

DEED OF RESTRICTIONS

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WHEREAS, BONA FIRMA CORPORATION, the owner and developer of Tri-River Farms, a subdivision, being recorded in Plat Book 1, Pages 135 and 136, current public records of Suwannee County, Florida, does by these presents provide that each and every of the lots in said subdivision shall be, and the same hereby are, made subject, until December 31, 1999, to the covenants, restrictions, conditions, reservations and privileges, running with the title to the said lands as follows:

1. No well, septic tank, or drainfield shall be placed within 25 feet feet of the side or rear lines of any lot.
2. No commercial enterprise shall be installed, undertaken, or conducted on any lot or lots in said subdivision.
3. No junk, including junked automobiles, electrical appliances, or worn out or discarded machinery shall be kept or placed on the property. The developer reserves the right to remove any of the above described junk or any other unsightly refuse from any lot in the above described subdivision at the cost of the owner, purchaser or occupant. The cost of such removal shall be paid in cash to BONA FIRMA CORPORATION within Fifteen (15) days after notice of removal given by BONA FIRMA CORPORATION to the said owner, purchaser or occupant. In the event that such costs incurred by BONA FIRMA CORPORATION shall not be paid within Thirty (30) days of the date of billing, then BONA FIRMA CORPORATION is authorized to add such charge to any balance due it on the purchase price or mortgage of the property from which the junk or refuse was removed. Further, in the event BONA FIRMA CORPORATION incurs legal expenses in effecting such removal, all such expenses, including a reasonable attorney's fees, shall be paid by the owner, purchaser or occupant of the lot or lots from which the junk or other matter was removed.

STATE OF FLORIDA
COUNTY OF COLUMBIA

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BEFORE ME, personally appeared LENVIL H. DICKS and JULIA R. DICKS, to me well known, and known to me to be the individuals described in and who executed the foregoing Deed of Restrictions as President and Secretary of the above named corporation, and severally acknowledged to and before me that they executed such instrument as such President and Secretary, respectively, of said corporation, and that the seal affixed to the foregoing instrument is the correct seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation

WITNESS my hand and official seal, this 1st day of January, 1974.



Mageta G. Christie
Notary Public, State of Florida at Large
My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires February 10, 1978

Filed in the office of the Clerk of the Circuit
Court of Suwannee County, Florida at
..... M on the day of
A. D. 19..... and recorded in official
Record on page.....
Jerry A. Scarborough Clerk
D. O.

Filed in the office of the Clerk of the Circuit
Court of Suwannee County, Florida, at
1:00 P. M. on the 12th day of Sept.
A. D. 1974 and recorded in official
Record 118 on page 765-6
Jerry A. Scarborough Clerk
By: Emmared Davis D. C.

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