

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:
M. David Alexander, III
P. O. Box 189
Winter Haven, FL 33882

INSTR # 98287394
OR BK 09257 PG 0365
RECORDED 09/28/98 11:42 AM
RICHARD AKE CLERK OF COURT
HILLSBOROUGH COUNTY
DEPUTY CLERK L Evans

-----Above Space Reserved for Clerk-----

DECLARATION OF RESTRICTIONS

THIS DECLARATION is made this 8th day of September, 1998, by HOPEWELL LAND PARTNERS, LTD., a Florida limited partnership ("Owner"), whose address is P. O. Box 112, Winter Haven, Florida 33882.

W I T N E S S E T H :

WHEREAS, Owner is the owner of certain real property located in Hillsborough County, Florida, as more particularly described as follows:

Lots 1 through 10 of the platted subdivision known as Alafia Ranch Southeast, as shown by the plat thereof recorded in Plat Book 80, pages 81-1 through 81-3 of the public records of Hillsborough County, Florida,

and

WHEREAS, Owner desires to impose certain deed restrictions on the Property, as specifically set forth herein, to protect and enhance the land value of the Property.

NOW, THEREFORE, Owner declares:

1. No structure of any kind that is commonly known as "mobile home" type construction may be placed or erected on any lot in Alafia Ranch Southeast.
2. No portion of any lot in Alafia Ranch Southeast may be used for any industrial purpose.
3. No portion of any lot in Alafia Ranch Southeast may be used for any commercial purpose if the commercial purpose is not a bona fide agricultural use of the land.
4. Each residential structure on Alafia Ranch Southeast must be no less than 2,000 square feet under roof.
5. Notwithstanding paragraph 3, no swine, poultry, or fowl may be kept on any portion of Alafia Ranch Southeast.

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6. No portion of any lot in Alafia Ranch Southeast may be used for the retail sale of any agricultural product grown or raised on that lot.

The deed restrictions hereinabove set forth shall run with the Property and be binding on and inure to the benefit of all parties having any right, title, or interest in the Property or any part thereof and their heirs, successors, and assigns for a period of twenty (20) years from the date this Declaration is recorded.

IN WITNESS WHEREOF, Owner hereby executes this Declaration of Restrictions as of the day and year first above written.

WITNESSES:

HOPEWELL LAND PARTNERS, LTD.
a Florida limited partnership,
By: Bartow Mining, Inc., a
Florida corporation, General
Partner

J. Tim Denalsen
Print Name: J. Tim Denalsen

By: James Gary May
James Gary May, as its
President

Willard C. May
Print Name: WILLARD C MAY

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 8th day of September, 1998, by James Gary May, as president of Bartow Mining, Inc., a Florida corporation, General Partner of Hopewell Land Partners, Ltd., a Florida limited partnership, on behalf of the corporation. He is personally known to me.

My commission expires:

Janet L. Wickman
Notary Public

(Affix Notarial Seal)

hopewell\gonzalez\restrictions

