
REVIVED RESTRICTIONS

GULF GATE SUBDIVISION UNIT #7 Per Plat Book 17, Page 12-12A, Public Records of Sarasota County, Florida

PART A: RESIDENTIAL AREA COVENANTS

A-1 **BUILDING REQUIREMENTS**: Except as hereinafter provided, no lot or parcel shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any residence lot other than one detached single family dwelling not to exceed two stories in height and a private garage or carport for not more than three cars, which garage or carport shall be attached and made part of the dwelling house.

The grade level established by the Developer shall not be materially altered nor shall any filling be done that will adversely affect the proper drainage of adjacent property.

That part of all driveways lying between the curb and sidewalk shall be of concrete not less than 4" in thickness.

A-2 **SIZE OF BUILDING**: The buildings to be erected, or maintained, shall be constructed of new and durable materials.

All buildings are to be similar in design and in keeping with those of the surrounding development.

The main residence building to be erected on lots in this unit shall have a living area of not less than 1,000 square feet, exclusive of porches, breezeways, garages or carports, or any area with unfinished walls or ceiling and/or without heat.

A-3 **SET-BACK LINES, ETC.**: No structure of any kind, including but not limited to dwellings, garages, swimming pools and screened cages, shall be erected nearer than 25 feet to any street right-of-way line, nor nearer than 8 feet from any side lot line, nor nearer than 15 feet from the rear lot line of any lot.

No dwelling shall be erected further than 40 feet from the front lot line. Eaves on dwellings may overhang front, side and rear set-back lines to the extent of 3 feet.

The front of all dwellings must face the street except that owners of corner lots at the intersection of two or more streets may elect to build a dwelling fronting on either street, or diagonally to the intersection.

A-4 **GARAGES**: No garage shall be erected on any lot prior to the construction of a dwelling. If a garage is built either simultaneously with or subsequent to the construction of a

dwelling, the same shall be of the same kind of materials as the construction of the dwelling and shall be substantial and shall conform architecturally with the dwelling, and shall be attached to the dwelling.

A-5 BUILDING PLANS – APPROVAL: No building shall be erected, placed or altered on any lot until the drawings and specifications for all buildings, alterations and changes and plan showing the location of the structure and other developments for the premises herein described, shall be submitted for the approval of the Developers, its successors or assigns. One copy of the drawings and specifications of each improvement or alteration shall be filed as a permanent record with the Developer, its successors or assigns. At the time such drawings and specifications are approved by the Developer, a building permit shall be issued without cost, and written evidence that such permit was issued must be posted in a conspicuous manner on such forms as the Developer, its successors or assigns, may provide on the property wherein the building, alteration, change or other development is being made.

A-6 LAWNS AND LANDSCAPING: All lawns in front of each residence lot shall extend to the pavement line. No gravel or blacktop or paved parking strips are to be allowed except as approved on the plot plan approved by the Developer.

A-7 WALLS AND HEDGES: No wall, hedge, fence or other enclosure of any kind shall be constructed, grown, or maintained which is located between the street and set-back line of such lot. No wall, hedge, fence or other enclosure of any kind shall be constructed, grown or maintained which is over a height of 4 feet where such wall, hedge, fence or other enclosure is located between the front set-back line and the back lot line of such lot. No wall, hedge, fence or other enclosure of any kind shall be constructed, grown, or maintained which is over a height of 5 feet where such wall, hedge, fence or other enclosure is located along the back lot line of such lot.

A-8 OTHER STRUCTURES: No structure of a temporary character, trailer, house trailer, or tent, shack, garage, barn, barracks type structure, or other outbuilding shall be erected, maintained or used on any lot at any time, either temporarily or permanently, except that necessary construction sheds may be temporarily maintained during construction of a dwelling but shall be promptly removed upon completion of such dwelling and not later than six months after original commencement of the construction of such dwelling.

A-9 NO RE-SUBDIVISION: No lot or group of lots herein described shall be re-subdivided, except, however, an owner of more than one adjoining lot may sell part of one lot to the owner of the adjoining lot, but by so doing the remaining part of the lot will then become part of said owner's next adjoining lot and the balance will have to be sold as one tract.

A-10 SANITARY FACILITIES: No outdoor toilets shall be erected or maintained on any of the premises herein described nor shall any septic tanks be constructed or maintained on any of the premises herein described.

A-11 WATER SYSTEM: All buildings which are constructed on any of the lots on the premises herein described shall be connected to the water system of Gulf Gate Utilities, Inc., and shall be subject to installation fee as well as for charges for water consumed.

All owners of lots within the premises herein described expressly grant to the Gulf Gate Utilities, Inc., its successors, or assigns, a license for any of its agents or employees to enter upon any of the premises herein described for the purpose of installation of water meters, water lines, and for routine reading of meters and servicing and maintenance of any part of such installation.

A-12 SEWERAGE SYSTEM: All buildings which are constructed or maintained on any of the lots in the premises described herein shall be connected to the Sewer System of the Gulf Gate Utilities, Inc., and shall be subject to connection charges for making connection to such sewer system, and regular charges thereafter for sewer services.

All owners of lots within the premises herein described expressly grant to the Gulf Gate Utilities, Inc., its successors or assigns, a license for any of its agents or employees to enter upon any of the premises herein described for the purpose of installation or inspection of such sewer lines and for servicing and maintenance of such facilities.

A-13 UNSIGHTLY OBJECTS: All garbage or trash containers, oil tanks and bottled gas tanks on all residence lots must be under ground or placed in walled-in areas so that they shall not be visible from the adjoining properties. No weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon the premises herein described. In the event that the owner of any lot or lots shall fail or refuse to keep the premises free of weeds, underbrush or refuse piles, then the Developer, its successors or assigns, may enter upon said lot or lots and remove such refuse or mow or cut such weeds or underbrush and charge the owner for such services and such entry on the part of the Developer, its successors or assigns, shall not be deemed a trespass.

A-14 UNLAWFUL USE OF PROPERTY: No unlawful, improper or immoral use shall be made of any of the premises herein described or referred to, and said premises shall at all times be kept mowed and clear of debris and vegetation that may be either a health or fire hazard to the neighborhood.

A-15 NUISANCES: No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

A-16 SIGNS: No sign of any kind shall be displayed to the public view on any residential lot except one professional sign of not more than one square foot, one sign of not more than four feet square advertising the property for sale or rent, or sign not more than four feet square used by a builder to advertise the property for sale during the construction and initial sale period which construction and initial sale period shall not be longer than one year from the date of issuance of a building permit as provided in A-5 hereof.

A-17 UTILITY EASEMENTS: Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear and side lot lines, 5 feet of each lot. 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.

Where more than one lot is used as a single building site, only the outside boundaries of said building site shall carry said easements.

PART B: GENERAL PROVISIONS

B-1 REMEDIES FOR VIOLATION: If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision, or in the Developer, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing and/or to recover damages or other dues for such violation.

B-2 COVENANTS AND RESTRICTIONS – WHO IS BOUND: All the covenants and restrictions herein shall run with the land and be binding upon the heirs, executors, administrators, legal representatives, successors and assigns of the respective parties hereto, and that the word “owner” when used in the deed shall include the singular and plural, and the masculine, feminine, and neuter genders whenever and wherever the context so admits and requires.

B-3 INVALIDATION: Invalidation of any one or more of these covenants and restrictions by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

B-4 TERM OF RESTRICTIONS: These restrictions shall remain in effect and force for a period of not less than 30 years from the 27th day of October, 1961, but may be changed or modified any time to effect the property in any block by an instrument in writing, signed and acknowledged by the owners of 80% of the property frontage within the same block, provided the owners of at least 25% of the property frontage in all other blocks in the affected Unit consent thereto in writing. The owners of the lots in each Unit hereby appoint the Developer as their agent, until buildings are constructed on each and every lot in a Unit, for the purpose of making minor changes in these Restrictions.

B-5 IN REFERENCE TO PARAGRAPH A-1 ABOVE: The first floor level of all residences construction in Unit 7 shall be not less than 18" nor more than 20" above the highest point of the curbing at the center of the lot, and the finish grade must be pitched constantly from the rear lot line to the front lot line to provide drainage of the entire lot to the street.

GULF GATE

COUNTY OF SARASOTA

SEC. 16, TWP. 37 S., RGE. 18 E.

SCALE: 1"=100'

STATE OF FLORIDA

CONSENT TO DEDICATION

1962 of January
County of Sarasota

5.5. *1962*
Hilbison Enterprises, Inc. of Florida, a corporation, holder of a certain Mortgage recorded in Official Record Book 407, page 29, dated January 4, 1963 and filed Jan. 10, 1963. Public Records of Sarasota County, Florida, by its authorized officers duly authorized by its Board of Directors, does hereby consent to, ratify, approve and confirm this plat and the dedication certificate operating hereon, this _____ day of _____, A.D. 1963.

HILLSBORO ENTERPRISES, INC.

By *Robert L. White*
as its President

ATTEST:
Robert L. White
Asst. Secretary

STATE OF FLORIDA } S.S.
COUNTY OF SARASOTA }
Notary Public personally appeared *Stewart Campbell*, President of Hilbison Enterprises, Inc. and *Charles D. Bailey*, Secretary of Hilbison Enterprises, Inc. who executed the foregoing certificate of consent to dedication and they each duly acknowledged before that they executed the same as such officers for and in behalf of said corporation.
WITNESS my hand and official seal of *Sarasota County, Florida*, this *21* day of *June*, A.D. 1963.

My Commission expires *Nov. 5, 1966*

Robert L. White
Notary Public, State of Florida at Large
Sarasota County, Florida

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA } S.S.
COUNTY OF SARASOTA }
I, *Charles D. Bailey*, Secretary of *Sarasota Bank and Trust Company*, a Florida corporation, as Trustee under that certain trust agreement dated August 1, 1961 and filed for record in Official Record Book 313, Page 243, Public Records of Sarasota County, Florida, does hereby declare and set apart all of the streets, walks, alleys, thoroughfares, parks and other open spaces, canals and easements shown on this plat in the site of the general public to be dedicated to the use of the general public to be known as *Gulf Gate*. Said dedication is made by the Board of Directors and Trust Officers, *Frank Whitehall* and *Charles D. Bailey*, by and with authority of its Board of Directors, dated August 1, 1961. Said dedication is hereby approved and confirmed by the Board of Directors and Trust Officers, *Charles D. Bailey*, by and with authority of its Board of Directors, dated August 1, 1963.

SARASOTA BANK AND TRUST COMPANY

By *Frank Whitehall*
Frank Whitehall, Vice-President and Trust Officer

ATTEST:
Charles D. Bailey
Charles D. Bailey, Secretary

STATE OF FLORIDA } S.S.
COUNTY OF SARASOTA }
Before me, the undersigned Notary Public, personally appeared *Charles D. Bailey*, Secretary of *Sarasota Bank and Trust Company*, a Florida corporation, to me known to be the true and lawful owner of the premises described in and to whom I have read the foregoing certificate of dedication and they each duly acknowledged before that they executed the same as such officers for and in behalf of said corporation.
WITNESS my hand and official seal of *Sarasota County, Florida*, this *21* day of *June*, A.D. 1963.

My Commission Expires *May 2, 1966*

Charles D. Bailey
Notary Public, State of Florida at Large

CONSENT TO DEDICATION

STATE OF FLORIDA } S.S.
COUNTY OF SARASOTA }
Cowan Construction Company of Gulf Gate, a Florida corporation, by its authorized officers acting by and with the authority of its Board of Directors, does hereby consent to, ratify, approve and confirm this plat and the dedication certificate operating hereon, this _____ day of _____, A.D. 1963.

COWAN CONSTRUCTION COMPANY OF GULF GATE

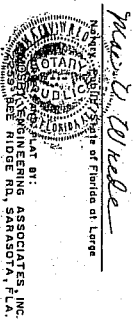
By *Frank E. Cowan*
Frank E. Cowan, President

ATTEST:
Frank E. Cowan
Frank E. Cowan, Vice-President

STATE OF FLORIDA } S.S.
COUNTY OF SARASOTA }
Before me the undersigned Notary Public, personally appeared *Frank E. Cowan*, President of *Cowan Construction Company of Gulf Gate*, a Florida corporation, to me known to be the true and lawful owner of the premises described in and to whom I have read the foregoing certificate of consent to dedication and they each duly acknowledged before that they executed the same as such officers for and in behalf of said corporation.
WITNESS my hand and official seal of *Sarasota County, Florida*, this _____ day of _____, A.D. 1963.

My Commission expires _____

Frank E. Cowan
Notary Public, State of Florida at Large
Sarasota County, Florida



FRANK E. COWAN
SARASOTA ASSOCIATES, INC.
1000 W. BEE RIDGE RD., SARASOTA, FLA.

Properties Subject to the Declaration of Restrictions
for
GULF GATE UNIT #7

Property Description
LOT 1 BLK 30 GULF GATE UNIT 7
LOT 2 BLK 30 GULF GATE UNIT 7
LOT 3 BLK 30 GULF GATE UNIT 7
LOT 4 BLK 30 GULF GATE UNIT 7
LOT 5 BLK 30 GULF GATE UNIT 7
LOT 6 BLK 30 GULF GATE UNIT 7
LOT 7 BLK 30 GULF GATE UNIT 7
LOT 8 BLK 30 GULF GATE UNIT 7
LOT 8 BLK 29 GULF GATE UNIT 7
LOT 7 BLK 29 GULF GATE UNIT 7
LOT 6 BLK 29 GULF GATE UNIT 7 DCT 77
LOT 5 BLK 29 GULF GATE UNIT 7
LOT 4 BLK 29 GULF GATE UNIT 7
LOT 3 BLK 29 GULF GATE UNIT 7

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LOT 14 BLK 29 GULF GATE UNIT 7

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LOT 12 BLK 29 GULF GATE UNIT 7

LOT 11 BLK 29 GULF GATE UNIT 7

LOT 10 BLK 29 GULF GATE UNIT 7

LOT 9 BLK 29 GULF GATE UNIT 7

LOT 11 BLK 28 GULF GATE UNIT 7

LOT 12 BLK 28 GULF GATE UNIT 7

LOT 13 BLK 28 GULF GATE UNIT 7

LOT 14 BLK 28 GULF GATE UNIT 7

LOT 15 BLK 28 GULF GATE UNIT 7

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LOT 29 BLK 26 GULF GATE UNIT 7

LOT 30 BLK 26 GULF GATE UNIT 7

LOT 31 BLK 26 GULF GATE UNIT 7

LOT 32 BLK 26 GULF GATE UNIT 7

LOT 33 BLK 26 GULF GATE UNIT 7

LOT 34 BLK 26 GULF GATE UNIT 7

LOT 1 BLK 26 GULF GATE UNIT 7

LOT 2 BLK 26 GULF GATE UNIT 7

LOT 3 BLK 26 GULF GATE UNIT 7

LOT 4 BLK 26 GULF GATE UNIT 7

LOT 5 BLK 26 GULF GATE UNIT 7

LOT 6 BLK 26 GULF GATE UNIT 7

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LOT 8 BLK 27 GULF GATE UNIT 7 DOC-82

LOT 7 BLK 27 GULF GATE UNIT 7

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LOT 5 BLK 27 GULF GATE UNIT 7

LOT 4 BLK 27 GULF GATE UNIT 7

LOT 3 BLK 27 GULF GATE UNIT 7

LOT 2 BLK 27 GULF GATE UNIT 7

LOT 1 BLK 27 GULF GATE UNIT 7

LOT 11 BLK 25 GULF GATE UNIT 7

LOT 10 BLK 25 GULF GATE UNIT 7

LOT 9 BLK 25 GULF GATE UNIT 7 OR 2108/2923

LOT 7 BLK 26 GULF GATE UNIT 7

LOT 8 BLK 26 GULF GATE UNIT 7

LOT 9 BLK 26 GULF GATE UNIT 7

LOT 10 BLK 26 GULF GATE UNIT 7

LOT 11 BLK 26 GULF GATE UNIT 7

LOT 12 BLK 26 GULF GATE UNIT 7 OR 569-361

LOT 13 BLK 26 GULF GATE UNIT 7

LOT 14 BLK 26 GULF GATE UNIT 7

LOT 15 BLK 26 GULF GATE UNIT 7

LOT 16 BLK 26 GULF GATE UNIT 7

LOT 17 BLK 26 GULF GATE UNIT 7 OR 2585/232

LOT 18 BLK 26 GULF GATE UNIT 7

LOT 19 BLK 26 GULF GATE UNIT 7

LOT 20 BLK 26 GULF GATE UNIT 7

LOT 21 BLK 26 GULF GATE UNIT 7

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LOT 28 BLK 26 GULF GATE UNIT 7