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NOTICE OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GREATER HILLS - PHASE 2

BOOK 1078 PAGE 0661

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, THE GREATER CONSTRUCTION CORP., a Florida corporation, is the owner of the following real property located in Lake County, Florida, to wit:

> Lots 201 through 280, inclusive, GREATER HILLS - PHASE 2, according to the Plat thereof, recorded in Plat Book 31, Pages 71 and 72, Public Records of Lake County, Florida.

AND WHEREAS, THE GREATER CONSTRUCTION CORP. desires that all of said real property be subject to like restrictions for the mutual benefit and protection of themselves and persons, both natural and corporate, who may hereafter purchase or acquire any interest in said real property, or any portion thereof;

NOW THEREFORE, in consideration of the premises, THE GREATER CONSTRUCTION CORP., the owner of all the real property described above, and hereinafter sometimes referred to as "the Declarant" does hereby declare said real property to be subject to the following restrictions, reservations and conditions binding upon themselves and upon each and every person, both natural and corporate, who or which shall hereafter acquire any interest in said real property, and their heirs, successors and assigns, to wit:

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) detached single-family dwelling not to exceed two (2) stories in height and a private garage for not more than two (2) cars. Further, cars or other authorized vehicles hereunder shall be parked in the garage or driveway and in any event may not be parked in any easement areas or the street area in front of the house.

2. No building, structure or appurtenance shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and location with respect to topography and finish grade elevation.

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3. The Architectural Control Committee is composed of Lester N. Mandell and Lester Zimmerman. The Committee may designate a representative to act for it. In the event of the death or resignation of a member of the Committee, the remaining member shall have full authority to designate a successor. Neither the members of the Committee, nor its designated representatives, shall be entitled to any compensation for service performed pursuant to this covenant. At any time after the Declarant is no longer the owner of any lot within the Subdivision, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the Committee or to withdraw from the Committee or restore it to any of its powers and duties.

4. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

This instrument was prepared by and
should be returned to
WILLIAM A. BECKETT, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed
Professional Association
215 North Eola Drive
Post Office Box 2809
Orlando, Florida 32802

5. No dwelling shall be permitted on any lot at a cost of less than TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($25,000.00) based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of these covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than nine hundred fifty (950) square feet.

6. All dwellings shall be erected and maintained in compliance with the applicable setback requirements of Lake County and any governmental entity having jurisdiction over the subject property.

7. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently. Further, no trailer, recreational vehicle, or truck larger than two (2) tons in total weight shall be stored, kept or parked contiguous to, on or about any lot without the express advance written authorization of the Architectural Control Committee, which consent may be withheld in said Committee's sole discretion and for any reason.

8. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become a nuisance to the neighborhood.

9. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not bred or maintained for any commercial purposes.

10. No sign of any kind shall be displayed to the public view on any lot, except one (1) professional sign of not more than one (1) square foot and one (1) sign of not more than five (5) square feet advertising the lot for sale or rent, or signs used by a builder to advertise the lot during the construction and sale period.

11. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line and no fence or wall permitted hereunder shall, in any event, exceed six (6) feet in height. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street lines, extended. The same sight line limitations shall apply on any lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless it is maintained at sufficient height to prevent obstruction of such sight lines.

12. No lots shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept, except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

13. No television or radio antenna shall be constructed or placed on the roof of any dwelling. No free-standing television or radio antenna shall be permitted on any lot unless (i) such

free-standing antenna and the location of the same is approved in advance by the Architectural Control Committee and (ii) such free-standing antenna does not exceed five (5) feet in height above the highest point of the roof of the dwelling. Further, no television or radio dish antenna shall be permitted on any lot unless the appearance and location of such dish antenna is approved in advance by the Architectural Control Committee.

14. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. 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 in 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.

15. Water service for all lots shall be provided by a public or privately owned water system and the owners of residences shall pay the monthly charges for such services as are from time to time imposed. All lots shall be serviced by septic tanks, the maintenance and repair of which shall be the responsibility and obligation of the lot owner.

In addition, Declarant has caused, or may cause to be, established a "Municipal Service Taxing Unit" (MSTU) to provide for (a) the maintenance and upkeep of any recreation, retention and drainage areas as shown on the plat of GREATER HILLS-PHASE 2 and any other, existing or future phases of the Greater Hills Subdivision; (b) the construction of improvements and facilities, (recreation, sidewalks, drainage, etc.) on and within Tracts A and B and plat easements areas for the use and benefit of the Greater Hills Subdivision and the residents of the Greater Hills Subdivision and other phases (existing or future) of the Greater Hills Subdivision; and (c) the construction, operation and maintenance of street lighting for the Greater Hills Subdivision and other phases (existing or future) of the Greater Hills Subdivision.

16. Those Conservation Easement areas shown on Exhibit "A" attached hereto and made a part hereof, are burdened by permanent, private Conservation Easements (the "Conservation Easements"), as defined in Section 704.06, Florida Statutes (1989), for the benefit of Declarant, its successors and assigns, any homeowners association now or hereafter formed and made up of owners of some or all lots within the subject property (the "Association"), the St. Johns River Water Management District (the "District"), and Lake County. Any uses, activities, and conditions described in Section 704.06(1), Florida Statutes (1989), are prohibited within the Conservation Easements, including clearing, dredging or filling, except that which may be specifically authorized by a permit issued by the District. Notwithstanding the foregoing, dead or diseased trees, shrubs and vegetation may be hand cleared, and the Declarant or the Association by its rules and regulations from time to time may permit the removal or destruction of other trees, shrubs or vegetation so long as (i) approval is obtained from the District prior to any such removal or destruction, (ii) the Conservation Easement areas remain predominantly in their natural condition; (iii) the usefulness of the Conservation Easement Areas for drainage, flood control, water conservation, erosion control, soil conservation and fish and wildlife habitat is not materially impaired; and (iv) such activities are certified to the Declarant or the Association as complying with the foregoing requirements by a qualified biologist, botanist, or other appropriate consultant. There shall be no construction of improvements or

buildings within the Conservation Easements within Lots 210, 223, 224, 225, 235, 236, 237, 246, 247, 248, 250 and 251, or within those areas between the wetlands and Lots 209, 210, 223, 224, 225, 235, 246 and 248 unless prior approval therefor is obtained from the District. Further, there shall be no vegetation planted or maintained within said Conservation Easements except native vegetation similar to that currently existing in said Conservation Easement areas. The provisions of this paragraph 16 may be enforced by the District and may not be amended without prior approval by the District.

The Conservation Easements established by this Declaration grant no right of access or entry to the Conservation Easements to the general public or to any person except the Declarant or the Association, which have a right of entry to enforce the provisions of this paragraph 16. Without limitation, no right of access or entry is granted any owner, except the owner on whose lot any of the Conservation Easements are situated, who has a reasonable right of entry to the part of the Conservation Easements situated on such Lot for any purpose not inconsistent with the maintenance of the Conservation Easements for their intended purposes. Such right of entry is non-exclusive as to Declarant and the Association but is exclusive as to any other person.

17. The covenants and restrictions set forth in these Restrictions shall run with and bind the land, for a term of thirty (30) years from the date these Restrictions are recorded, after which time they shall be automatically extended for successive periods of ten (10) years. These Restrictions may be amended, in whole or in part, by an instrument signed by not less than seventy-five percent (75%) of the lot owners; provided, however, so long as the Declarant is the owner of one or more lots within the Subdivision, any amendment shall require the written consent of the Declarant. Any amendment must be recorded in the Public Records of Lake County, Florida.

18. Enforcement of these Restrictions shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any restriction either to restrain violation or to recover damages, and the Declarant hereunder shall be entitled to recover from the person or persons violating these Restrictions any and all costs and fees associated with the enforcement of these Restrictions, including reasonable attorneys fees.

19. Invalidation of any one of these restrictions by judgment or court order shall in nowise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, THE GREATER CONSTRUCTION CORP. has caused these presents to be executed by its duly authorized officers and its corporate seal to be hereunto affixed this 11th day of September, 1990.

Signed, sealed and delivered
in the presence of:

THE GREATER CONSTRUCTION CORP.

By: _____
Robert A. Mandell, President

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 11th day of September, 1990 by Robert A. Mandell, as President of THE GREATER CONSTRUCTION CORP., a Florida corporation, on behalf of the corporation.

Donna J. Maddox
Notary Public
My Commission Expires:

Notary Public, State of Florida
My Commission Expires Aug. 1, 1993
Bonded Thru Troy Fain - Insurance Inc.

EXHIBIT "A"

TO

NOTICE OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR GREATER HILLS - PHASE 2

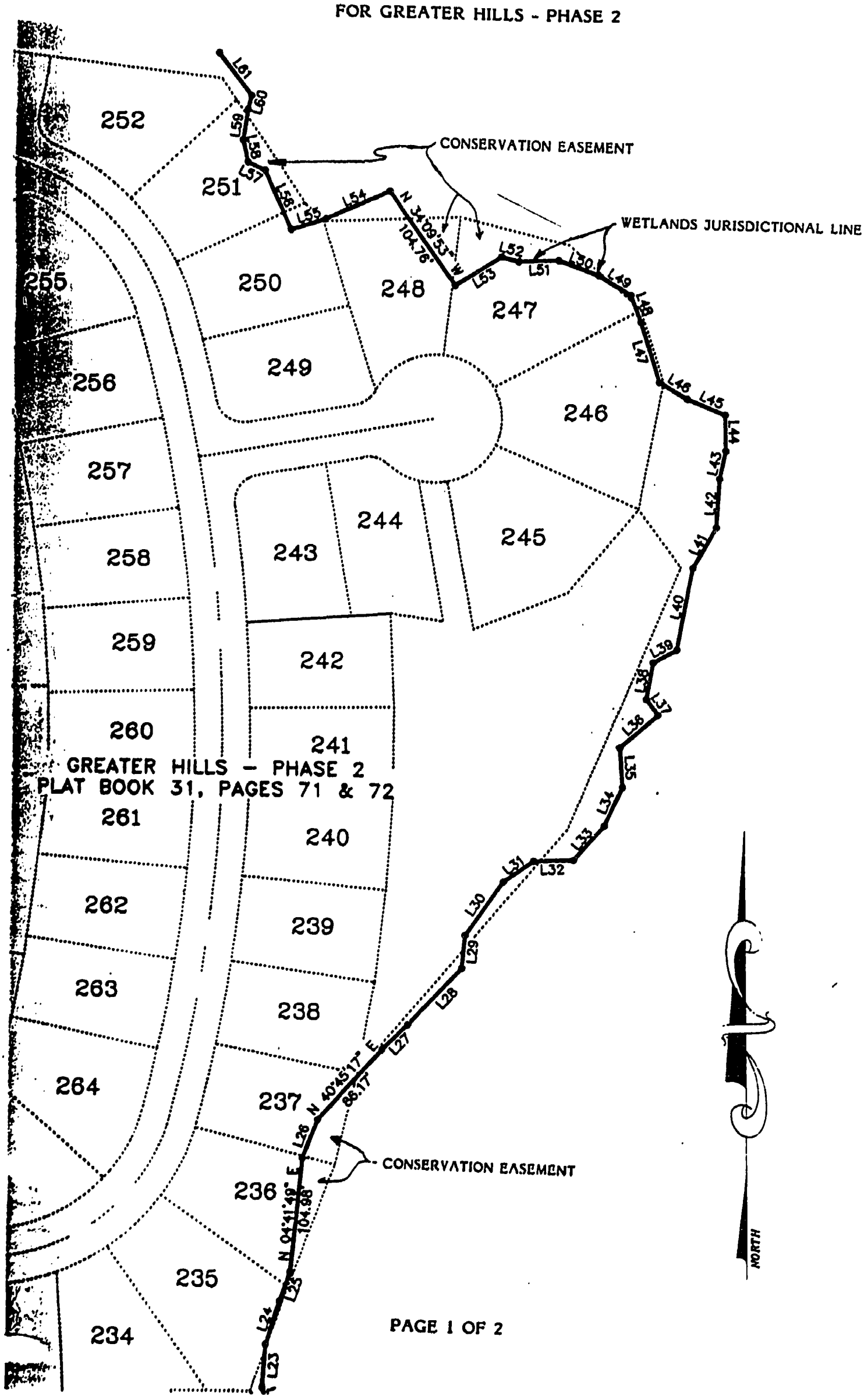
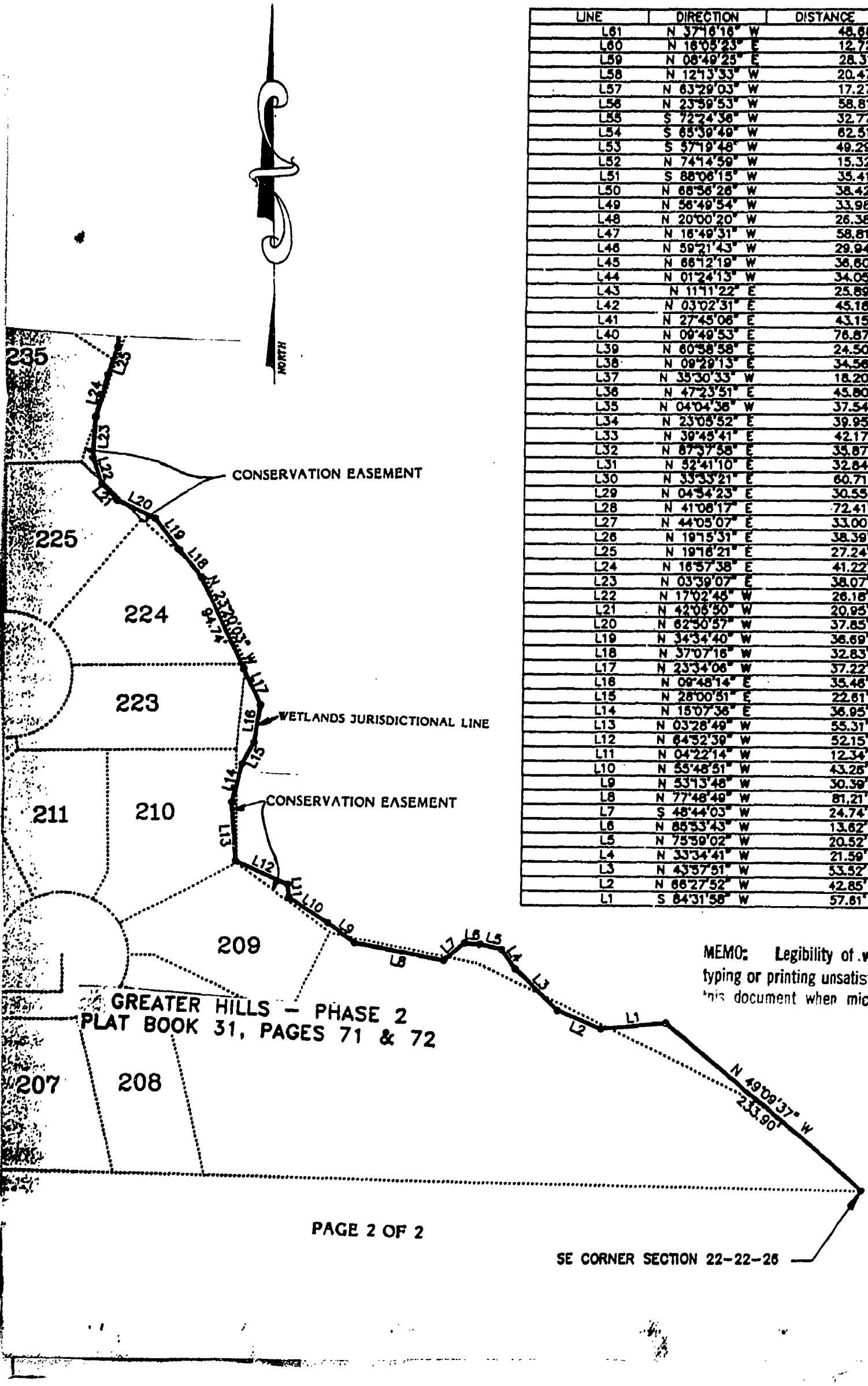


EXHIBIT "A"
TO
NOTICE OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR GREATER HILLS - PHASE 2



LINE	DIRECTION	DISTANCE
L61	N 37°16'16" W	48.68'
L60	N 16°05'23" E	12.72'
L59	N 08°49'25" E	28.31'
L58	N 12°13'33" W	20.47'
L57	N 63°29'03" W	17.27'
L56	N 23°59'53" W	58.81'
L55	S 72°24'36" W	32.77'
L54	S 65°39'49" W	62.51'
L53	S 57°19'48" W	49.29'
L52	N 74°14'59" W	15.32'
L51	S 88°06'15" W	35.41'
L50	N 68°56'26" W	38.42'
L49	N 56°49'54" W	33.98'
L48	N 20°00'20" W	26.38'
L47	N 16°49'31" W	58.81'
L46	N 59°21'43" W	29.94'
L45	N 66°12'19" W	38.60'
L44	N 01°24'13" W	34.05'
L43	N 11°11'22" E	25.89'
L42	N 03°02'31" E	45.16'
L41	N 27°45'06" E	43.15'
L40	N 09°49'53" E	76.87'
L39	N 60°58'58" E	24.50'
L38	N 09°29'13" E	34.56'
L37	N 35°30'33" W	18.20'
L36	N 47°23'51" E	45.80'
L35	N 04°04'36" W	37.54'
L34	N 23°05'52" E	39.95'
L33	N 39°45'41" E	42.17'
L32	N 87°37'58" E	35.87'
L31	N 52°41'10" E	32.84'
L30	N 33°33'21" E	60.71'
L29	N 04°34'23" E	30.55'
L28	N 41°08'17" E	72.41'
L27	N 44°05'07" E	33.00'
L26	N 19°15'31" E	38.39'
L25	N 19°16'21" E	27.24'
L24	N 16°57'38" E	41.22'
L23	N 03°39'07" E	38.07'
L22	N 17°02'45" W	26.18'
L21	N 42°06'50" W	20.95'
L20	N 62°30'57" W	37.85'
L19	N 34°34'40" W	36.69'
L18	N 37°07'16" W	32.83'
L17	N 23°34'06" W	37.22'
L16	N 09°48'14" E	35.48'
L15	N 28°00'51" E	22.61'
L14	N 15°07'36" E	36.95'
L13	N 03°28'49" W	55.31'
L12	N 64°52'39" W	52.15'
L11	N 04°22'14" W	12.34'
L10	N 55°48'51" W	43.26'
L9	N 53°13'48" W	30.39'
L8	N 77°48'49" W	81.21'
L7	S 48°44'03" W	24.74'
L6	N 85°53'43" W	13.62'
L5	N 75°59'02" W	20.52'
L4	N 33°34'41" W	21.59'
L3	N 43°57'51" W	53.52'
L2	N 66°27'52" W	42.85'
L1	S 84°31'58" W	57.61'

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed