

# Deed Restrictions

From O.R. Bk 4778 Pg 2095

3019 Windsor Way  
Tallahassee, FL 32312

ALSO SUBJECT TO the following covenants and restrictions which shall be binding on the Grantee and the Grantee's heirs and successors who acquire any interest in the above-described property and which shall run with the land:

(A) The above-described property, together with the adjoining property owned by the Grantee, shall constitute a single residential lot (the "Combined Parcel") and not more than one residential structure shall be erected on the Combined Parcel, to be a one detached, single family dwelling, and an attached garage. No garage shall face the front of the lot/parcel or any road right-of-way.

(B) No building shall be erected nearer than 75 feet from the front line of the Combined Parcel, nor nearer than 25 feet to the side and rear lines of the Combined Parcel.

(C) The Combined Parcel shall not be subdivided.

(D) No noxious or offensive trade shall be carried on any portion of the Combined Parcel.

(E) No additional building shall be erected on any portion of the Combined Parcel until the plans and specifications have been approved in writing by the Live Oak Plantation Architectural Control Committee, the architectural control committee established by the Live Oak Plantation and Piedmont Neighborhood Association, Inc. The address of the Live Oak Plantation Architectural Control Committee is Post Office Box 568, Tallahassee, Florida 32302-0568.

(F) No trailer, shack or barn shall be placed or erected upon any portion of the Combined Parcel.

(G) The owners and occupants of any building upon any portion of the Combined Property must comply with all state sanitary regulations.

(H) No building shall be constructed upon any portion of the Combined Parcel except of masonry construction, and no building shall be constructed upon any portion of the Combined Parcel of cement block unless stuccoed.

(I) Any residential structure erected on any portion of the Combined Parcel shall be built from custom plans, designed by a registered AIA architect or equivalent, and shall be of traditional design using classic architectural forms, and shall not be less than 2,500 square feet of floor space exclusive of porches, garage and breeze-ways.

(J) Prior to the commencement of any site clearing or construction, or remodeling or additional construction, the owner shall obtain written approval of all plans and specifications from the Live Oak Plantation Architectural Control Committee, the architectural control committee established by the Live Oak Plantation and Piedmont Neighborhood Association, Inc.; such plans and specifications shall include a site plan, landscaping plan, and plans for any needed grading, tree removal, or other site preparation after plans are approved and construction commences; minor changes in plans do not require approval so long as such alterations do not change external appearance, traditional design or basic structure.

(K) Each owner who requires approval by the Live Oak Plantation Architectural Control Committee, the architectural control committee established by the Live Oak Plantation and Piedmont Neighborhood Association, Inc., may be asked to pay a reasonable fee for architectural review.