

# CANTERBURY CHASE COVENANTS AND DEED RESTRICTIONS

These covenants and restrictions are to be regarded as covenants running with the land. Regardless of whether they are specifically mentioned in any deeds or conveyances subsequently executed. By signing these covenants and deed restrictions, each subscribing lot owner(s) in the subdivisions known as Canterbury Chase, Units 1, 2 and 3, Pinellas County, Florida ("Canterbury Chase") hereby agree(s) that the lot in Canterbury Chase owned by such subscribing owner(s) shall be subject to the following Covenants and restrictions:

1. Each lot shall be non-commercial, residential property, and no residential structures shall be erected, altered, placed or permitted to remain on or above any lot other than one detached, single-family dwelling not to exceed two stories in height and an attached private garage.
2. No motor vehicles may be parked on any lot, except on a paved asphalt, concrete, paving brick, or similar surface, and in no event shall a motor vehicle be parked on the lawn of any lot.
3. Television satellite antenna dishes may not exceed twenty-four (24) inches in diameter and may only be erected in the rear of each lot.
4. Perpetual easements for the installation and maintenance of utilities and drainage facilities as shown on said plat filed in the public records of Pinellas County, Florida, are hereby reserved.
5. No structure, which is, detached from the residence, including a trailer, shack, garage, carport, barn, or outbuilding, shall be erected, used, or allowed to remain on any lot, temporarily or permanently, except temporary buildings used by contractors in connection with construction work.
6. No fence or other structure, including children's play equipment, shall be erected or allowed to remain on any lot in front of the main building line of the residence.
7. All residential structures shall be of masonry construction with a tile roof, except Florida Rooms and other additions to the rear of the residence where gravel, built-up, or other customary roof construction shall be permitted. A minimum of 24 inches roof overhang is required.
8. 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.
9. No boats or trailers of any type, buses, commercial trucks, commercial passenger cars, campers, motor homes, recreational vehicles, shall be parked in front of any residence. Only passenger type automobiles, vans and trucks shall be allowed to be parked in front of a residence. However, if work is being performed on a home, that commercial truck may be parked in front of the residence to complete the work performed. Sheriffs, Police or public works vehicles are

exempted from this rule. A homeowner may park one of the restricted vehicles for a period of not more than three (3) days per month. By way of example, a boat may be parked in front of a residence for not more than three (3) days per month for the purpose of cleaning or provisioning that boat.

10. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats and other domestic household pets normally associated with residential, family living; provided however, that no allowed animals shall be kept, bred or maintained for any commercial purpose. All allowed animals must be restrained from trespassing on any other lot, which is subject to these restrictions.
11. These covenants and restrictions are to run with the land, regardless of whether or not they are specifically mentioned in any deeds or conveyances subsequently executed, and shall be binding on all persons owning the land until January 17, 2030, at which time said covenants and restrictions shall terminate unless the legal owners of at least 75% of the lots in Canterbury Chase shall elect to continue all or part of them for a period to be determined by said owners, and shall establish this intention by properly executed instruments in writing, which shall be recorded in the place and in the manner provided for at that time.
12. These covenants and restrictions contain mutual and reciprocal beneficial interests running to the benefit of the owner(s) of any lots in Canterbury Chase, which are also subject to these covenants and restrictions. Each and every lot owner(s) hereby assign(s) the right to enforce these restrictions to Canterbury Chase Homeowners Association, Inc., a Florida not-for-profit corporation. If there is any violation of, or attempt to violate, any of these covenants or restrictions before January 17, 2030, or any extension in writing thereof, it shall be lawful for the Canterbury Chase Homeowners Association, Inc. to prosecute any proceedings at law or in equity against the person or persons violation or attempting to violate any such covenants or restrictions and either to prevent him or them from so doing and to recover damages, attorney fees, and costs incurred in prosecuting such violation.
13. In validation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.
14. No home may be rented, leased or otherwise utilized on a pay basis for a period less than twelve (12) consecutive months.