

PLAT RESTRICTIONS

That the Avenues, Streets, Drives, Courts and Highway as well as those parcels designated as "Public Park" as shown on the attached Plat together with all existing and future planting, trees and shrubbery thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns, the reversion or reversions thereof whenever discontinued by law.

That the official zoning regulations now in effect or as the same may be, from time to time, changed or amended applicable to the area within which this subdivision is located shall be observed.

That the utility and drainage easements as indicated by dashed lines on the attached Plat are hereby reserved for the installation and maintenance of public utilities or drainage facilities, as appropriate to their stated purposes, and shall be kept free of permanent obstructions.

That those certain areas shown on the attached Plat and designated as Tract "A". "B". "C", and "D", are hereby dedicated to the perpetual use of the Public for purposes of open spaces, landscaping and/or recreational uses and shall not be used as building sites or for vehicular parking areas or access ways.

That a one-one hundred and eighty-second (1/182) undivided share in and to the lake as shown on title attached plat and designated "LAKE SUZY" is hereby created appurtenant to the title in and to each of the 182 lots contiguous to said lake; that the owners, their successors or assigns, of said 182 lots and said undivided shares shall be responsible for the maintenance of said lake in accordance with Fla. Dept of Pollution Control standards; that said undivided shares shall be administered by the said Loreda Development, Inc. until such time as all lakefront lots are sold and/or until such time as a lakefront homeowner's association may be formed for purposes of joint lake maintenance; that the owners of said 182 lots and said undivided shares shall have joint and several rights to bathe in the waters of said lake and in a lawful and sportsmanlike manner to boat and fish on the waters thereof; that the uses and privileges herein granted shall be extended to the families of said owners, their heirs, successors or assigns, lessees or tenants, and invitees or guests; except that no use of said waters shall be made of said waters for any commercial purpose, or to derive profits therefrom, or so as to be objectionable or interfere with the discharge into said lake from the drainage easements as shown hereon, or create a nuisance to the majority of the owners of property fronting on said lake.

That no lot shown on the attached plat shall be divided or resubdivided, unless all portions of said lot are used to increase the size of the adjacent lots as platted, or unless the parties of such lot are used to create a lot or lots substantially as large in frontage, depth and areas as the average of other lots in the block, all without leaving any parcel smaller in any dimension, than such average lots.