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CO., FL
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C.S. 3253 PG 2523

NOTICE OF COVENANTS,
CONDITIONS AND RESTRICTIONS
OF WATERMILL SECTION ONE

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KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, THE GREATER CONSTRUCTION CORP., a Florida corporation (hereinafter referred to as "Greater"), is the owner of that certain real property located in Orange County, Florida, more particularly described as:

Lots 1 thru 106, inclusive, WATERMILL SECTION ONE, according to the Plat thereof recorded in Plat Book 11, Page 8, of the Public Records of Orange County, Florida.

(hereinafter referred to as the "Property"); and

WHEREAS, Greater desires that the Property be subject to like covenants, conditions and restrictions for the mutual benefit and protection of Greater and all persons both natural and corporate, who may hereafter purchase or acquire any interest in the Property or any portion thereof;

NOW THEREFORE, in consideration of the premises, Greater does hereby declare the Property to be subject to the following covenants, conditions and restrictions binding upon Greater and upon each and every person, both natural and corporate, who or which shall hereafter acquire any interest in the Property, and their heirs, successors and assigns, to wit:

1. All lots heretofore or hereafter platted upon the Property ("lot" or "lots") shall be used only for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two (2) stories in height and a private garage either attached to such dwelling or detached therefrom.

2. No building shall be erected, placed or altered on any lot until a plan showing the location of the structure has been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures and as to location with respect to topography and finish grade elevation.

3. The Architectural Control Committee initially shall be composed of LESTER N. MANDELL, LESTER ZIMMERMAN and JACK LAZAR. A majority of the committee may designate a representative to act for it. In the event of the death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. After dwellings have been erected on all of the lots, or five (5) years from the date hereof, whichever shall first occur, the Architectural Control Committee shall be appointed by, and serve at the pleasure of, the Board of Directors of the WATERMILL Homeowner's Association, Inc. Neither the members of the Committee, nor its designated representatives, shall be entitled to any compensation for service performed pursuant to this covenant.

4. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the

THIS INSTRUMENT WAS PREPARED BY:

John F. Lowndes Esq.

LOWNDES, BROSDICK, DOSTER & KANTOR

215 North Eola Drive
Post Office Box 2809
Orlando, Florida 32802

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related covenants shall be deemed to have been fully complied with.

5. No dwelling shall be permitted on any lot at a construction cost of less than TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00) based upon cost levels prevailing on the date these covenants, conditions and restrictions are recorded. The ground floor area of the main structure, exclusive of open porches and garages, shall be not less than that permitted by applicable Orange County standards.

6. No dwelling shall be constructed on a lot having an area of less than that permitted by applicable Orange County standards, and such lot shall not be less than eighty-five (85) feet in width at the front building setback line. The front building line of all dwellings shall vary from dwelling to dwelling with no front building line nearer than twenty-five (25) feet to the front lot line nor farther than thirty-five (35) feet from the front lot line provided that no dwelling shall be erected, altered or placed on a lot with its front building line on the same line as an adjacent dwelling. No dwelling shall be erected nearer than seven and one-half (7 1/2) feet to any interior lot line; moreover, if a garage is not made a part of the dwelling, one side yard shall be not less than ten (10) feet to permit access to a detached garage.

7. All roofs on all dwellings shall be covered with asphalt shingles. Each dwelling roof may vary in color from dwelling to dwelling; provided, however, such colors when appearing on roofs of adjacent dwellings shall be harmonious with one another.

8. No two dwellings of the same model, appearance, exterior elevation or facade, shall be located adjacent to each other on the same street. No particular model of dwelling shall be erected or appear more than three (3) times within any group of twelve (12) houses which face on the same street.

9. The exterior facia of all dwellings shall be of wood, colorcrete, simulated brick, simulated stone, real brick, real stone, or painted concrete block; provided, however, there shall be no exposed or painted concrete block on the front elevation of any dwelling.

10. 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 structure other than a dwelling, one detached garage and one accessory building to house yard maintenance equipment shall be placed upon a lot. The accessory building shall be located in the rear yard and shall meet all applicable zoning requirements and set backs.

11. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become a nuisance to the neighborhood, or which tends to cause embarrassment, discomfort, or annoyance to the neighborhood. There shall be no exterior clothes lines.

12. 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 commercial purposes.

13. No sign of any kind shall be displayed to the public view on any lot, except one (1) professional sign of not more than (1) square foot, one (1) sign of not more than five (5)

square feet advertising the property for sale or rent, or signs used by Greater to advertise the property during the construction and sale period. No sign shall be displayed on any lot which does not conform with applicable Orange County standards or regulations.

14. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (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 twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street lines, extended. The same sight line limitations shall apply on any lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

15. No lots 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 or disposal of such material shall be kept in a clean and sanitary condition.

16. There shall be a structural enclosure of at least thirty-six (36) inches in height, including a gate or door, for the placement of all trash and garbage cans. All exterior pumps, motors, air conditioning compressors, air conditioning equipment, storage tanks, and other mechanical features shall be screened from view either by a decorative structure thirty-six (36) inches in height or landscaping material.

17. Easements for installation and maintenance of utilities and drainage facilities are reserved as shall be shown on the recorded plat. Within these easements no structure, planting or other material 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 or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

18. All lots shall be served by septic tanks or a public or privately owned sewer and water system, and the owners of residences shall pay the monthly charges, if any, for such services as are from time to time imposed.

19. Nothing shall be done, kept, or constructed on nor shall anything be removed from any Lot or any other area of the Property which would in any way disturb, alter, or harm the shoreline vegetation or the aquatic weeds located in or directly adjacent to the pond which is located approximately in the center of the Property (hereinafter referred to as "The Pond").

20. No water shall be drawn by any means from The Pond for irrigation or for any other purposes.

21. No fence or wall shall be erected, placed or altered

on any Lot located adjacent to or which protrudes into that certain Right-of-Way Easement (hereinafter referred to as the "Easement") in favor of Florida Power Corporation, as reflected on the Plat of the Property, nearer to the centerline of the Easement than 20 feet at any point along the centerline of the Easement where no transmission facility or structure (other than overhead lines) is located, nor nearer than 25 feet from the edge of any transmission facilities or structures, other than overhead lines, which are located along the centerline of the Easement.

22. The owners of Lots 1, 2, and 3 shall continuously maintain that portion of the vegetative buffer, and all improvements and/or landscaping located thereon, which abuts the rear line of each of their respective lots.

23. The covenants and restrictions of these Restrictions shall run with and bind the land, for a term of thirty (30) years from the date these Restrictions are recorded, after which time they shall be automatically extended for successive periods of ten (10) years. These Restrictions may be amended, in whole or in part, by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners. Any Amendment must be recorded in the Public Records of Orange County.

24. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, condition or restriction either to restrain violation or to recover damages or for the specific performance of any covenant, condition or restriction hereof. Failure to enforce any covenant, condition or restriction herein contained shall in no event be deemed a waiver of the right to do thereafter.

25. Where a building has been erected or the construction thereof is substantially advanced and it is situated on any lot in such a manner that same constitutes a violation or violations of any of the above covenants, conditions and restrictions, the Architectural Control Committee shall have the right at any time to release such lot or portions thereof from such part of the provisions of any of said covenants, conditions and restrictions as are violated; provided, however, that the said Architectural Control Committee shall not release a violation or violations of any of said covenants, conditions and restrictions except as to violations which, in its sole discretion, are determined to be minor, and the power to release any such lot or portions thereof from such a violation or violations shall be dependent on a determination by it that such violation or violations are minor.

26. Invalidation of any one of these covenants, conditions and restrictions 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, the undersigned has caused these presents to be executed by its duly authorized officers and its

corporate seal to be hereunto affixed this 10th day of December, 1981.

Signed, sealed and delivered in the presence of:

THE GREATER CONSTRUCTION CORP.

Richard J. Hiles
Richard J. Hiles

Lester N. Mandell
Lester N. Mandell, President



STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 10th day of December, 1981 by Lester N. Mandell as President of THE GREATER CONSTRUCTION CORP., a Florida corporation, on behalf of the corporation.

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Richard J. Hiles
Notary Public
My Commission Expires



Notary Public, State of Florida
My Commission Expires Oct. 10, 1983
Bonded thru Tray Sales - Insurance, Inc.

RECORDED & RECORD VERIFIED

Thomas H. Hester
County Comptroller, Orange Co., Fla.

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FIRST AMENDMENT TO NOTICE OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WATERMILL, SECTION ONE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, THE GREATER CONSTRUCTION CORP., a Florida corporation (hereinafter referred to as "Greater") is the owner of all that certain real property located in Orange County, Florida (hereinafter referred to as the "Property") being more particularly described as follows, to wit:

Lots 1 through 106, inclusive, WATERMILL, SECTION ONE, according to the Plat thereof, as recorded in Plat Book 11, Page 8, of the Public Records of Orange County, Florida; and

WHEREAS, Greater has heretofore filed of record that certain Notice of Covenants, Conditions and Restrictions of Watermill, Section One, dated December 10, 1981, and recorded on January 19, 1982, in Official Records Book 3253, Page 2523, of the Public Records of Orange County, Florida (hereinafter referred to as the "Restrictions"), which Restrictions affect all of the Property; and

WHEREAS, the Restrictions provide in Paragraph 23 thereof that the Restrictions may be amended in whole or in part by an instrument signed by not less seventy-five percent (75%) of the lot owners; and

WHEREAS, Greater, as the owner of one hundred percent (100%) of the lots in Watermill, Section One, desires to amend the Restrictions in the manner set forth herein.

NOW THEREFORE, in consideration of the premises hereof, Greater does hereby amend and modify the Restrictions as follows, to wit:

1. Paragraph 6 of the Restrictions which currently reads as follows, to wit:

6. No dwelling shall be constructed on a lot having an area of less than that permitted by applicable Orange County standards, and such lot shall not be less than eighty-five (85) feet in width at the front building setback line. The front building line of all dwellings shall vary from dwelling to dwelling with no front building line nearer than twenty-five (25) feet to the front lot line nor farther than thirty-five (35) feet from the

LOWNDS, DIRECTOR, REAL ESTATE PROFESSIONAL ASSOCIATION

front lot line provided that no dwelling shall be erected, altered or placed on a lot with its front building line on the same line as an adjacent dwelling. No dwelling shall be erected nearer than seven and one-half (7-1/2) feet to any interior lot line; moreover, if a garage is not made a part of the dwelling, one side yard shall be not less than ten (10) feet to permit access to a detached garage.

shall be and hereby is deleted in its entirety, and in place, in stead and in lieu thereof is hereby inserted the following new Paragraph 6, to wit:

6. No dwelling shall be constructed on a lot having an area of less than that permitted by applicable Orange County standards. The front building line of all dwellings shall vary from dwelling to dwelling with no front building line nearer than twenty-five (25) feet to the front lot line, provided that no dwelling shall be erected, altered or placed on a lot with its front building line on the same line as an adjacent dwelling. No dwelling shall be erected nearer than seven and one-half (7-1/2) feet to any interior lot line; moreover, if a garage is not made a part of the dwelling, one side yard shall be not less than ten (10) feet to permit access to a detached garage.

2. That except for the amendment and modification set forth in Paragraph 1 hereof, the Restrictions shall remain in full force and effect in strict accordance with the terms thereof as originally written.

IN WITNESS THEREOF, THE GREATER CONSTRUCTION CORP. has caused this First Admendment to the Restrictions to be executed by its duly authorized officers and its corporate seal to be hereto affixed this 1st day of August, 1982.

Signed, sealed and delivered in the presence of:

[Handwritten Signature]

THE GREATER CONSTRUCTION CORP.
By: *[Handwritten Signature]*
Lester N. Mandell, President

RECORDED & RECORD VERIFIED

[Handwritten Signature]
County Comptroller, Orange Co., Fla.

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 1st day of August, 1982 by Lester N. Mandell, President of THE GREATER CONSTRUCTION CORP. a Florida corporation, on behalf of the corporation.

Notary Public
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY
RICHARD J. FIELDS
LOWMEES, BROSEWIK, DOBSTER & KANTOR
215 North Eola Drive
Post Office Box 2809

Notary Public, State of Florida
My Commission Expires Oct. 10, 1985