

410  
550

Return to  
Landem Dev. Corp.  
794 Spridge Ct. Dr.  
Suite 107  
Orange Park, Fl.  
32065

COVENANTS AND RESTRICTIONS

HERITAGE HILLS  
UNIT SIX

1077 PAGE 313

according to the Plat thereof in the Plat Book 21, page 11-15, public records of Clay County, Florida.

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Landem Development Corp., a Florida corporation, hereinafter called the "Developer", is now the owner of all of the land shown on the plat of Heritage Hills, Unit Six, according to the plat thereof recorded in Plat Book 21, Page 11-15 of the public records of Clay County, Florida, and

WHEREAS, said Developer is developing said subdivision known as Heritage Hills Unit Six, and the Developer is desirous of placing certain covenants and restrictions upon the use of the land shown on said plat and is desirous that said covenants and restrictions shall run with the title to the land hereby restricted;

NOW, THEREFORE, for and in consideration of the premises and for other good and valuable considerations, the Developer does hereby restrict the use, as hereinafter provided, of all of the land included in said plat of Heritage Hills Unit Six, all of the land included in said plat being hereafter sometimes referred to as "said land", and the undersigned party does hereby place upon said land the following covenants and restrictions, to run with the title to said land, and the grantee of any deed conveying any lot or lots, parcels or tracts shown on said plat or any parts or portions thereof shall be deemed by the acceptance of such deed to have agreed to all such covenants and restrictions, and to have covenanted to observe, comply with and be bound by all such covenants and restrictions, as follows:

1. The term "lots" as used herein shall refer to the numbered lots as shown on the said plat. The term "building plot" as used herein shall apply to any subdivision or combination of a platted lot or lots provided that in no event shall any such building plot be created that contains less than 8500 square feet

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