

SCHEDULE "A"

RESERVATIONS, RESTRICTIONS AND EASEMENTS OF ST. AUGUSTINE SOUTH SUBDIVISION

FIRST: There shall not be erected or maintained on the property of this subdivision any structure of any kind other than a one-family dwelling and suitable accessory buildings or ground improvements, such as garage, garden house and trellises, to be used by the family and bona fide guest occupants of said dwelling. No garage or accessory building shall be used as living quarters, except for employees, and such garage or accessory building shall not be used or occupied as living quarters prior to the erection of the dwellings.

SECOND: Easements and rights of way are hereby expressly reserved for the creation, construction and maintenance of utilities, such as gas, water, telephone, telegraph, electricity, sewers, storm drains and land drains, public, quasi-public and private, as well as for any public, private or quasi-public utility or function deemed necessary and/or expedient by the Grantor for the public health and welfare. Such easements and rights of way shall be confined to the rear five (5) feet of every lot, and five (5) feet along the side of every building plot and along every street of the subdivision. In case the filing of the map or plot of this subdivision shall for any reason not be deemed a dedication of the roads, streets or avenues abutting the aforesaid property to public use the Grantor reserves the right to make such dedication without the consent of any grantee.

THIRD: Plans and specifications for all dwellings as well as said accessory buildings must be submitted to Florida Speaks Corporation, or its duly authorized agent, for written approval prior to the commencement of any construction.

FOURTH: No sign of any kind shall be exhibited in any way on or above the property of this subdivision without written approval of Florida Speaks Corporation, or its duly authorized agent.

FIFTH: No fence or hedge shall be erected or maintained on the property of this subdivision which shall unreasonably restrict or block the view from an adjoining lot or which shall materially impair the continuity of the general landscaping plan of the subdivision. For this purpose, a hedge or fence should, if possible, be maintained at no greater height than four (4) feet.

SIXTH: The laws of the State of Florida, the County of St. Johns, and of any other political subdivision in which said lands are now or hereafter located, as well as the rules and regulations of their administrative agencies and officials now or hereafter in effect with regard to zoning, sewage disposal, water supply and sanitation are hereby incorporated herein and made a part hereof, and any State, County or other official having the administrative duty to inspect the property of the subdivision shall have the license to enter upon the property of subdivision from time to time to make any such inspection.

SEVENTH: No husbandry of either animals or fowls shall be conducted or maintained upon the property of the subdivision; provided, however, that house pets only shall be excluded from this restriction.

EIGHTH: No main dwelling shall be erected nearer than twenty-five (25) feet in the front, twenty (20) feet of the rear; and fifteen (15) feet of the side lines of any building plot which may be sold hereunder.

NINTH: No dwelling shall be constructed on less than (2) contiguous lots as shown on the recorded plat of said subdivision.

By the acceptance of this Deed, it is agreed that the foregoing restrictions shall be construed as covenants running with the land hereby conveyed.

ST. AUGUSTINE SOUTH

Trustees

W. FRANK EVANS

and/or

WILLARD BLEYER,

as Trustee for

FLORIDA SPEAKS

CORPORATION

to

DAVID A. SWANSON

and

JOAN H. SWANSON

Dated: December 14th, 1956

Received in the office of the Clerk of the

Circuit Court of St. Johns County, Florida,

on the day

of A.D., 19..... at

..... M., and recorded in Book.....

of Deeds for said County, Page.....

The property affected by this instrument is situated in the County of St. Johns, Florida.

This deed should be sent to record at the Clerk of the Circuit Court of St. Johns County, St. Augustine, Florida, with \$1X20 to cover recording. \$2.00 State and County taxes are a lien on and after January 1st of each year, and are payable, subject to certain discounts, on and after the following November 1st, with penalties attaching on and after April 1st of the following year. In writing for your tax bills give your lot numbers, unit number and title of map and enclose a self-addressed stamped envelope so that bills will be sent to you.

For tax information, write:

TAX COLLECTOR

St. Johns County

St. Augustine, Florida

JAN 29 1957

JAN 29 1957

63271

FILED

o'clock

FILED

M. Recorded in the

Public Records of St. Johns County, Florida in the

book and pages noted above.

HIRAM FAVER, Clerk Circuit Court

Deputy Clerk