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**PREPARED BY AND RETURN TO**  
TERRY G. BICKEL  
PO BOX 414  
BROOKSVILLE, FL 34605

Doc# 2005056561  
Hernando County, Florida  
07/01/2005 8:35AM  
KAREN NICOLAI, Clerk  
**OFFICIAL RECORDS**  
BK: 2053 PG: 1791

**DECLARATION OF RESTRICTIVE COVENANTS**

Whereas, Marion City Investment Corporation referred to in this declaration is the owner of property described as:

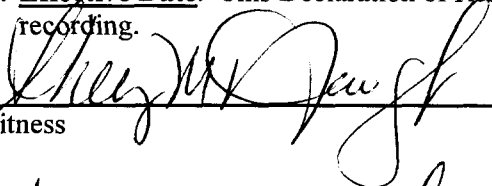
That part of the N 1/2 of the NE 1/4 of the SW 1/4 lying North and West of Cooper Terrace Rd, all in Section 21, Township 22 South, Range 20 East, of the public records of Hernando County, Florida;

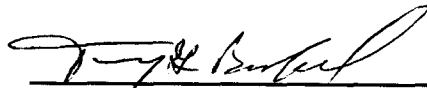
Now therefore, the owner declares that all of the property described above is held and shall be held, conveyed, mortgaged or encumbered, leased, rented, used, occupied and improved subject to the following limitations, restrictions, conditions and covenants, all of which are declared and agreed to be in furtherance of a plan for the subdivision, improvement and sale of the lands described above and are established and agreed upon for the purpose of enhancing and protecting the value, desirability and attractiveness of the lands and every part thereof. All of the limitations, restrictions, conditions and covenants shall run with the land and shall be binding on all parties having or acquiring any right, title or interest in the described lands or any part thereof.

1. **Single Family Residential Use Only.** No parcel of land within the above-described property shall be used for any more than one (1) permanent single-family dwelling.
2. **Subdividing Lots or Parcels.** No lot or parcel shall at any time be further subdivided.
3. **Type of Dwelling.** All dwellings constructed or altered shall be of conventional site-built constructions, according to building permit issued and approved by Hernando County. All residential dwellings shall have an air-conditioned/heated living area, exclusive of garage, carport, attic, basement or accessory structures, etc., of not less than 1750 square feet. Mobile homes, or trailers are not permitted.
4. **Outbuildings.** All accessory structures, barns, detached garages, storage sheds, etc. shall be constructed of new durable materials in a workmanlike manner in keeping with the type and quality of construction of the dwelling.
5. **Agricultural Activities.** No swine farm, poultry farm, commercial dog kennel, or similar activity shall be permitted or operated on any lot or parcel. Cattle and horses are permitted.
6. **Vehicles.** No inoperative motor vehicles or motor vehicles without a current year tag shall be stored or maintained on any lot or parcel unless done so in an enclosed barn or storage building.
7. **Commercial Activity.** No commercial business or trade of any kind is permitted except those which are conducted in an enclosed area of the dwelling or accessory structure, are not in violation of local zoning laws and do not become a nuisance to the adjoining property owners due to noise, excessive traffic or parking congestion. Commercial agricultural activities are permitted as described in paragraph 5, above.

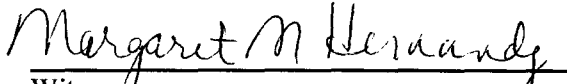
- 8. **Duration of Restrictions.** These covenants and restrictions are in full force and effect until December 31, 2015 at which time restrictions will automatically renew for 10 year periods every 10 years unless 3/4 of the land owners wish to modify them (each lot or parcel receiving one vote).
- 9. **Remedies for Violation.** If any person or persons shall violate or attempt to violate any of the aforementioned restrictions and covenants herein, any person or persons owning any lot or parcel in the subdivision may prosecute proceedings at law or in equity against the person violating or attempting to violate any such restriction or covenant. Invalidation of any one or any part of these restrictions by a court of competent jurisdiction shall not affect the remaining restrictions, or portions thereof, which shall remain in full force and effect. The owners/subdividers retain the right to sue to enforce our deed restrictions.
- 10. **Attorney's Fees.** The prevailing party in any proceeding to enforce these restrictions shall be entitled to recover attorney's fees and costs, including any appellate proceedings. Interest shall accrue at the rate of 10% on all attorney's fees and costs awarded to the prevailing party.

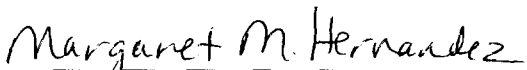
11. **Effective Date.** This Declaration of Restrictive Covenants shall be effective upon recording.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Terry G. Bickel, President  
Marion City Investment Corporation

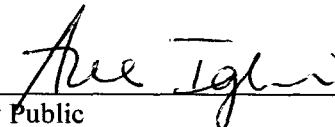
  
\_\_\_\_\_  
(Printed Name of Witness)

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
(Printed Name of Witness)

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by Terry G. Bickel who is personally known to me or produced as identification Florida D.C., on this 24<sup>th</sup> day of June 2005.

  
\_\_\_\_\_  
Notary Public

**ANA M. IGLESIAS**  
Notary Public, State of Florida  
My Comm. Expires Jan. 31, 2009  
No. DD391305

## PARENT PARCEL

THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING NORTH AND WEST OF COOPER TERRACE ROAD, ALL IN SECTION 21, TOWNSHIP 22 SOUTH, RANGE 20 EAST, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

## TRACT "A"

THAT PART OF THE NORTH 15.00 FEET AND THE WEST 307.00 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA LYING WEST OF COOPER TERRACE ROAD. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

## TRACT "B"

THAT PART OF THE NORTH 220.00 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA LYING WEST OF COOPER TERRACE ROAD, LESS THE NORTH 15.00 FEET AND THE WEST 307.00 FEET THEREOF. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

## TRACT "C"

THAT PART OF THE NORTH 428.00 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA LYING WEST OF COOPER TERRACE ROAD, LESS THE NORTH 220.00 FEET AND THE WEST 307.00 FEET THEREOF. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

## TRACT "D"

THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA LYING WEST OF COOPER TERRACE ROAD, LESS THE NORTH 428.00 FEET AND THE WEST 307.00 FEET THEREOF. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.