

## Restrictions and Covenants Magnolia Place Subdivision

January 28, 2004

### KNOW ALL MEN BY THESE PRESENTS:

That Glenn Farms, Inc, the Developer of Magnolia Place Subdivision, does hereby impose the following restrictions and covenants on all lots:

1. **USE OF LOTS:** All lots included in this subdivision shall be used for single family residential purposes only. No commercial use of any lot will be permitted. No outbuildings, recreational vehicles, tents, or any temporary building of any kind shall be used as a residence temporarily or permanently on any lot.
2. **SIZE OF DWELLING:** No dwelling shall be permitted on any lot which has less than seventeen hundred fifty (1750) square feet of heated area, exclusive of screened-in porch or garage (heated or not). The structure shall be a site built home. All homes will have an attached garage.
3. **AGE OF DWELLING AND CONSTRUCTION:** All construction on each lot shall be new materials. No used buildings or structures shall be moved onto any lot. Garages and outbuildings or attachments shall be in harmony with the residential structure.
4. **COMMERCIAL TRUCKS, TRAILERS, CAMPERS AND BOATS:** No semi-trucks or trailers shall be parked on any lot or any street shoulder at any time. All other trucks (except pickup trucks), commercial vehicles, campers, motor homes, boats, horse trailers, boat trailers, other trailers, and hobby or recreational vehicles of every other description must be parked or stored in the rear of the lot. The only exception is for construction vehicles during the period of construction on the lot.
5. **PETS AND LIVESTOCK:** Any pets or livestock shall be kept in such a way as to assure that they do not create a nuisance through noise, odor, insect infestation, or any health hazard. Swine are prohibited. Any lots affected by restriction on use placed by Suwannee River Water Management district will take precedence over these Covenants.
6. **CARE OF LOT:** Lot owners shall keep their lots in a neat, clean and orderly condition. No trash, debris, junk, or non-operative vehicles shall be placed or stored on the property.
7. **FENCING:** All fences to be constructed of new material but no barbed wire.
8. **NUISANCE:** No noxious, offensive or hazardous activities shall be maintained upon the property, nor shall anything be allowed thereupon which may be or become an annoyance or nuisance.
9. **PROHIBITED USES:** The following prohibitions apply only to the delineated wetland areas and drainage easements. Any activity on or use inconsistent with the purpose of the wetlands and drainage easements is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited.
  - a. Construction or placement of buildings, roads, signs, billboards, or other advertising, utilities, or other structures on or above ground;
  - b. Dumping or placing of soil or other substance or material as land fill or dumping or placing of trash, waste, or unsightly or offensive materials;
  - c. Removal or destruction of trees, shrubs, or other vegetation;
  - d. Excavation, dredging or removal of loam, peat, gravel, soil, rock, or other material substance in such a manner as to affect the surface;
  - e. Surface use, except for purposes that permit land or water area to remain predominately in its natural condition;
  - f. Activities detrimental to drainage, flood control, water conservation, or fish and wildlife habitat preservation; and
  - g. Acts or uses detrimental to such retention of land or water areas.

Inst: 200401380 Date: 06/17/2004 Time: 09:47  
 Doc Stamp-Deed: 308.00  
 DC, P. Dewitt Cason, Columbia County B: 1018 P: 1241

## Columbia County Tax Collector

generated on 7/4/2013 6:50:27 PM EDT

## Tax Record

Last Update: 7/4/2013 6:48:28 PM EDT

## Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

<b>Account Number</b>	<b>Tax Type</b>	<b>Tax Year</b>
R09415-118	REAL ESTATE	2012
<b>Mailing Address</b> CONGDON CHRISTOPHER J & ELIZABETH R CONGDON 285 SW CYPRESSWOOD GLN LAKE CITY FL 32025		<b>Property Address</b> 285 CYPRESSWOOD SW LAKE CITY  <b>GEO Number</b> 275S17-09415-118
<b>Exempt Amount</b>	<b>Taxable Value</b>	
See Below	See Below	
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>
H3 25000	003	607
HX 25000		
VX 5000		
<b>Legal Description (click for full description)</b> 27-5S-17 0100/0100 5.01 Acres LOT 18 MAGNOLIA PLACE S/D WD 1018-1239.		
<b>Ad Valorem Taxes</b>		
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>
BOARD OF COUNTY COMMISSIONERS	8.0150	175,794
COLUMBIA COUNTY SCHOOL BOARD		55,000
DISCRETIONARY	0.7480	175,794
LOCAL	5.1640	30,000
CAPITAL OUTLAY	1.5000	175,794
SUWANNEE RIVER WATER MGT DIST	0.4143	30,000
LAKE SHORE HOSPITAL AUTHORITY	0.9620	175,794
		55,000
<b>Total Millage</b>	<b>16.8033</b>	<b>Total Taxes</b>
		\$2,215.02
<b>Non-Ad Valorem Assessments</b>		
<b>Code</b>	<b>Levying Authority</b>	<b>Amount</b>
FFIR	FIRE ASSESSMENTS	\$77.00
GGAR	SOLID WASTE - ANNUAL	\$201.00
<b>Total Assessments</b>		<b>\$278.00</b>
<b>Taxes &amp; Assessments</b>		<b>\$2,493.02</b>
<b>If Paid By</b>	<b>Amount Due</b>	
	\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
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11/23/2012	PAYMENT	9972385.0001	2012	\$2,393.30
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Prior Years Payment History**Prior Year Taxes Due**

NO DELINQUENT TAXES