

Pilots

DECLARATION OF RESTRICTIONS AND COVENANTS

WHEREAS, the undersigned, MARINE BANK & TRUST COMPANY, a Florida banking corporation, as Trustee, under a certain Trust Agreement, dated January 28, 1965, known as Trust No. 1998, is the owner of certain property located in Pasco County, Florida, and known as:

FLOR-A-MAR SECTION 12-G

WHEREAS, the said property was approved and placed of record by the Board of County Commissioners of Pasco County, Florida, on the 23^d day of September, 1969, being recorded in Plat Book 9, page 134, Public Records of Pasco County, Florida;

AND WHEREAS, the undersigned intends to establish certain restrictions and covenants running with the land;

NOW, THEREFORE, the undersigned as owners of said property do hereby make the following declaration of restrictions and covenants as to limitations, restrictions, and uses to which said property may be put, hereby specifying that said declaration shall constitute covenants to run with all of the land as provided by law and shall be binding on all parties and all persons claiming under them and for the benefit of and limitations upon all future owners of said property or part or parcels thereof, this DECLARATION OF RESTRICTIONS AND COVENANTS being designed for the purpose of keeping said property desirable, uniform and suitable, as herein specified:

1. All of the requirements of every kind and character of the Pasco County Planning and Zoning Commission shall be complied with.

2. Easements for installation and maintenance of utilities and drainage facilities are reserved on and for the rear five (5) feet of each lot, and the side three (3) feet of the actual boundary lines between individual property owners (not necessarily coincident with the side lot lines on said plat), and the public ways as designated on said plat. Reserved areas for

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said easements shall not be covered by pavement or gravel lawn or similar material.

3. No lot or parcel within said property shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any residential lot other than one detached single-family dwelling not to exceed two (2) stories in height and a private garage for not more than three (3) cars.

4. No trailer, tent, garage or other outbuilding shall be used as a residence, temporarily or permanently, and no outbuilding may be erected except a garage for not more than three (3) cars. No fence of any type shall be erected beyond the front building line of the property. Installation of any fencing material on the property to the rear of the front building line shall be approved by the undersigned, or its successors, assigns, or delegees, in writing at its pleasure before installation.

5. The ground floor area of a 1 or 1-1/2 or 2 story, one family dwelling shall be a minimum of 1200 square feet exclusive of the garage area and screened porches. All garages shall be not less than 2 car garages.

6. On property of less than 120 front feet, no dwelling shall be erected nearer than 15 feet to the front property line; on property of 120 front feet or more, no dwelling shall be erected nearer than 25 feet to the front property line. No dwelling shall be erected nearer than 10 feet to any side property line. Wing walls shall be exempted from these restrictions.

7. No building or structure shall be erected, placed or altered on any lot, nor shall any storage tank, whether above or below ground, be installed until the design and location thereof shall have been approved in writing by said undersigned, or its successors, assigns, or delegees. If said undersigned, or its successors, assigns, or delegees shall fail to approve or disapprove such design and location within thirty (30) days after plans therefor have been submitted to it, such approval will not be required. If a garage is built either simultaneously with or subsequent to the construction of the dwelling, same shall be substantial and shall conform architecturally to the neighborhood.

8. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done therein which may be or become an annoyance or nuisance to the neighborhood.

9. No barracks type or other structure shall be moved on any lot or parcel.

10. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats and other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose. All pets shall be on leashes, when outside the premises of lot owner.

11. No sign of any kind shall be displayed to the public view on any lot except, (1) one professional sign of not more than one foot square, or (2) one sign of not more than five square feet advertising the property for sale or rent, or used by a builder to advertise the property during the construction and sales period.

12. Whenever door-to-door mail delivery is available, curbside mail boxes shall be prohibited.

13. Clothes drying areas shall be restricted to side yards, between the front and rear building lines.

14. All house trailers, all commercial vehicles, with business designation painted thereon, all vehicles weighing more than three-fourths (3/4) tons, and all boats, boat trailers, camping or vacation trailers, luggage trailers, and similar vehicles and trailers, shall not be parked or stored regularly or habitually upon any lot or lots within said subdivision; except, however, the same may be parked or stored in a garage.

15. Swimming pools, the tops of which are level with the ground or are graded to ground level, shall be permitted, provided, however, that the plans for same shall be approved by the undersigned pursuant to the procedure set out in paragraph 7. All other swimming pools (including surface pools or those not recessed into the ground) are prohibited.

16. Individual lots shall not be resubdivided without the written approval of the undersigned, its successors, or assigns.

17. No overhead cables, lines, pipes of any description will be permitted other than those associated with radio and television, which shall be within the vertical projections of the front and rear building lines.

18. The owner must maintain front yard to back of curb, although it be a public row.

19. No carports shall be permitted.

20. No covered docks or earth embankment docks shall be permitted.

21. Ground floor elevation shall not exceed eleven (11) feet above mean sea level.

22. Only premium roofing shall be permitted; no composition shingles or rolled roofing shall be permitted.

23. Unless constructed on adjacent properties, there shall be no sea wall constructed to within ten (10) feet of the side lot line, and at either end, the return must be not less than fifteen (15) feet. Plans for the construction of all sea walls must be approved by the undersigned, according to the procedure set forth in paragraph 7.

24. Each owner, his personal representatives and assigns shall, by the acceptance of the delivery of a deed of conveyance from the undersigned or its successors or assigns, be deemed to agree to pay to the utility company or governmental agency, from time to time, providing street lighting facilities, a charge of \$18 per year, payable at the rate of \$1.50 per month for street lighting facilities to be erected and maintained on or near said property, said \$1.50 per month charge being a lien upon said property and enforceable as a statutory lien, and being added to and in addition to the water bill for said property. The amount of the charge shall increase or decrease in direct proportion to the cost of said street lighting facilities (including the structures and electricity) to the utility company or governmental agency concerned.

