

REVITALIZED
DECLARATION OF COVENANTS AND RESTRICTIONS

STATE OF FLORIDA
COUNTY OF SEMINOLE

KNOW ALL MEN BY THESE PRESENTS: That whereas we, the undersigned, are owners of the property DEVONSHIRE located in Seminole County, Florida and more particularly described as follows:

Lots 1 through 133 inclusive, DEVONSHIRE, as recorded in Public Records of Seminole County, Florida, Plat Book 17, Pages 18 and 19.

THEREFORE, THESE PRESENTS WITNESSETH: That the parties to this agreement, for and in consideration of the mutual covenants herein contained, and the further consideration of One Dollar in hand paid by each party to the other, receipt whereof is hereby acknowledged, and for other good and valuable considerations, do herein and hereby covenant and agree one with the other, for ourselves, our heirs, successors, assigns, and legal representatives, that as to said property above-described, the following restrictions are hereby placed upon our respective holdings as come within the boundaries above described.

No lots shall be used except for residential purposes. No buildings shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than three cars.

No dwelling shall be permitted on any lot at a cost of less than \$12,500.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 1,250 square feet.

No dwelling shall be constructed on a plot having an area of less than 10,000 square feet, and such plot shall be not less than 100 feet in width at the front building set-back line. No dwelling shall be erected nearer than 25 feet to the front lot line nor farther than 50 feet from the front lot line. No dwelling shall be erected nearer than 7-1/2 feet to any interior lot line, except if an attached garage is not made a part of the dwelling, one side yard shall not be less than 10 feet to permit access to a detached garage.

No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any other commercial purpose.

No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage of disposal of such material shall be kept in a clean and sanitary condition.

No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement.

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear 7-1/2 feet and 5 feet on side lot lines on each lot. Within these easements, no structure, planting or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except those improvements for which a public authority or utility company is responsible.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive period of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or part.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, SEA COAST CONSTRUCTION CORP. has caused this instrument to be executed this 5th day of April 1972

WITNESSES:

Signature of Witness 1 present on original

SEA COAST CONSTRUCTION CORP.

Signature of Witness 2 present on original

By: *Signature present on original*
Eugene S. Cooper, President

SWORN TO and subscribed before me this 5th day of April, 1972.

Signature and seal of Notary Public present on original

ADOPTION CERTIFICATE

IN WITNESS WHEREOF, this REVITALIZED DECLARATION OF COVENANTS AND RESTRICTIONS for HOMEOWNERS ASSOCIATION OF DEVONSHIRE, INC. was approved by not less than a majority of the Owners and then later approved by the Florida Department of Commerce by Letter Dated April 4, 2025, is executed by the Officers below this 14 day of April in the Year 2025.

On behalf of the Board of Directors:

WITNESSES:

By: [Signature]
Name: Catalino Cuadrado, III
President.

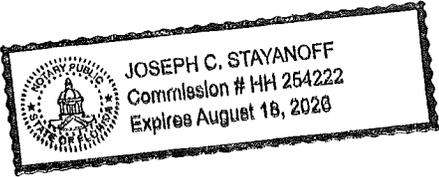
By: [Signature]
Name: Andrew FitzPatrick
Address: 855 E. State Rd. 434 Suite 2209
Winter Springs, FL 32708

By: [Signature]
Name: Leila Figueroa
Address: 855 E SR 434 Ste 2209
Winter Springs FL 32708

STATE OF FLORIDA
COUNTY OF SEMINOLE

Acknowledged before me by physical presence or remote notarization on this 14 day of April in the Year 2025 by Catalino Cuadrado, III, as President of the Homeowners Association of Devonshire, Inc., who has produced FL DL³ as identification or of is personally known to me.

By: [Signature]
Name: JOSEPH C STAYANOFF
Notary Public, at large, State of Florida
Commission: HH 254222
Expires: 8/18/2028



Notary Seal

Attested:

By: [Signature]
Name: Janet Shepherd
Treasurer.

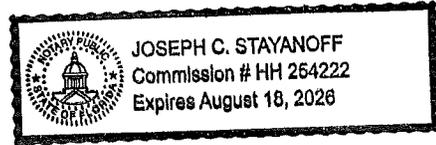
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By: [Signature]
Name: Leila Figueroa
Address: 855 E SR 434 Ste 2209
Winter Springs FL 32708

STATE OF FLORIDA
COUNTY OF SEMINOLE

Acknowledged before me by physical presence or remote notarization on this 14 day of April in the Year 2025 by Janet Shepherd as Treasurer of the Homeowners Association of Devonshire, Inc., who has produced FL DLs as identification or of is personally known to me.

By: [Signature]
Name: JOSEPH C STAYANOFF
Notary Public, at large, State of Florida
Commission: HH 254222
Expires: 8/18/2028



Notary Seal