is desirous of placing certain restrictions upon the use and occupancy of all of the lots in said Subdivision for the benefit of all of the future owners of such lots, and their respective heirs and assigns;

NOW, THEREFORE, in consideration of the premises, the following restrictions are hereby placed upon the use and occupancy of all of the lots in said subdivision, to be binding upon and for the benefit of all future owners of said property, and their respective heirs and assigns, to-wit:

GENERAL RESTRICTIONS AFFECTING LOTS

In SEA PINES – UNIT FOUR

1. All lots are reserved for residential dwellings homes only. Business activities on residential lots are limited to conferences only.
2. Only single family dwellings may be constructed on lots of less than 12,000 square feet, not to exceed two stories in height, and shall be not less than 650 square feet enclosed area per level, exclusive of porches, carports or garages. The ground floor of any two-story structure must be enclosed, except for porch or carport.
3. Two-family dwellings of 1,000 square feet enclosed area per level, or more, may be constructed on lots of 12,000 square feet minimum; provided, however, said structure is located within the center two-thirds of any lot.

4. At least fifteen (15) days prior to the commencement of construction, Plans and Specifications for the construction of dwellings and pump enclosures (including any future connected additions to dwellings), together with plot plan showing location of structures, shall be submitted to SEA PINES AGENT for inspection, approval and filing. Approval shall not be unreasonably withheld.
5. All dwellings, including porches, carports or garages, shall be constructed of new and durable material and must be reasonably maintained.
6. All dwellings shall have inside sanitary facilities (including tub or shower) and shall, prior to occupancy, be connected to a State approved well located within five (5) feet of street side lot line, and to a State approved septic system located entirely within sixty (60) feet of rear lot line. Both the well and septic system must comply with State and County Sanitary codes, and must be separated by at least fifty (50) feet.
7. Garages may not be erected prior to the construction of a dwelling, and if built simultaneously with or subsequent to the construction of the dwelling, shall be constructed of the same kind of materials as the dwelling and shall be substantial and conform architecturally with the dwelling.
8. No dwelling, or parts thereof, shall be erected nearer than seven and one half (7 ½) feet of a side lot line, nor nearer than twenty (20) feet from street lot line.
9. In the construction of the dwellings or other structures, exterior use of corrugated or "V" crimp metal, pulp, tar paper, or asphalt composition is prohibited, with the exception of asphalt shingles on roof. Exteriors must be completed and painted within 120 days of commencement of construction. All workmanship shall be equal to the best practices of modern, local area building contractors.
10. Trailers, tents, garages, or other outbuildings erected or placed upon any lot, shall not be used as a residence, either temporarily or permanently. No outbuildings shall be erected upon any lot, except a garage for not more than two (2) cars.
11. No dwelling shall be moved onto any lot without the prior written consent and approval of SEA PINES Agent.
12. Driveways, approved fences, and hedges (no higher than eight (8) feet) may touch on lot line.
13. No used materials or barbed wire or chicken wire may be used for the erection of a fence, and all fence posts shall be symmetrical and uniform in size and shape.
14. Electric service entrances and clothes line posts must be of galvanized pipe only. Clothes lines may be placed within the rear sixty (60) feet of lot, but no

- closer than ten (10) feet of rear and side lot lines. Laundry hung in carports is prohibited.
15. Manufactured mail boxes having metal stands may be placed in street right of way, but no closer than eight (8) feet of paving.
 16. Burning of trash or garbage is prohibited on any lot. Refuse cans or receptacles and pumps shall be concealed within suitable structures.
 17. Not over 20% of any lot shall be roofed. Exteriors of dwellings, all structures, lawns, shrubs, or other improvements to lots, of any nature whatsoever, shall be reasonably maintained.
 18. Lots shall be kept clear of debris, be reasonably maintained, and shall not be used for visible storage of any materials or appliances of any nature.
 19. A condition of occupancy is that residents will subscribe to at least one (1) garbage collection per week, by a franchised trash collector in the absence of a government operated service.
 20. No health hazards or mosquito breeding attractions shall be permitted. When a drain is altered by filling or constructing walkways or driveways, the builder/owner will provide the necessary tile, culvert and/or grading to prevent slow-down of drainage or unsightly ponding.
 21. No more than one (1) professionally painted sign no larger than four (4) square feet noting subject real property for sale or rent shall be permitted. Builders' signs accepted during construction and sale period.
 22. Tents, house trailers, campers, coaches, motor homes and trucks larger than $\frac{3}{4}$ ton, are prohibited from being placed, parked, or stored upon any lot or in any street right of way, temporarily or permanently, except for the moving in or out of furniture from dwelling on said lots. Any of the above items that can be stored under cover, unoccupied, is permissible.
 23. Not over two vehicles (limited to boats on trailers, operable currently tagged automobiles, operable currently tagger trucks of $\frac{3}{4}$ ton capacity maximum, or tagged utility trailers) may be parked on any lot.
 24. No animals, except dogs, cats or household pet birds, shall be permitted on any lot, including fowl, poultry, livestock or reptiles; nor may any animal be kept, boarded, impounded, or enclosed on any lot for breeding or maintained for commercial purposes, including cats, dogs or pet birds. Pets shall be leashed when off owner's property.
 25. No continuing conditions shall be permitted which are noisome, odiferous, unsightly, smoky, dusty, unsafe, illegal, immoral, or offensive to a reasonable person.

26. No noxious or offensive trade or activity 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.
27. The Subdivider, Jim Hodnett, Inc., reserves the right to make reasonable modifications, clarifications and interpretations of these restrictions.
28. These restrictions may be enforced by any individual lot owner, or by the Subdivider. In the event any lot owner fails to comply with the foregoing restrictions and costs are involved in correction of the infraction, a lien against the property may be taken for reasonable costs incurred for the correction of the infraction by the party expending such costs, including a reasonable attorney's fee.
29. SEA PINES, INC., may from time to time appoint or cancel the appointment of its Agent and shall notify buyers of such by depositing notice of same in any mail depository, giving them ten (10) days' notice of any changes.

Until further notice, Sea Pines, Inc., Agent is: ~~JIM HODNETT, REALTOR~~
~~P.O. BOX 1028~~
~~HUDSON, FLORIDA 33568~~

James V. Hodnett, Jr. (Assignor) hereby assigns to SEA PINES CIVIC ASSOCIATION, INC.(Assignee), a Florida corporation, all rights of the Assignors, as enumerated herein below, namely: Those rights set forth in the document entitled "Restrictions As To Use and Occupancy Affecting All Lots Located in Sea Pines Unit Four" as recorded in Official Records Book 454, page 560, Public Records of Pasco County Florida.

30. Any structure damaged by fire, storm, or any cause shall be removed or repaired to pre-damage condition within 120 days of damage.
31. No lot may be used as a roadway or be dedicated as a public road without the written consent and approval of SEA PINES Agent.
32. No lot shall be filled or raised to an extent that drainage or appearance of other lots are adversely affected.
33. The foregoing restrictions shall run with the land and are imposed on and intended to benefit and burden every parcel of land in said subdivision, and shall be in effect until 1994, and shall automatically run another 25 years unless a majority of lot owners vote for a change and an instrument signed by the majority is recorded. Invalidity of any one of these Covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.