

STATE OF FLORIDA
COUNTY OF WALTON

OFFICIAL RECORDS
RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS THAT MULLET BAYOU DEVELOPMENT, INC., a Florida corporation, is the owner of the following described real estate in Walton County, Florida, to-wit:

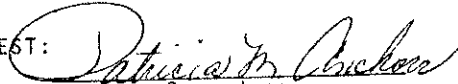
Emerald Shores, a sub-division of Walton County, State of Florida, lying and situated in Section 34, Township 1 South, Range 19 West, Walton County, Florida.

AND WHEREAS, the said owner of the said property desires to encumber all of the said property with these restrictions, covenants, agreements, conditions and charges hereinafter set out for the purpose of enhancing the value of the said property.

NOW, THEREFORE, in consideration of the promises and the benefits accruing to it, therefore, the undersigned Mullet Bayou Development, Inc. does hereby encumber all of the said property and each and every lot therein with the following restrictions, covenants and conditions:

1. No lot shall be used except for single residential purpose (except for the lot designated for common area),
2. No house shall be less than 1000 square feet exclusive of open porches and garages.
3. No structure of a temporary character, trailer, tent, shack or outbuilding except for a period not to exceed one year and even then only during active construction of a house.
4. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date of the recording of the covenants after which time said covenants shall automatically be extended for a period of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.
5. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except dogs, cats or other household pets, provided that they are not kept, bred or maintained for commercial purposes.
6. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste.

IN WITNESS WHEREOF the undersigned have hereunto set their hands and seals to this instrument this 8th day of August, 1985.

ATTEST: 
Secretary

MULLET BAYOU DEVELOPMENT, INC.
By: 
President

342832

FILED
CLERK OF DISTRICT COURT
WALTON COUNTY, FLA.

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OFFICIAL RECORDS

STATE OF FLORIDA)
COUNTY OF WALTON)

BEFORE ME personally appeared B. B. SADLER and PATRICIA M. ANCHORS, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument: as B. B. SADLER, President and PATRICIA M. ANCHORS, Secretary of the above named MULLET BAYOU DEVELOPMENT, INC., a corporation, and severally acknowledged to and before me that they executed such instrument as President and Secretary, respectively of said corporation, and that the seal affixed to the foregoing instrument is the corporate 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 this 8th day of August, 1985.

Jeanne Burns
NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES OCT. 21, 1986
BONDED THRU GENERAL INSURANCE UND.