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TAMPA, FL 33610

INSTR # 2007113931
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RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
RECORDING FEES 44.00
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CORRECTED DEED RESTRICTIONS for WASHINGTON ESTATES

THIS INSTRUMENT CORRECTS AND REPLACES THE DEED RESTRICTIONS FOR WASHINGTON ESTATES WHICH WERE ORIGINALLY RECORDED ON 3/26/07, 2007 IN O.R. BOOK 07224, PAGES 0340-0345, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, WHICH CONTAINED VARIOUS SCRIVENER'S ERRORS.

Whereas, Eastern-Western Ventures, Inc., is the owner in fee simple of the property legally described as:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

NOW, THEREFORE, Eastern-Western Ventures, Inc., hereinafter called the Developer, herewith files the following covenants and deed restrictions running with the land hereinabove described, also known as:

Lots 1 through 13 of Washington Estates, per Plat Book 144 Pages 23-24, Public Records of Polk County, Florida.

These Protective Covenants and Deed Restrictions (the "Covenants") shall run with the land and shall be binding on all parties, their successors, assigns and heirs, and all persons claiming by or under them. The following Protective Covenants and Deed Restrictions are enforceable by the Washington Estates Homeowners Association (the "Association") as well as by the individual Lot Owners within Washington Estates.

1. ONLY CONVENTIONAL, SITE-BUILT HOMES MEETING POLK COUNTY BUILDING CODES SHALL BE PERMITTED. MOBILE, MANUFACTURED OR MODULAR HOMES ARE NOT ALLOWED.
2. PRINCIPAL USE OF THE PROPERTY SHALL BE SINGLE FAMILY, RESIDENTIAL DETACHED HOMES.
3. EACH DWELLING SHALL CONTAIN A MINIMUM OF 1,700 SQ. FT. OF LIVING AREA (AIR-CONDITIONED SPACE) AND A MINIMUM OF 2,400 SQ. FT. UNDER ROOF WHICH MAY INCLUDE ATTACHED GARAGES OR PORCHES UNDER THE MAIN ROOF. ANY DWELLING WITH LESS THAN 2,000 SQ. FT. OF LIVING AREA MUST HAVE A SIDE ENTRY GARAGE WHICH MAY BE AN EXTERNAL OR INTERNAL ("COURTYARD") ENTRY OR MAY HAVE A REAR ENTRY GARAGE. NOTE: SIDE OR REAR ENTRY GARAGES ARE PREFERABLE ON ALL HOMES TO MAKE THE FRONT ELEVATIONS APPEAR LARGER AND TO CREATE A MORE ARCHITECTURALLY FINISHED APPEARANCE.
4. EACH HOME MUST HAVE AN ATTACHED GARAGE LARGE ENOUGH TO ACCOMMODATE TWO AUTOMOBILES. PORTABLE/TEMPORARY CARPORTS OR COVERED AWNINGS CONSTRUCTED OF ALUMINUM SUPPORTS WITH CANVAS, VINYL OR METAL ROOF SHALL NOT BE PERMITTED IN THE FRONT OR SIDE YARDS. ANY CARPORTS THAT ARE ATTACHED TO THE HOUSE OR LOCATED IN THE REAR YARD MUST MEET THE MINIMUM STANDARDS FOR ACCESSORY STRUCTURES AS STATED IN # 9 BELOW.
5. OUTDOOR STORAGE OF HEAVY EQUIPMENT, SEMI-TRACTOR TRUCKS OR TRAILERS, NON-OPERATIONAL VEHICLES, OR JUNK OF ANY KIND IS NOT PERMITTED.
6. NO COMMERCIAL AGRICULTURAL ACTIVITIES OR ANIMAL PRODUCTION UNITS ARE ALLOWED, AS DEFINED BY THE POLK COUNTY LAND DEVELOPMENT CODE. HOGS, PIGS, SWINE, CHICKENS, DOG KENNELS, COWS, HORSES, GOATS OR OTHER FARM ANIMALS ARE NOT ALLOWED. PET BIRDS MUST BE KEPT INSIDE.
7. THE SEPTIC TANK/DRAINFIELD SYSTEMS SHALL BE LOCATED IN THE SIDE OR REAR YARDS IF POSSIBLE. IF IT IS NECESSARY TO INSTALL A SEPTIC TANK/DRAINFIELD SYSTEM IN THE FRONT YARD, IT MUST BE BLENDED IN WITH THE LOT GRADING SO THAT A MOUND SYSTEM DOES NOT CREATE A VISUAL DETERRENT IN THE FRONT YARD.
8. MINIMUM LOT SIZE SHALL BE 20,000 SQUARE FEET OF UPLANDS.

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DEED RESTRICTIONS for WASHINGTON ESTATES – continued

- 9. AT A MINIMUM, ANY DETACHED ACCESSORY STRUCTURES MUST MEET THE FOLLOWING STANDARDS:**
- A. THE BUILDING MUST BE PERMANENTLY ATTACHED TO THE GROUND.**
 - B. THE BUILDING MUST HAVE A PITCHED ROOF WITH ROOFING MATERIALS THAT MATCH THE PRIMARY DWELLING.**
 - C. THE BUILDING MUST BE PAINTED THE SAME COLOR AS THE PRIMARY BUILDING.**
- NOTE: GAZEBOS LOCATED IN THE REAR YARD DO NOT HAVE TO MEET THE RESTRICTIONS STATED ABOVE.**
- 10. ELECTRIC, PHONE OR CABLE LINES LOCATED WITHIN THE RIGHT-OF-WAY OF THE ROAD SHALL BE UNDERGROUND ONLY. EACH LOT OWNER IS RESPONSIBLE FOR THE INSTALLATION OF THE UNDERGROUND LINES FROM THEIR HOME TO CONNECT WITH THE LINES WITHIN ROAD RIGHT-OF-WAY. NO OVERHEAD LINES ARE PERMITTED WITHIN WASHINGTON ESTATES.**
- 11. PORTABLE BASKETBALL POLE/HOOPS ARE NOT PERMITTED TO BE LOCATED OR USED WITHIN THE RIGHT-OF-WAY OF THE ROAD.**
- 12. EACH LOT OWNER SHALL BE RESPONSIBLE FOR COMPLETING THE CONSTRUCTION OF THEIR HOME AND OBTAINING A CERTIFICATE OF OCCUPANCY FROM POLK COUNTY WITHIN EIGHTEEN (18) MONTHS FROM THE DATE THAT THE BUILDING PERMIT IS ISSUED. THERE IS NO RESTRICTION OR TIME LIMIT ON WHEN THE BUILDING PERMIT OR COMMENCEMENT OF CONSTRUCTION SHALL BEGIN. EACH LOT OWNER IS RESPONSIBLE FOR THE MOWING AND MAINTENANCE OF THEIR INDIVIDUAL LOTS PRIOR TO COMMENCEMENT OF THE HOUSE CONSTRUCTION.**
- 13. THE RETENTION POND AREA AND THE LANDSCAPED BUFFER AREA AROUND THE PERIMETER OF THE SUBDIVISION WILL BE SEPARATE TRACTS SHOWN ON THE PLAT. THESE TRACTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ONLY THE LOTS THAT BACK UP TO THE RETENTION POND WILL HAVE ACCESS TO THE POND.**
- 14. BUILDING SETBACKS FOR THE PRIMARY DWELLING SHALL BE 20 FEET IN FRONT, 10 FEET ON SIDES AND 15 FEET IN REAR AND ACCORDING TO THE POLK COUNTY LAND DEVELOPMENT CODE. THERE SHALL BE NO PERMANENT STRUCTURES CONSTRUCTED WITHIN THE DRAINAGE EASEMENTS, UTILITY EASEMENTS, LANDSCAPE BUFFER AREAS OR RETENTION POND AREA.**
- 15. ALL FENCING MUST MEET THE CURRENT POLK COUNTY LAND DEVELOPMENT CODE REGULATIONS. ANY FENCING LOCATED IN THE FRONT YARD SHALL BE MADE OF PVC OR OTHER COMPARABLE MATERIAL WITH PERMANENT COLORATION. NO SOLID OR OPAQUE FENCING IS PERMITTED IN THE FRONT YARD. ANY FENCING MATERIALS PERMITTED BY POLK COUNTY WILL BE ALLOWED IN THE REAR YARD.**
- 16. GREEN OR BLUE ROOFS SHALL NOT BE PERMITTED. RED, PINK, PURPLE OR LAVENDER EXTERIOR WALL OR TRIM COLORS SHALL NOT BE PERMITTED. ANY PASTEL COLORS ON THE EXTERIOR WALLS OR TRIM SUCH AS BLUE, YELLOW, GREEN, ORANGE, ETC. SHALL REQUIRE PRIOR APPROVAL BY THE DIRECTORS OF THE HOMEOWNER'S ASSOCIATION.**
- 17. ALL EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO, BRICK, STONE OR SIDING SUCH AS HARDI BOARD, REAL WOOD, ALUMINUM OR VINYL BARE OR STRUCK BLOCK, PARTICLE BOARD/COMPOSITE SIDING, T-111 OR PLYWOOD ARE NOT PERMITTED AS AN EXTERIOR FINISH.**
- 18. THE SURFACEWATER MANAGEMENT SYSTEM FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO: ALL DITCHES, DITCH BLOCKS, SWALES, CULVERTS, RETENTION AREAS, WETLANDS AND ANY ASSOCIATED BUFFER AREAS AS SHOWN ON THE APPROVED SWFWMD (THE "DISTRICT") PLANS/PERMIT.**
- 19. NO CONSTRUCTION ACTIVITIES MAY BE CONDUCTED RELATIVE TO ANY PORTION OF THE SURFACE WATER MANAGEMENT SYSTEM FACILITIES. PROHIBITED ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO: DIGGING OR EXCAVATION; DEPOSITING FILL, DEBRIS OR ANY OTHER MATERIAL OR ITEM; CONSTRUCTING OR ALTERING ANY WATER CONTROL STRUCTURE; OR ANY OTHER CONSTRUCTION TO MODIFY THE SURFACE WATER MANAGEMENT SYSTEM FACILITIES. IF THE PROJECT INCLUDES A WETLAND MITIGATION AREA, AS DEFINED IN SECTION 1.7.24, OR A WET DETENTION POND, NO VEGETATION IN THESE AREAS SHALL BE REMOVED, CUT, TRIMMED OR SPRAYED WITH HERBICIDE WITHOUT SPECIFIC WRITTEN APPROVAL FROM THE DISTRICT. CONSTRUCTION AND MAINTENANCE ACTIVITIES WHICH ARE CONSISTENT WITH THE DESIGN AND PERMIT CONDITIONS APPROVED BY THE DISTRICT IN THE ENVIRONMENTAL RESOURCE PERMIT MAY BE CONDUCTED WITHOUT SPECIFIC WRITTEN APPROVAL FROM THE DISTRICT.**

DEED RESTRICTIONS for WASHINGTON ESTATES – continued

20. ANY AMENDMENT OF THE DEED RESTRICTIONS AFFECTING THE SURFACE WATER MANAGEMENT SYSTEM FACILITIES OR THE OPERATION AND MAINTENANCE OF THE SURFACE WATER MGT SYSTEM FACILITIES SHALL REQUIRE PRIOR WRITTEN APPROVAL OF THE DISTRICT.
21. THESE RESTRICTIONS SHALL BE IN EFFECT FOR 25 YEARS WITH AUTOMATIC RENEWAL PERIODS THEREAFTER OF TEN YEARS AT A TIME. ANY AMENDMENTS OR ADDITIONS TO THE DEED RESTRICTIONS REQUIRE A DECISION OF A MINIMUM OF 75% (10 LOTS) OF THE LOT OWNERS AND MUST BE CONSISTENT WITH THE APPROVED SWFWMD PERMIT.
22. THE SURFACE WATER MANAGEMENT SYSTEM FACILITIES ARE LOCATED ON LAND THAT IS DESIGNATED AS COMMON AREA ON THE PLAT OWNED BY THE HOMEOWNER'S ASSOCIATION.
23. THE PERMITEE (DEVELOPER) OR THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE SURFACE WATER MANAGEMENT SYSTEM FACILITIES UNTIL A SUCCESSFUL REINSPECTION IS CONDUCTED PURSUANT TO THE ENVIRONMENTAL RESOURCE PERMIT. THE TRANSFER OF RESPONSIBILITY TO THE LOT OWNERS AND/OR THE HOMEOWNER'S ASSOCIATION WILL NOT BE EFFECTIVE UNTIL THE DISTRICT APPROVES THE TRANSFER IN WRITING.
24. THE HOMEOWNER'S ASSOCIATION AND/OR THE LOT OWNERS SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE SURFACE WATER MANAGEMENT SYSTEM FACILITIES AFTER THE FIRST SUCCESSFUL REINSPECTION.
25. OPERATION AND MAINTENANCE, AND REINSPECTION REPORTING SHALL BE PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE ENVIRONMENTAL RESOURCE PERMIT.
26. THE DISTRICT HAS THE RIGHT TO TAKE ENFORCEMENT MEASURES, INCLUDING A CIVIL ACTION FOR INJUNCTION AND FOR PENALTIES, AGAINST ANY LOT OWNER(S) TO COMPEL SUCH LOT OWNER(S) TO CORRECT ANY OUTSTANDING MAINTENANCE PROBLEMS WITH THE SURFACE WATER MANAGEMENT SYSTEM FACILITIES.
27. IF THE HOMEOWNER'S ASSOCIATION CEASES TO EXIST, ALL OF THE LOT OWNERS, PARCEL OWNERS OR UNIT OWNERS SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE SURFACE WATER MANAGEMENT SYSTEM FACILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL RESOURCE PERMIT, UNLESS AND UNTIL AN ALTERNATE ENTITY ASSUMES RESPONSIBILITY AS EXPLAINED IN SUBSECTION 2.8.2.2.4. h.
28. ANY AMENDMENT OF THE DECLARATION OF PROTECTIVE COVENANTS, DEED RESTRICTIONS OR DECLARATION OF CONDOMINIUM AFFECTING THE SURFACE WATER MANAGEMENT SYSTEM FACILITIES OR THE OPERATION AND MAINTENANCE OF THE SURFACE WATER MANAGEMENT SYSTEM FACILITIES SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE DISTRICT.
29. FOR PROJECTS WHICH HAVE ON-SITE WETLAND MITIGATION AS DEFINED IN SECTION 1.7.24 WHICH REQUIRES ONGOING MONITORING AND MAINTENANCE, THE DECLARATION OF PROTECTIVE COVENANTS, DEED RESTRICTIONS OR DECLARATION OF CONDOMINIUM SHALL INCLUDE A PROVISION REQUIRING THE ASSOCIATION TO ALLOCATE SUFFICIENT FUNDS IN ITS BUDGET FOR MONITORING AND MAINTENANCE OF THE WETLAND MITIGATION AREA(S) EACH YEAR UNTIL THE DISTRICT DETERMINES THAT THE AREA(S) IS SUCCESSFUL IN ACCORDANCE WITH THE ENVIRONMENTAL RESOURCE PERMIT.
30. THE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF 25 YEARS FROM THE DATE THESE COVENANTS ARE RECORDED. AFTER WHICH TIME COVENANTS WILL AUTOMATICALLY EXTEND FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS AN INSTRUMENT SIGNED BY AT LEAST SEVENTY-FIVE PERCENT OF THE THEN LOT OWNERS OF THE LOTS HAS BEEN RECORDED AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR PART. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY EFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
31. AT ANY TIME, THESE COVENANTS AND DEED RESTRICTIONS MAY BE CHANGED, AMENDED, MODIFIED, CLARIFIED OR INTERPRETED BY A WRITTEN AGREEMENT OF AT LEAST SEVENTY-FIVE PERCENT OF THE OWNERS OF THE LOTS IN THIS SUBDIVISION. EACH OF THE COVENANTS AND DEED RESTRICTIONS HEREIN ARE INDEPENDENT OF ALL OTHERS AND INVALIDATION, MODIFICATION, OR AMENDMENT OF ANY OF THESE COVENANTS OR RESTRICTIONS SHALL IN NO WAY EFFECT ANY OF THE OTHERS.

DEED RESTRICTIONS for WASHINGTON ESTATES – continued

IN WITNESS WHEREOF, Richard C. Bennett, President of Eastern-Western Ventures, Inc., has caused this instrument to be executed this 29th day of MAY, 2007.

Nancy J. Kerr
Witness Signature

NANCY J. KERR
Witness Printed Name

EASTERN-WESTERN VENTURES, INC.
a Florida corporation

Richard C. Bennett
By: Richard C. Bennett, President

Lorena S. Hutchenson
Witness Signature

LORENA S. HUTCHENSON
Witness Printed Name

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 29th day of MAY, 2007, by Richard C. Bennett, as President of Eastern-Western Ventures, Inc., who is personally known to me or who has produced _____ as identification.

SEAL



Lorena S. Hutchenson
Notary Signature

LORENA S. HUTCHENSON
Printed Notary Name

My commission expires: 4/16/2010

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Commencing at the Northeast corner of the West 1/2 of Section 20, Township 29 South, Range 23 East, run North 89°00'30" West along the North boundary thereof 685.0 feet; thence South 00°00'30" West 660.0 feet to the POINT OF BEGINNING; thence continue South 00°00'30" West 470.09 feet to the Northerly Right-of-Way line of Old Government Road; thence South 55°41' West along said Right-of-Way line 46.94 feet, thence South 72°01' West along said Right-of-Way 635.22 feet to the West boundary of the East 1/2 of said West 1/2 of Section 20; thence run North 00°00'25" West along said West boundary 698.52 feet; thence South 89°50'30" East 642.75 feet to the POINT OF BEGINNING. Together with Right of Ingress and Egress over the Old Government Road. All lying and being in Polk County, Florida.

Being the same property and more particularly described as follows:

Commence at the Northeast Corner of the West 1/2 of Section 20, Township 29 South, Range 23 East, Polk County, Florida and run thence North 89°49'10" West along the North Boundary thereof 685.00 feet; Run thence South 00°03'20" East 660.00 feet to the Point of Beginning; Continue thence South 00°03'20" East 471.91 feet to a point on the northerly Right-of-Way line of Old Government Road; Run thence South 55°41'00" West along said Right-of-Way line 46.94 feet; Run thence South 72°01'00" West along said Right-of-Way line 634.72 feet to a point on the West boundary of the East 1/2 of said West 1/2 of Section 20; Run thence North 00°05'34" East along said West boundary 696.60 feet; Run thence South 89°47'53" East 640.90 feet to the Point of Beginning.