

**ORIGINAL DEED RESTRICTIONS 1980
FOR ZEPHYR SHORES MOBILE HOME SUBDIVISION**

1. Property shall not be used for commercial purposes.
2. Note more than one mobile home shall be placed on any one lot.
3. Buyer agrees to comply with County specifications. No nuisances shall be maintained or permitted.
4. No children under 15 years of age to be allowed as permanent residents.
5. No pets except in the pet section. Pets must be fenced or on a leash.
6. Mobile homes must be at least 12 feet wide.
7. The buyer shall keep the above described premises in good maintenance condition including repairs. All coaches must be enclosed with blocks, aluminum skirts or fence. Lawn kept cut and maintained.
8. Should buyer elect at any time in the future to sell the above described property, the same restrictions shall apply to all new owners.
9. All units will be connected to both the Zephyr Shores Water Company and the Zephyr Shores Sewer Company lines.
10. All tanks or bottles and clotheslines are to be placed in back of the coach.
11. Each new owner must be accepted and join Zephyr Shores Club upon completion of said club. (Information on Club furnished)
12. All easements will be shown on land plot or at Courthouse.
13. Conduct: Each person shall conduct himself or herself in a lawful manner. Illegal conduct, profanity, vulgarity, or offensive activity of any kind, as well as nuisance, whether consisting of noise, smoke, fumes, or other, are prohibited.
14. These restrictions may be subject to change as the owners of the Zephyr Shores Mobile Home Subdivision may see fit.
15. Each Mobile Home must have a screened patio and a covered carport with utility room.