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DECLARATIONS OF COVENANTS AND RESTRICTIONS
FOR FLYING K RANCH

THIS DOCUMENT IS THE "DECLARATION OF COVENANTS AND RESTRICTIONS FOR FLYING K RANCH" AND IS MADE EFFECTIVE AS OF October 1, 1991 by developer.

WHEREAS, Developer is the owner of the real property legally described on Exhibit A to this Declaration and desires to create thereon an exclusive residential community to be known as FLYING K RANCH, which has been subdivided and platted pursuant to the plat of subdivision (Plat) recorded in the public records of Sumter County, Florida at Plat Book 4 pages 93 and 93A.

WHEREAS, Developer desires to insure the attractiveness of the individual lots and common facilities within FLYING K RANCH; to prevent any future impairment thereof; to prevent nuisances; to provide for the maintenance of common areas, and other community facilities; with such additions as may hereafter be made thereto to the covenants, conditions, restrictions, easements, changes and liens, hereinafter set forth, each and all of which is and are for the benefit of said property and each owner thereof.

Joseph J. Bennett
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- 1. No more than one single family dwelling shall be placed on any residential lot herein; nor shall be occupied by more

than one family.

2. All building must be set back at least 40 feet from the front lot line (street side), not less than 50 feet from rear lot line, and at least 15 feet from side lot line.

3. No commercial business of any kind will be permitted on residential lots.

4. No parking of house trailer, boats, R.V.'s, campers, or trucks larger than a pickup truck at any time on the streets, or residential lots in the subdivision, unless in an enclosed garage, or hangar.

5. No wall or fence shall be constructed on any of the residential lots higher than five (5) feet, and shall be built with new materials. Barbed wire fences are prohibited. Hedges shall not be allowed to grow to a height in excess of five (5) feet. Rear fence shall not be closer than forty (40) feet from the runways edge. All front fences, shrubs, and trees shall be no closer than thirty five (35) feet from the center line of the road.

6. All buildings shall be constructed of masonry, wood, or similar materials. Hangars shall be of similar construction as the home (no metal buildings). No pre-fabricated homes, pole barns, modular homes, mobile homes, or trailers shall be allowed.

7. All buildings shall be reasonably maintained, and shall be kept painted, or plastered to maintain a nice appearance of the subdivision.

8. The burning of garbage, trash, leaves, etc. is prohibited in the subdivision.

9. Lots are to be kept clean, mowed, and free of all unsightly

structures, or debris. Lots which do not have a home built must be moved to maintain a maximum height of ten (10) inches.

10. All household pets must be kept on homeowners land, or on leashes. The number of household pets to be within reason. No goats, horses, cattle, fowl, vicious dogs, or other such type creature shall be kept on the residential lots.

11. No dwelling shall be built on any residential lot that has less than 1700 square feet of living space measured by outside dimensions, exclusive of utility rooms, enclosed porches, garages, hangars, etc. No metal sheds. Out buildings must be of similar construction as the home, and be approved by the developer. If a home is built without a hangar, provisions shall be made in the site plan to include room for a hangar with a minimum size of 30 feet by 40 feet.

12. Before construction is commenced the developer shall review all home, and site plans for compliance with deed restrictions, and copy of the above plans shall be provided to the developer for developers records.

13. No part of said property shall be used, or maintained for burial, dumping of rubbish, trash, or other waste material, and liquids. All rubbish, trash, or other waste shall be kept in sanitary containers, and shall be removed from the property at regular intervals.

14. No noxious, or offensive trade, or activity shall be carried on upon any residential lot, nor shall anything be done thereon which may be, or become an annoyance, or nuisance to the neighborhood, or upon the value of any neighboring property.

15. No towers, antennas, or poles shall be erected more than thirty (30) feet above the runway elevation, and no closer than one hundred feet (100) from the centerline of the runway.

16. No buildings, fences, or any other obstructions shall be built within the easements.

17. No lot may be divided into smaller parcels.

18. No aircraft may be taxied, towed, or otherwise moved onto the property from adjacent land without the written consent of the developer or its assigns.

19. All driveways from residential lots across the drainage swales shall be constructed as follows: Twelve (12) inch diameter C.M.P. (corrugated metal pipe) to P.O.O.T. standards extended beyond the width of the driveway to end with concrete mitered ends. To be installed at the time that the building permit is drawn.

20. All residential lots on (adjacent to) C.R. 316A shall construct a fence of uniform design, and color as the developers of FLYING K RANCH SUBDIVISION SPECIFY. (Three foot- three board fence). This fence must be erected at the time of the occupancy permit is given. The openings in the fence shall be kept to a minimum to deter intrusion onto the runway.

21. All homes, and other out buildings on residential lots constructed of concrete blocks, shall not be finished as plain, or struck block, but rather covered in stucco, brick, stone, wood, or other decorative material.

22. No aircraft is to be parked on vacant residential lots.

23. No hangar shall be constructed on a residential lot without an accompanied home on the lot.

24. FLYING K RANCH is an aviation community, and its main

purpose is to provide a facility where flying enthusiasts can safely operate their aircraft. In view of the above statement it is important to impress upon all residential lot owners that aircraft will be flying anytime, and its operation shall not be curtailed by darkness, noise levels, etc.

25. No residential lot owner shall allow any other person the right to store, tie-down, rent, or operate an aircraft from a residential lot, or to operate from BUSHNELL FLYING K RANCH. The residential lot owner's aircraft is one that he owns, or leases, or has direct and sole control. No club may operate from said residential lot, and runway of BUSHNELL FLYING K RANCH. The residential lot owner may have guests fly in, and overnight storage of such guest aircraft on a residential lot is allowed only if said guest is staying at a residence on FLYING K RANCH.

26. All homes constructed at FLYING K RANCH must be completed to occupancy permit within one year from the date the building permit is drawn.

SIGNED

Anne L. Brennan

ANNE L. BRENNAN

Sharon G. Giber

SHARON G. GIBER

Roberto P. Garcia

ROBERTO P. GARCIA

[Signature]

WITNESS

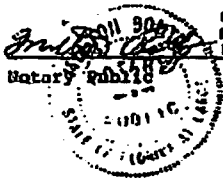
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WITNESS

(STATE OF FLORIDA)

(COUNTY OF)

The foregoing instrument was acknowledged before me this 20 day of Feb, 1992, by ANNE L. BRENNAN, SHARON G. GIBER, ROBERT P. GARCIA for the purposes therein expressed.



NOTARY PUBLIC, STATE OF FLORIDA AS A.S.B. BY COMMISSION EXPIRES MAY 24, 1993 HENRIK THIN AGENT'S NOBLEY SECRETARY

