

RESTRICTIONS AND COVENANTS
CYPRESS CREEK SUBDIVISION

OFFICIAL RECORDS

KNOW ALL MEN BY THESE PRESENTS:

That Bullard Properties Inc., the Developer of Cypress Creek Subdivision, does hereby impose the following restrictions and covenants on all lots:

1. IMPROVEMENTS: NO BUILDING (ADDITION OR ACCESSORY), MOBILE HOME, FENCE OR OTHER STRUCTURE SHALL BE COMMENCED, ERECTED OR MAINTAINED, NOR SHALL ANY ADDITIONS TO OR CHANGE OR ALTERATION THEREIN BE MADE UNTIL THE PLANS AND SPECIFICATIONS SHOWING THE NATURE, KIND, SHAPE, HEIGHT, FLOOR PLAN, MATERIALS, LOCATION AND APPROXIMATE COST OF SUCH STRUCTURE HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE DEVELOPER. The Developer's failure to give notice of its disapproval of such plans and specifications within thirty (30) days after receipt thereof by the Developers, shall be deemed to constitute its approval thereof.

2. SET BACKS: There shall be nothing constructed on any lot within ten (10) feet from the side property lines and twenty-five (25) feet from the front property line and fifteen (15) feet from the back property line. (These Set Backs are current with the Columbia County Planning and Zoning Department as of 6/30/95.)

3. USE OF LOTS: All Mobile Home lots included in this subdivision shall be used for single residential purposes only.

4. TRAILER STORAGE: No travel trailer, utility trailer shall be stored on any lot; boat trailer may be stored under carport only.

5. PETS: A cat or dog may be kept by owner, provided, however, that at all times said animal is not within the confines of the Mobile Home or fenced back yard, it shall be restrained by a leash. All other animals or pets shall not be kept or harbored except with written permission of the Developer. In the event any animal or pet is approved and shall become, in the sole discretion of the Developers, annoyance to others, the Developer may order its permanent removal.

6. CARE OF LOTS: Lot owners shall keep their lots in a neat, clean and orderly condition, and in the event that the owner of any lot shall fail to maintain the same as aforesaid, the Developer reserves the right to enter upon such lot and care for the same and cut the grass and remove the rubbish and to trim all trees and make a reasonable charge for such care.

7. LAUNDRY: All laundry to be dried outside must be hung on a special apparatus in the form of a folding rack or umbrella which shall be placed in the backyard behind the Mobile Home.

8. OUTDOOR RECREATION: Swimming pools, trampolines, seesaws, swing sets, volleyball nets, basketball hoops, and all other recreation apparatus must be erected in the backyard behind the Mobile Home.

9. SIGNS: No signs or advertisements shall be displayed on the lots, right-of-way, or any other part of the subdivision, except as specifically designated and approved by the Developer.

10. LIMITATIONS OF MOBILE HOME SIZE, YEAR AND IMPROVEMENTS: There shall be only one mobile home on each lot with restrictions as follows: Lots 37, 38, 39 & 40 are restricted to double-wide Mobile Homes less than one (1) year old and at least 24'x 60'. Lots 1, 2, 3, 20

_____ & 36 are restricted to double-wide Mobile Homes no more than three (3) years of age and at least 24'x 52'. Lots _____ & 19 can have either double-wide Mobile Homes no more than three (3) years of age and at least 24'x 52' or single-wide Mobile Homes no more than three (3) years of age and at least 14'x 52'. All Mobile Homes must be approved by the Developer before moving onto lot. The Developers retain the right to grant exceptions to age of Mobile Homes as they deem appropriate in its judgement provided condition of said Mobile Home warrants exceptions to the age limit.

11. HURRICANE TIE DOWNS: All Mobile Homes must have hurricane tie downs as provided by local and state ordinance. All tie downs must be completed immediately after Mobile Home is placed on lot.

OFFICIAL RECORDS

12. LANDSCAPING: All Mobile Homes shall be properly landscaped which shall be completed within thirty (30) days after said Mobile Home is placed lot.

13. TIMBER: No cypress timber shall be cut or removed from Lots #: 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100.

14. ZONING AND PLANNING: No portion of the subdivision shall be rezoned or re-platted without the written consent of the Developer or the Developer's successors or assignees.

15. SKIRTING: All Mobile Homes shall be skirted around bottom with metal skirting immediately after said Mobile Home is placed on lot.

16. ENVIRONMENTALLY SENSITIVE AREA: The Suwannee River Water Management District has designated certain areas of Cypress Creek Subdivision as environmentally sensitive. There shall be no construction of any kind done within this area which is noted on the subdivision plat.

17. VIOLATION: The restrictions set forth herein shall be covenants running with the land, and in the event of the violation of the same or in the event of the violation of any of the rules and regulations lawfully imposed by the Developers pursuant to this instrument, the Developers, or any lot owner may bring any suit or inequity to enforce these restrictions.

18. DURATION: All of the covenants set forth herein shall be covenants running with the land, unless otherwise voluntarily terminated by the Developer, shall bind all persons and interest and all owners of all lots or any part of said subdivision, their legal representatives, successors and assignees.

19. MODIFICATION: The Developer hereby reserves unto itself and its assignees the right to make reasonable modifications, either by way of additions to or deletions from these covenants, restrictions, and conditions.

Catherine Williams
Witness: Catherine Williams

Jennifer K. Tucker
Witness: Jennifer K. Tucker

Prepared By and Return To:
Chris A. Bullard, President
Bullard Properties Inc.
P. O. Box 1432
Lake City, FL 32056

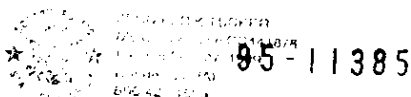
By: Chris A. Bullard
Chris A. Bullard, President

STATE OF FLORIDA
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Chris A. Bullard

well known to me to be the President respectively of the corporation named as party of the first part in the foregoing instrument, and that they severally acknowledge executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly invested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 16 day of September, A.D. 1995



Jennifer K. Tucker
Notary Public
STATE OF FLORIDA
COUNTY OF COLUMBIA

1995 SEP -7 PM 12:11

CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: DRH D.C.