

WINDEMERE
PROTECTIVE COVENANTS

1. The land in said tract and any lot or lots now or hereafter laid out thereon and any building or structure now or hereafter erected thereon shall be occupied and used for residential purposes only, and no building shall be erected, altered, placed or permitted to remain on any lot other than one detached dwelling not to exceed two stories in height, each dwelling being designed for occupancy by a single family, except and provided, however, as follows:

(a) Nothing herein contained shall be construed as preventing the use of any garage or garages, erected in accordance with the provisions hereinafter contained, for the usual purposes of private, non-commercial garage or garages.

(b) Real estate sales and/or construction offices may, with the written consent and approval of Windemere Corporation be erected, maintained and operated on any part of said land and/or in any building or structure now or hereafter erected thereon, provided such offices are used and operated in connection with the development of said land or the construction of improvements on said land or the sale of any part of the premises, or any improvements which may be now or hereafter erected on said land, but no part of said land nor any part of any improvements now or hereafter erected thereon shall be used for any of the aforesaid purposes set forth in this sub-paragraph (b) without the written consent and approval of Windemere Corporation being first had and obtained.

(c) Any part of any dwelling house or other building now or hereafter erected on said land, may with the written consent of Windemere Corporation be used as a physician's office or dentist's office for the treatment of patients and for the practice of such professions, but no part of said land or any improvements now or hereafter erected thereon shall be used for any of the aforesaid purposes set forth in this sub-paragraph (c) without the written consent and approval of Windemere Corporation being first had and obtained.

(d) Any part of said land and any improvements now or hereafter erected thereon may, with the written consent and approval of Windemere Corporation, be used for the purposes of a church, school, library, playground, park, place of public assembly or community meetings and for any or all of the usual purposes and functions incidental to or connected with any or all of the foregoing, but