

DEED RESTRICTIONS FOR STAVE BRANCH, NASSAU COUNTY, FL

“Restrictive Covenants”

By acceptance of this Special Warranty Deed, Grantee hereby covenants and agrees for itself, its heirs, successors and assigns that the land conveyed hereby shall be subject to the following restrictive covenants (“Deed Restrictions”), which shall expire on December 31, 2045:

- 1. This Property shall be used for single family residential, recreational, and/or agricultural purposes only.**
- 2. There shall be on the Property a one hundred foot (100') setback of any buildings or structures including, without limitation, dwellings, barns, and sheds, from the public right of way commonly known as County Road 121 (“Setback Area”).**
- 3. Site built homes only, 1300 sf min conditioned area exclusive of porches, carports or garages. No mobile or modular homes of any kind shall be allowed.**
- 4. No broken down or junk vehicles, old appliances, trash, or unsightly material of any kind may be kept or maintained on the Property within sight of the public right of way.**
- 5. No animals shall be kept on the Property in such numbers that they create a nuisance due to noise or odor.**
- 6. No commercial borrow pits or mining of any kind shall be allowed on the Property.**
- 7. No commercial cellular towers shall be allowed on the Property.**
- 8. No commercial billboards shall be allowed on the Property.**
- 9. Lots 1, 2 and 5 shall not be subdivided to create any parcel which is less than one (1) acre in size. The maximum number of resulting parcels created shall be three (3), including the parent parcel.**
- 10. No further subdivision is permitted on Lots 3 and 4.**

If Grantee, Grantee’s heirs, successors or assigns shall violate any of these restrictive covenants, Grantor, its successors or assigns shall have the right to seek injunctive relief to prevent any violation thereof and shall be entitled to recover its costs of enforcement, including reasonable attorneys’ and paralegals’ fees, whether or not suit be brought to enforce a violation.