

DECLARATION OF RESTRICTIONS FOR Gallagher Farm Subdivision

Lots 1 through 4 of Gallagher Farm Subdivision a minor subdivision with no improvements, as recorded in Plat Book 135 , Page 281 , Public Records of Hillsborough County, Florida

The undersigned declarant, D Carlton LLC , C. Dennis Carlton Revocable Trust , (declarant) and MC Thomas LLC (declarant,) being the owner of that certain property legally described above (the "Property") hereby executes and records in the Public Records of Hillsborough County, Florida, this Declaration of Restrictions (this "Declaration") for the purpose of enhancing and protecting the value, attractiveness, and desirability of the property, as well as protecting the Adjacent Property from any adverse impacts from the use of the Property in contravention of the restrictions set forth in this Declaration. Declarant hereby declares that the Property is, and henceforth will be held, sold, and conveyed subject to the following restrictions, which shall run with the land and be binding on all parties having any right, title, or interest in and to said land:

- 1 Only conventional, site-built homes meeting Hillsborough County building codes shall be permitted in this minor subdivision.
- 2 No mobile or modular home will be allowed on the Property as of the execution date of this Declaration.
- 3 Any residence on the Property shall have no less than 1800 square feet of air-conditioned living space.
- 4 No illegal, noxious or offensive activity or condition shall be permitted or carried on any part of any said land, nor shall anything be permitted or done which may become a nuisance or source of embarrassment, discomfort or annoyance to the neighborhood.,

5 Declarant and any future owner of either the Property or the Adjacent Property has the right to enforce, by any appropriate proceeding, all restrictions and covenants now or hereafter imposed by, or pursuant to, the provisions of this Declaration. If any such owner or the Declarant is the prevailing party in any litigation involving the restrictions arising under the Declaration, then that prevailing Declarant or owner shall be entitled to collect from the non-prevailing defendant reasonable attorneys' fees and costs incurred by the prevailing party, whether incurred before, during, or after trial, in any appellate proceeding, or in any judgment execution proceeding. Failure by the Declarant or any other owner entitled under this Declaration to enforce any provision contained herein does not constitute a waiver of the right to do so at any time in the future.

6 No invalidation of any particular provision of this Declaration by any court or statutory enactment will affect the validity of any other provision of this Declaration, all of which will remain in full force and effect; provided, however any court of competent jurisdiction is hereby empowered, in its discretion, to reform any otherwise invalid provision of this Declaration when necessary to avoid a finding of invalidity

Dated this 14th day of October, 2020

WITNESSES:

Sara Beth Newsome
Name: Sara Beth Newsome

D Carlton
D Carlton LLC
C. Dennis Carlton, Jr.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

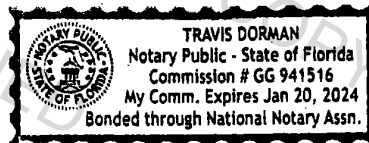
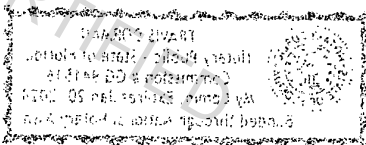
The foregoing instrument was acknowledged before me this 14th day of October, 2020, by C Dennis Carlton Jr, owner of DCarlton LLC, who is personally known to me or has produced

_____ as identification.

Travis Dorman
Name: Travis Dorman

Notary Public, State of Florida

Notary Seal or Stamp:



Dated this 14th day of October, 2020

WITNESSES:

Name: Arthur Neesme

CDC
C. Dennis Carlton Revocable Trust
C Dennis Carlton Sr: Trustee

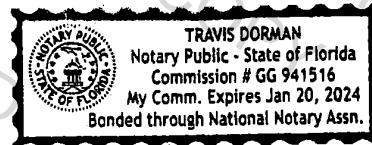
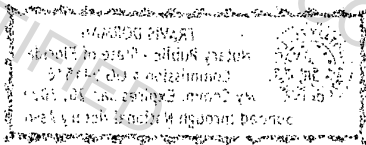
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 14th day of October, 2020, by C Dennis Carlton Sr, trustee of the C Dennis Carlton Revocable Trust, who () is personally known to me or () has produced _____ as identification.

Travis Dorman
Name: Travis Dorman

Notary Public, State of Florida

Notary Seal or Stamp:



Dated this 14th day of October, 2023

WITNESSES:

Name: Arzu Neusane

Melissa Thomas

MC Thomas LLC

Melissa Thomas

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 14th day of October, 2023, by Melissa Thomas, owner of MCThomas LLC, who is personally known to me or has produced

_____ as identification.

Travis Dorman

Name: Travis Dorman

Notary Public, State of Florida

Notary Seal or Stamp:

