



510 Vonderburg Dr., Suite 302
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FischbachLandCompany.com

Brantley Reserve

Location: West side CR 39, ½ mile north of Lithia Pinecrest Rd. Lithia FL

Zoned: AR (Agricultural)

Parcel 1 8.58 acres \$ 190,000.00

Parcel 2 8.51 acres \$ 175,000.00 **SOLD**

Parcel 3 7.92 acres \$ 175,000.00 **SOLD**

Utilities: Electric available, well and septic will need to be installed

Note: See attached restrictions:

Alderman's Ford Park Within ½ mile
Alafia River Corridor Preserve Within 3 miles
Alafia River State Park Within 5 Miles
Publix, Winn Dixie, Outback Steak House, within 3 ½ miles

Schools: Pinecrest Elementary, Randall Middle School, Newsome High School

Shown by appointment only

Contact:

Wendell Brantley

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**Fischbach Land Company**

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BRANTLEY RESERVE

PB 123 PG 44 and 45 Hillsborough County Florida Declaration of Covenants, Conditions, Restrictions

1. Only one single-family dwelling unit may be placed on a lot in said residential tract.
2. No mobile homes, manufactured homes, or modular homes are allowed.
3. Each dwelling unit shall contain a minimum of 2,000 square feet air-conditioned living area.
4. Each dwelling unit shall have an attached two-car garage or two-car carport.
5. No structures of temporary character such as a tent, shack, barn, or other outbuilding shall be used on any lot at any time as residence, either temporarily or permanently.
6. No noxious or offensive trade or activity shall be carried on upon any of the property, nor shall anything be done thereon that may be or become an annoyance to the neighborhood or detriment to the value of any neighbor's property. Such noxious or offensive activity includes any commercial activity and agricultural activity, such as cattle feedlots, swine or poultry farms, and others of like nature.
7. Animals for one's own personal use and enjoyment may be allowed in reasonable quantity provided that they are not kept, bred or maintained for any commercial purpose except as follows: A maximum of one cow, two goats, one horse, one hog, or 3 chickens, are allowed per acre.
8. No trash, rubbish, debris, junk, stored materials, wrecked or inoperable vehicles, or similar unsightly items shall be allowed to remain on any lot outside an enclosed structure. However, the foregoing shall not be construed to prohibit temporary deposits of trash, rubbish and debris for pick up by government or similar garbage and trash removal services agencies.
9. Each lot owner shall be responsible for providing his own potable water well and septic tank.
10. Each lot owner is responsible for payment of electrical service connection. Electrical and telephone service shall be constructed underground.
11. These covenants are to run with the land and shall be binding on all parties, their successors and heirs, and all persons claiming under them.
12. The deed restrictions contained herein shall remain in effect for a period of 25 years, with automatic renewal periods thereafter.
13. If any of the restrictions or covenants contained herein shall be violated or any attempts made to violate said restrictions or covenants, it shall be lawful for the undersigned or any other person or persons owning any real property covered by these restrictive covenants to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions, whether to prevent him or them from doing so or to recover damages for such violation or both and the prevailing party shall be entitled to costs and attorney's fees, including same for appellate proceedings.
14. So long as the Developer still owns any lot in the subdivision, Developer reserves the right to make reasonable modifications and amendments to, clarifications and interpretations, of these restrictions.
15. Each of the Covenants herein is independent of all others and invalidation of any of these Covenants, Conditions, and Restrictions shall in no way affect the others.