

24⁰⁰ Rec.

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK

1008079

VERIFIED BY:

JB D.C.

CONNELL LAKES HOME OWNERS ASSOC.

In accordance with the wishes and direction of the Connell Lakes Home Owners Assoc. it is requested by a simple majority that the Reservations and restrictions now covering phase I and Phase II be hereby combined as amended, and that future any reference to this Association from this day forward included the term Home Owners. This was inadvertently omitted in the September 3rd 92 filing.

Submitted this date, April, 28th 1998 for inclusion in the public record

By

Gordon I Pearson
Gordon I Pearson President

By

Edward Cunco
Edward Cunco Sect. Tres.

① Pink 60

BK 1240PG0413

1998 AP 28 AM 9:45

CONNELL LAKES ESTATES
RESERVATIONS AND RESTRICTIONS (R & R's)

1. These amended Reservations and Restrictions covering Lots 1 through 252 of Connell Lake Estates, Phase I & II and recorded Plat Book # 11 pages 92, 93, 94 and 95 and Phase II recorded in plat Book # 14 pages 113 through 116 of Citrus County Public Records, Citrus County, FL. Are hereby amended to reflect the following.
2. This property shall be occupied and used for residential purposes only, and no building what so ever shall be erected or maintained on said premises except one used as a private dwelling house, together with attached garage, servants quarters as may be required for the private use of the owners of occupants of said premises; not more than one such dwelling shall be erected or maintained on any one lot, as defined on said plat, but restrictions shall not prohibit the erection of a dwelling house on more than one lot or contiguous parts of two or more lots, provided that such parcel shall have no less frontage or depth than one of the lots part of which is a component of such parcel.
3. No building shall be constructed on any lot within thirty-five (35) feet of the front property line or within twenty (20) feet of the back property line and a minimum of seven and one half feet (7 ½') of side property line in Phase II and ten foot (10') in Phase I
4. In all cases this set back shall be in regard to single ownership of more than one lot, this restriction shall apply to the parcel owned as a whole.
5. No wall, fence or hedge over five (5) feet in height shall be erected on any lot or parcel, except in the rear of lots adjacent to property not a part of Connell Lakes Estates. In such case a wall or fence may not exceed nine (9) feet and hedges shall be trimmed to five (5) feet at all times.
6. No outdoor sanitary facilities will be permitted other than during construction and then for only five months and must be supplied by a licensed vendor of Citrus County. Each residence and or home shall be equipped with a standard Florida Board of Health approved septic system and drain field, or community provided sewer system before they can occupy the home.
7. No animals , other than the usual household pets, i.e. cats and dogs shall be kept on the premises.
8. Garages as part of a home shall not be used as a residence, either temporarily or permanently. No other out building will be allowed with the exception of a Gazebo and this will have to be approved by building dept. of Citrus Country

BK 1240PG0414

1998 AP 28 AM 9:45

9. Vehicles larger than a ¼ ton class pick up shall not allowed on any lot at any time, unless it is there for less than 5 days to provide service. i.e. well drilling etc. No home or lot owner motor or mobile homes shall be permitted on any lot at any time for more than 24 hours and guest may park a motor or Mobil home for no more than three days. Trailers shall be kept in garages, they are not allowed to be stored outside.
10. Nothing shall be done and no condition shall be allowed to continue which may become a nuisance. It is suggested Vehicles should be garaged when possible.
11. Each lot or parcel shall be kept mowed and free of weeds and undergrowth at all times. All garbage and trash shall be removed promptly and properly, and shall not be burned thereon. All trimmed limbs, grass cutting's and debris will be promptly removed from each lot or parcel. No dumping or debris of any kind will be allowed in the retention areas, vacant lots or right away or unplatted property. No junk, junk cars, or trucks or waste materials are allowed to be stored on any property. After a 30 day notice of entry on vacant lots or parcels for cleaning up any such violations to these restrictions the owner of the property will be assessed by the county all cost or fines relating to same. Each home owner shall subscribe to trash pick up at least once a week when in residence.
12. On lots having dual facing, the residence facings shall be dual; that is having two (2) facings, one on the street and one on unplotted property. There shall be no additional terracing or fill on any lot or parcel that is more than one (1) foot above the standard grade level of the adjacent lots or parcels.
13. No outside clothes lines shall be permitted.
14. No signs shall be permitted on the property other than the normal mail box or Realtor signs
15. Any dwelling constructed on a lot or parcel shall be single family dwelling with a minimum floor space in actual living quarters of fourteen hundred square feet, (1400) excluding porches, unless enclosed and windowed, carports, garages, and utility room. Only one single residence per lot or parcel
16. Connell Lake Estates HOA (Grantor) reserves a partial and exclusive easement of ten feet across the front and rear of each lot and 5 feet on side lots for all utilities.
17. No lot or parcel shall be sub-divided in any way except to becoming part of another adjacent lot or parcel. No building shall be constructed on a fractional lot unless in conjunction with a structure on the adjacent lot.

BK 1240PG0415

1998 AP 28 AM 9:45

18. In the event any lot owner, his or her heirs , or assign's shall violate any of the afore mentioned covenants it shall be lawful and the right of the County, interested persons or organization to seek relief under the laws of Citrus County and the State of Florida, and seek satisfaction through the courts to recover all cost and damages.
19. At the termination of the herein R&R's all or any portion may be extended for additional periods of time by a majority of home owners , and said R&R's shall be recorded in the office of public records of Citrus Country.
20. Invalidation of any of these R&R's by judgment or court order shall, in no way effect any of the other provisions which shall remain in full force and effect.
21. The herein R&R's are made for the benefit of all owners within Connell Lake Estates, both present and future., and in order to preserve the beauty and attractiveness of the area, the Connell lakes Estates Home Owners Assoc. along with any interested person shall have the right of enforcement.
22. All structures constructed on said lots or parcels shall be of approved materials that have been approved by the Citrus County Building Commission, and presented to the HOA Executive Committee for review before construction can start. All exteriors shall be completed within 90 days of commencement of construction
23. No existing trees shall be removed with out written permission , further no barbed wire, chicken wire shall be used to construct a fence. It is suggested that a good neighbor policy exist here inasmuch as the home owner should consult with neighbors on each side before constructing any fence. All post in connection with any fence shall be on the home owners side of the fence.

BK 1240PG0416

1998 AP 28 AM 9:45

24 All boats shall be stored in the rear of each lot under a form fitting boat cover. A boat shall constitute one of the three vehicles that may be parked on a lot or parcel. Again it is suggested they be stored inside

25 No noxious or offensive trade or activity shall be carried on upon any lot or parcel. Further no lot or parcel shall be used as a roadway.

26 These (R&R's) herein contained are to run with title to lots or parcels in herein described subdivision and shall be binding upon all persons and all parties under them until December-31-2006.

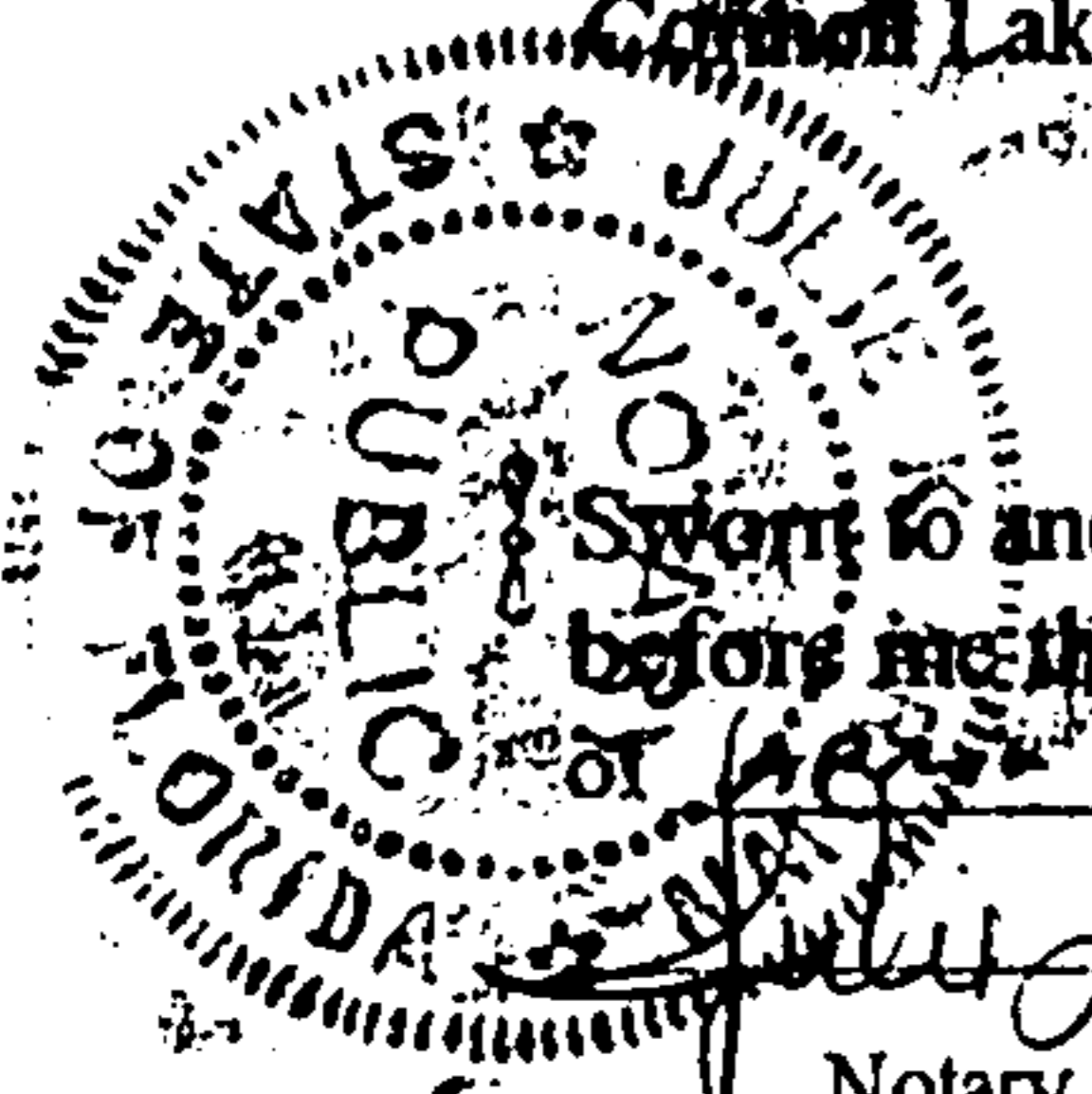
27 These consolidated R&R's shall have no effect any amendments that preceded there consolidation and is dually registered with the clerk of public records Citrus County

Gordon I Pearson
Gordon I Pearson President

Connell Lake Estates Home Owners Assoc.

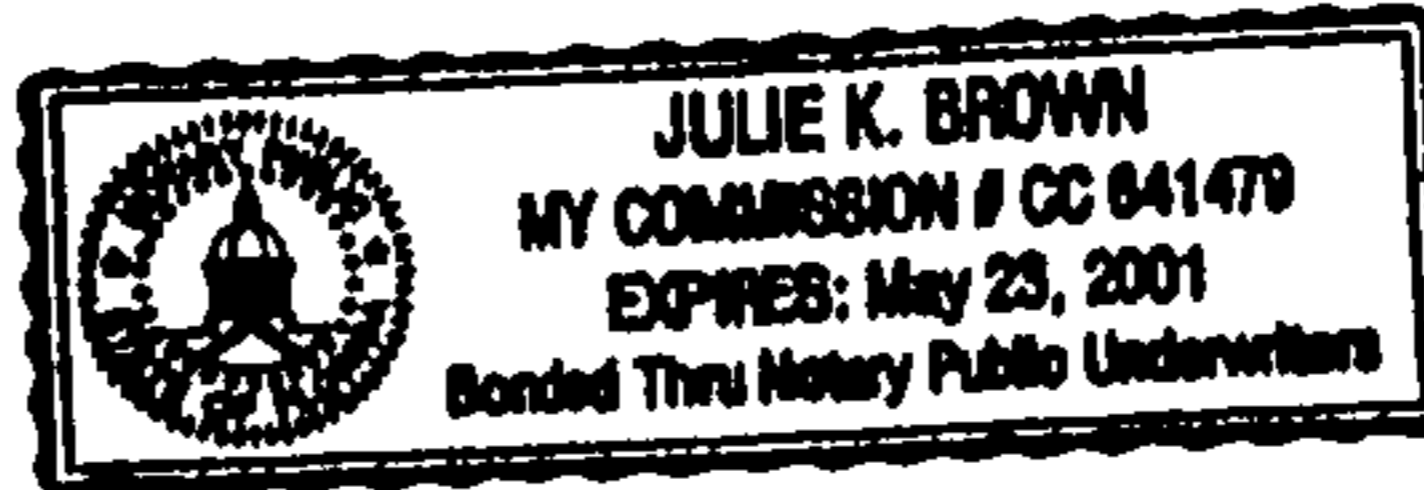
Edward Canco

Edward Canco Secretary & Treasurer
Connell Lake Estates Home Owners Assoc.



Sworn to and subscribed
before me this 28 day

of 1998
Julie K Brown
Notary Public Julie K Brown



BK 1240PG0417

1998 AP 28 AM 9:48

FLDL# P625-289-25-311-U } used as ID
FLDL# C500-230-30-329-U } did take an oath