

# Deed Restrictions for Oakfield Estates.

All 9 lots in the subdivision shall be used exclusively for single family residential purposes.

Each lot in the subdivision may be improved with only (1) dwelling, a residence designed for the use of a single family residence, with an attached or detached garage for not less than one – through - four car garage.

The Minimum Living Area Square Footage for all homes shall be at least 2,000 square feet living area.

All accessory structures shall comply with the Hillsborough County requirements set forth for residential structures and shall be sided and roofed to match the residence in color as close as possible.

In no case shall any pre-manufactured or off-site manufactured buildings, including, but not limited to mobile homes, modular homes or the like, nor shall any pre-manufactured storage buildings or pole-barn type buildings be permitted.

No exposed, unfinished concrete block will be permitted not more than 12” above finished grade. All exposed concrete block shall be painted.

All outdoor lighting shall be positioned so as not to disturb neighboring property owners.

No semi-trailer and/or trailer rig may be stored or parked on any lot or driveway/easement access within the subdivision at any time. Any commercial machinery or equipment except that used during construction, must be parked within the confines of an approved garage or structure at all times. Major mechanical or vehicle body repairs must be done inside the approved garage or structure at all times. Storage of inoperable equipment and/or tractors, unlicensed or inoperable cars or trucks and trailers beyond the confines of garage / approved structures are prohibited.

No animal production facilities are permitted on the property.

No animals, livestock, birds, reptiles, poultry, or insects of any kind shall be kept, raised, or bred on any lot except for not more than 3 dogs or cats or other household pets for domestic purposes and no more than 1 horse or 1 cow or 1 goat as a pet, are permitted.

No signs may be erected or displayed on any lot except those carrying the legend “For Sale” or those signs erected during the construction period for the promotion of contractor.

No noxious or offensive activity that may become an annoyance or nuisance to the neighborhood shall be permitted on any lot.

Time to build: Lot owners must begin construction of their new home within 36 months after closing on the purchase of the lot. In the event any lot owner fails to begin such construction within 36 months, the Grantor in this deed shall have the right, but not the obligation, to repurchase said lot any time thereafter, for the price the Grantor sold said lot less all closing costs incurred by Grantor, including Grantor's attorney's fees, upon 30 days written notice to such lot owner. Such lot owner shall pay all closing costs and outstanding taxes, including Grantor's attorney's fee's, in connection with said repurchase.

Maintenance Agreement for Private Driveway "Philly Trail Court" shall be included as a separate agreement for Lots 3, 7, 8 & 9. Lot owners of Lot 7, Lot 8, Lot 9 and Lot 3 shall have one fourth (1/4) duty to maintain said private driveway.