

PALM ISLAND ESTATES, UNIT NO. 4
DECLARATION OF RESTRICTIONS

PALM ISLAND ESTATES, INC.,
a Florida corporation,

to

ALL FUTURE OWNERS OF LOTS IN PALM ISLAND ESTATES, UNIT NO. 4, according to plat recorded in Plat Book 4 at pages 13A, 13B, 13C, 13D and 13 E of the public records of Charlotte County, Florida.



WHEREAS, PALM ISLAND ESTATES, INC., a Florida corporation, hereinafter called the Grantor, is the owner of all of Palm Island Estates, Unit No. 4, according to plat thereof recorded in Plat Book 4 at pages 13A, 13B, 13C, 13D and 13E, of the public records of Charlotte County, Florida; and

WHEREAS, Grantor is desirous of enforcing uniform restrictive covenants for the reasonable regulation of usage and development of lots in Palm Island Estates, Unit No. 4, and the type, control and location of structures erected in said subdivision;

NOW, THEREFORE, in consideration of the mutual benefits which shall arise from appropriate and reasonable restrictions and regulations in said subdivision, Grantor does hereby establish the following restrictions upon lands described as

PALM ISLAND ESTATES, UNIT NO. 4, according to plat thereof recorded in Plat Book 4 at pages 13A, 13B, 13C, 13D and 13E of the public records of Charlotte County, Florida;

which restrictions shall run with the land and remain in full force and effect for a period of thirty (30) years from and after the date hereof or until the said Palm Island Estates, Unit No. 4 shall become a part of an incorporated municipality, or until these restrictions shall be altered, amended or rescinded upon written agreement of the owners of record of a majority of the lots in Palm Island Estates Subdivision, Unit #4.

1. No poultry or other animals shall be kept or maintained on the said lands, except that dogs, cats and birds other than poultry, may be kept as pets.

2. No tent, trailer or other temporary building or structure shall be erected, placed or occupied on said lands, except that temporary storage sheds may be erected in connection with construction of buildings.

3. No shrubbery to a height greater than three feet shall be maintained on or around the boundaries of any lot.

4. Construction on the aforesaid lands shall be limited to single and multiple dwellings. Bona fide servants quarters may be erected in connection with any dwelling.

5. One-story residences erected on lots fronting on the Gulf of Mexico and on lots fronting on Lemon Bay shall have a minimum floor area of 1,000 square feet, and those erected on inside lots shall have a minimum floor area of 900 square feet. No two-story structure shall have less than 750 square feet of floor area on each floor. All multiple dwellings on Gulf front lots shall have a minimum of 2,500 square feet of floor space; those on Bay front lots shall have a minimum of 1,500 square feet of floor space; and those on inside lots shall have a minimum of 1,250 square feet. The aforesaid minimum floor areas shall be exclusive of garages, utility rooms, open porches, breezeways and screened areas.

6. An easement three feet in width for public utilities sewer and drainage facilities is reserved along the street and side lot lines of all lots; provided, however, that in the event a structure shall be erected so as to occupy more than one lot, the aforesaid reservations shall apply to and affect only the outer side and street boundaries of the tract on which such structure shall be erected.

7. No structure other than boat lockers, benches, and railings, not to exceed four feet in height, shall be erected in or upon any dock, spell, wharf, pier, quay or float.

8. No structure shall be moved on to any lot.

9. No lot shall be extended or filled beyond the lot line as platted. All seawalls shall be erected or installed along and without variation from the water boundary of each lot as platted.

10. There shall be a rear yard on Bay front lots having a depth of thirty-five feet measured to the nearest bayfront line of the structure erected thereon; and on such lots there shall be maintained a front yard of minimum depth of thirty feet, measured to the street line.

11. There shall be maintained on inside lots a rear yard having a minimum depth of twenty-five feet, measured from the lot line to the nearest point of the building erected thereon; each such lot shall have a front yard of minimum thirty-five foot depth measured from the street line to the nearest point of the building.

12. No structure shall be erected on Gulf front lots nearer than 35 feet to the street line.

13. No part of any structure shall be nearer than $7\frac{1}{2}$ feet to the side line of any lot. This restriction is not intended to prohibit the erection of a dwelling on two or more lots.

14. These restrictions may be altered, amended, or rescinded only upon the written consent of the owners of a majority of lots in Palm Island Estates, Unit No. 4.

15. All septic tanks, drain fields and wells shall be installed so as to conform with regulations of the State Board of Health.

16. No building shall have any of the following types of roofing on the exterior of the roof: wood shingles, asphalt shingles, roll composition or roll tar paper.

17. The aforesaid covenants and restrictions, together with the covenants of warranty in the deeds of conveyance of lots in Palm Island Estates, Unit No. 4, shall be and constitute all of the obligations undertaken and limitations imposed by the present owner on the use and occupancy of the said lands, and the present owner makes no covenants or representations of any nature whatsoever with respect to future utilization, maintenance, development or any other matter.

IN WITNESS WHEREOF, Grantor, by and through its duly authorized officers, have caused these presents to be executed and its corporate seal affixed, this 26th day of October, 1957.

PALM ISLAND ESTATES, INC.

By:

James A. Pruitt, Jr., President

Attest:

George A. Hines
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

BOOK 30 PAGE 27

I HEREBY CERTIFY, That on this 26th day of October, 1957, before me personally appeared James A. Fruitt, Jr., and George K. Kickliter, President and Secretary, respectively, of Palm Island Estates, Inc., a Florida corporation, to me known to be the persons described in and who executed the foregoing Declaration of Restrictions, and who acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at St. Petersburg, Pinellas County, State of Florida, the day and year last aforesaid.

Notary Public

My Commission Expires:

Notary Public State of Florida at Large
My Commission Expires Mar. 1, 1960