

DECLARATION OF RESTRICTIONS

TO WHOM IT MAY CONCERN:

KNOW ALL MEN BY THESE PRESENTS, that HIGHLANDS COUNTY TITLE and GUARANTY LAND COMPANY is the fee title owner of the following described property, to-wit:

SUN 'n LAKES ESTATES OF SEBRING Subdivision, Units 11 through 16, according to the plats thereof filed and recorded in the office of the Clerk of Circuit Court of Highlands County, Florida. Plat Book 9, Pages 69, 70, 71, 73 and Plat Book 10, Pages 3 and 4.

WHEREAS, the said HIGHLANDS COUNTY TITLE and GUARANTY LAND COMPANY desires that all of the above property be subject to like restrictions for the mutual benefit and protection of themselves and persons, both natural and corporate, who may hereafter purchase or acquire any interest in said property or any portion thereof.

NOW, THEREFORE, in consideration of the premises, HIGHLANDS COUNTY TITLE and GUARANTY LAND COMPANY and upon each and every person and corporation who or which shall hereafter become the owners of said property, or any portion thereof, their heirs, successors and assigns, to-wit:

- A. Restrictions on lots will be subject to the "SCHEDULE OF DISTRICT REGULATIONS OF HIGHLANDS COUNTY, FLORIDA" with reference to the various zoning classifications of SUN 'n LAKE ESTATES OF SEBRING, as approved by the Planning and Zoning Board and The Board of County Commissioners of Highlands County, Florida. With the following additions and/or exceptions:

1. No residence on a water-front or golf course fronting lot shall contain less than 1,000 square feet of livable floor areas in one story homes, exclusive of porches, garages, carports, etc.
2. Plans and specifications for all dwellings as well as any and all accessory buildings or structures of any kind, and also bulkheads, sea wall, mooring slips, canals, boat slips or docks, filling or dredging beyond any lot line shall first be approved in writing by the Subdivider or its duly authorized agent prior to commencement

of any such construction. If a lot borders a canal or lake, the bed of the canal or lake and the waters above are not included.

Portions of the Plat marked "Reserved" are the private property of the Subdivider and not subject to these conditions and restrictions.

The Subdivider reserves the right to release in whole or in part any restriction hereunder or to include in any contract or deed hereafter made any additional restrictive covenants providing same are not inconsistent with these here contained.

3. No trailer (except in mobile home area), basement, tent, shack or other outbuilding may be used as temporary residence.
4. No sign of any kind shall be displayed to the public view except a professional sign of not more than one sp. Ft. in area or a sign of not more than 5 sq. ft. area advertising the property for sale or rent.
5. No oil drilling or refining nor mining operation of any kind shall be permitted on any lot. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot except that usual household pets may be kept provided they are not involved in any commercial purposes and they do not constitute a nuisance.
6. No lot shall be used as a dumping ground for rubbish. All trash or other waste shall be kept in sanitary containers.
7. No fence, wall hedge or shrub of any kind having a height of more than 4 -1/2 feet shall be maintained on any lot except with the written approval of the Subdivider: any fence, wall, hedge or planting of any kind to be erected, planted or maintained on any corner lot must be approved in writing by the Subdivider prior to the installation thereof.
8. These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them.
9. Easements are expressed reserved in the plats hereinabove described.

10. Any violation or attempt to violate these covenants or restrictions will result in proceedings in law or for equity against a person or persons violating or attempting to violate.

IN WITNESS WHEREOF, the above party has caused these presents to be signed in its name by its proper officers and its corporate seal to be affixed, attested by its Assistant Secretary, the 12th day of October , 1971.

WITNESSED BY:

Christine C. Glass
Linda Phillips

HIGHLANDS COUNTY TITLE and GUARANTY
LAND COMPANY

[Signature] (SEAL)
Attest [Signature]
Assistant Secretary

This instrument has been prepared by Janis L. Owen an employee of HIGHLANDS COUNTY TITLE AND GUARANTY LAND COMPANY, 1035 N. E. 125 Street, No. Miami, Florida 33161