

31 37 Seaside Dr. #265-228
SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS
GULF HARBORS SEA FOREST UNIT 3-A

This declaration (Supplemental Declaration) is made this 14th day of February, 1986 by Lindrick Corporation, (Declarant).

Declarant has recorded on the 8th day of February, 1983, in the offices of the Clerk of the Circuit Court for Pasco County, Florida, in Book 1234 at Pages 625-637, as Instrument No. 958351, a certain Declaration of Covenants and Restrictions for Gulf Harbors Sea Forest (The Development). Said Covenants and Restrictions subject Gulf Harbors Sea Forest to the provisions thereof pursuant to an incremental plan of development and improvement.

NOW THEREFORE, Declarant declares that:

1. The Development includes all the real property set forth and described in the Plat of GULF HARBORS SEA FOREST, UNIT 3-A recorded on the 14th day of February, 1986, in the offices of the Clerk of the Circuit Court for Pasco County, Florida, in Book 24 at Pages 66 & 67.
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2. All of the real property described in the Plats is made subject to the provisions of the Declaration of Covenants and Restrictions, the provisions of which are incorporated herein by reference.
3. Pursuant to the provisions of the Declaration of Covenants and Restrictions, lot numbers 205 through 228, shown on the Plat of Unit 3-A, as aforesaid, are designated Single Family Residential as to permitted use.
4. Plans and Specifications including, but not limited to, site plan, landscape and grading, for all improvements must be submitted in accordance with the Rules and Regulations to, and approved in writing by, the Architectural Review Committee (the Committee) prior to start of construction.
5. The type, size, grade, composition, finish and color of all materials to be placed on the exterior of any building shall first have the written approval of the Committee. No unfinished concrete block shall be allowed. Only premium grade roofing materials such as cement tile, clay tile, cedar shakes or asphalt shingles having a minimum weight of 330 pounds per square shall be allowed.
6. The minimum living area (fully enclosed floor areas above the elevation of the finished grade of the lot, exclusive of roofed or unroofed porches, terraces, garages, or outbuildings) shall be 1200 square feet in a 2 bedroom dwelling and 1400 square feet in a 3 bedroom dwelling. In a multi-story dwelling the minimum square footage on the first floor of living area shall be 800 square feet in a 2 bedroom dwelling and 1000 square feet

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