



**COVENANTS AND RESTRICTIONS
HENDERSON HILLS SUBDIVISION**

The following covenants and restrictions have been adopted by Florida Home Helpers, Inc. Profit Sharing Retirement and Section 105 Disability Plan Trust Agreement by and through its Trustee, Walter Balcerak, and shall be binding on all landowners, their heirs and assigns.

1. All lots in said subdivision to be used for single family residential purposes only. No businesses will be maintained in homes. There shall be only one residence, garage (attached or detached), and storage building located on any lot.
2. All single family dwellings shall have a minimum of 1500 square feet on ground floor area. All square foot areas shall be calculated exclusive of porches, unfinished basements, attics, garages, carports or patios.
3. All buildings shall be of new construction and shall have a basement or closed foundation of masonry or concrete.
4. No building shall be erected or maintained on any lot other than a private residence, private garage or storage building for the sole use of the owner or occupant. No existing structure shall be moved onto the premises. Any outbuildings are to be constructed from the same material as the dwelling and in accordance with the same plan of architecture.
5. No house trailers, mobile homes (single or double wide), manufactured homes or modular homes will be permitted on premises.
6. No outdoor toilet or privy shall be erected. All sanitary plumbing shall conform to the minimum requirements of the Marshall County Health Department.
7. No animals or birds other than household pets shall be permitted.
8. No junk cars or salvage autos of any kind shall be kept on any lot.
9. No lot shall be divided for the purpose of building another residence thereon.
10. A single dwelling may be placed on two lots. In the event of a single owner of two lots, the building set back lines and easements, if not already in use, shall be abolished between the lots.
11. All residential houses shall be constructed of vinyl siding, brick, stone, logs or a combination thereof. No wood siding or unfinished blocks are permitted.
12. Any building shall be completed within one year from the beginning of the initial construction date.
13. No chain link or barbed wire fence permitted. There shall be no fences in front of any house and no fence shall be greater than five feet in height.
14. Dwellings and any other buildings must be built at least 10 feet from the lines of said lots.
15. The developer reserves the right to mow any lot in this subdivision when said lot becomes overgrown. The developer reserves the right to use his own judgment as to when said lot needs mowing. Upon completion of mowing said lot, the developer shall send to the lot owner a statement for services rendered and the developer shall have a lien on the lot for mowing.
16. A utility easement is reserved along the front lot line, side lot line and back lot line of each lot.
17. These property covenants and restrictions may be amended in writing upon approval of 80% of the lot owners owning lots in Henderson Hills Subdivision.

Adopted this 7 day of November, 2005.

**Florida Home Helpers, Inc. Profit Sharing
Retirement and Section 105 Disability Plan Trust
Agreement**

By: 

WALTER BALCERAK, Trustee

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