Covenants
For
Woodland Golf Club Sub.
Sixth Section
2 pages
Hamilton County
William H. Didessel and Helen C. Didessel, his wife, covenanted that no "located or lot-scale" structure shall be erected or maintained on said lots. The owners of such lots in this subdivision, however, shall take their titles subject to the rights of the Public Utilities Company and its owners of lots in this subdivision and subject hereby granted for improvements and agrees to, and accepts the condition that the streets and alleys of said subdivision be opened and maintained in accordance with the provisions of this subdivision as set forth in the plat of said subdivision, and to the use of the Public Utilities Company and its owners of lots in this subdivision, and subject hereby granted for improvements.

All lots in this subdivision shall be known as residential lots. Only one single detached family dwelling with accessory buildings and not exceeding two and one-half stories in height, may be built on any lot in this subdivision. Any planned lot in such subdivision may be divided into two or more lots, subject to any restrictions herein contained, provided such division shall be made in accordance with the plat of said subdivision, and subject to the terms herein contained.

No structure shall be erected or maintained on any lot except a detached garage and accessory buildings necessary for the use of said structure. No structure shall be erected or maintained nearer than fifteen feet to any lot line, except a detached garage or other accessory building located on the rear portion of the said lot. No residence shall be erected or placed on any building plot which has an area of less than 1,000 square feet or a width of less than 70 feet at the front building line.

Nonoxious or offensive trade or activity shall be conducted on any lot in this subdivision, nor shall anything be done thereby which may become an annoyance or nuisance to the neighborhood.

A trailer, barn, garage, garage, barn, or other outbuilding erected on the tract shall at any time be used as a temporary or permanent, nor shall any structure of a temporary character be used as a residence.

No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plot plans showing the location of such building have been approved by the board of directors of the Public Utilities Company and the platting committee of said subdivision, and on location of the building in connection with the topography and finished ground elevation of the building. The building plans shall be in conformance with the plat of said subdivision and its platting committee.

No building shall be placed or altered on any building plot in this subdivision until the building plans, specifications and plot plans showing the location of such building have been approved by the board of directors of the Public Utilities Company and the platting committee of said subdivision, and on location of the building in connection with the topography and finished ground elevation of the building. The building plans shall be in conformance with the plat of said subdivision and its platting committee.

Individual wells shall be permitted provided location, sufficiency of supply and purity is approved by the proper public authority. All private or semi-public water supply and sewer disposal systems may be located as the building plot or tract, or as adjacent to this subdivision to serve any building plot provided written permission from the proper public authority is obtained and the ground water and sewer disposal systems are satisfactory to serve such lots, taking into consideration the conditions and results that can reasonably be expected to exist when all lots in which the covenants apply have been built up with buildings, and further provided that (a) no septic tank shall be closer than 25 feet, and (b) a well shall not be deeper than 10 feet from the ground surface.

The streets in this subdivision, so far as they may be dedicated, shall be maintained in good condition by the owners of the lots in this subdivision, and no sanitary corporation, device shall be employed or permitted on any lot in this subdivision prior to the availability of a sanitary sewer system.

The right to enforce the foregoing provisions, restrictions and covenants by injunction together with the right to cause the removal by process of law any septic tank, septic tank bed or structure, erected or maintained in violation hereof, is hereby dedicated to the public and reserved to the owners of the several lots in this subdivision, their heirs and assigns, who shall, subject to the relief without being required to show any damage of any kind to any such owner or owners by or through any such violation or attempted violation. Such provision shall be in full force and effect until July 1, 1971, at which time such covenants shall be automatically extended for successive periods of 10 years, unless by a vote of a majority of the then owners of the lots, it is then agreed to change the covenants in whole or in part. Violation of any of these covenants by court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Witness our signatures this 22nd day of November, 1951.

William H. Didessel
Helen C. Didessel

State of Florida
County of Volusia
Witness my hand and official seal this 22nd day of November, 1951.

Helen M. Baker
Notary Public, State of Florida at Large
Notary Public, State of Florida at Large

The above is a true copy recorded December 3, 1951. Carrie E. Roberts, R. R. C.