

The following is an excerpt of the restrictions on SHERWOOD FOREST, a subdivision, as recorded in Deed Book 80, page 420 of the Public Records of Suwannee County, Florida:

A. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1980 at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of the majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

B. If the parties hereto, or any of them, or their heirs or assigns, shall violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situate in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

C. Invalidation of any one of these covenants by judgment or Court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

D. All lots, portions of lots, or two or more lots shall be known and described as residential lots or plots and no structure shall be erected on any residential building lot or plot other than a detached single-family dwelling not to exceed two stories in height and a private garage for not more than two cars and servants quarters.

E. No building shall be located on any residential building lot or plot nearer than 25 feet to the front lot line, nor nearer than 15 feet to any side street line, nor nearer than 7½ feet to an inside lot or plot line. No building except a detached garage, or other out building permitted by these restrictions, located 60 feet or more from the front lot line shall be located nearer than 5 feet to any side lot line.

F. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 7500 square feet or a width of less than 75 feet at the front building set back line.

G. 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 any annoyance or nuisance to the neighborhood.

H. No trailer, basement, tent, shack, garage, barn, or other out-

building erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

I. No dwelling costing less than \$4500.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 750 square feet in the case of a one-story structure nor less than 650 square feet in the case of a one and one-half, or two story structure.

J. An easement is reserved over the rear 5 feet of each lot for utility installation and maintenance.

[REDACTED]

[REDACTED]