



## Property Details

|                           |  |
|---------------------------|--|
| Assessor's Parcel Number: | C-04-34-28-110-1900-0260   |
| Property Address:         | 7356 Happyface St, Sebring, FL 33872                                       |
| County, State:            | Highlands County, FL   |
| Subdivision:              | SUN N LAKE EST OF SEBRING UNIT 11  |
| Lot Number:               | 26   |
| Legal Description:        | SUN N LAKE EST OF SEBRING UNIT 11 PB 9 PG 69 LOT 26 BLK 190                |
| TRS:                      | N/A  |
| Parcel Size:              | 0.23 Acres   |
| Terrain Type:             | Wooded   |
| Lot Dimensions:           | 78.76 feet North<br>126.2 feet East<br>80.36 feet South<br>125.9 feet West |
| Elevation:                | 40.1 m or 131.5 feet   |
| Flood Zone / Wetlands:    | No   |
| Notes:                    | <b>See deed attached for complete legal description.</b>                   |

## Property Location & Access

|                                 |  |
|---------------------------------|--|
| Google Map Link:                | <a href="https://maps.app.goo.gl/eQ5bQ9xYkeptwprs9">https://maps.app.goo.gl/eQ5bQ9xYkeptwprs9</a>  |
| GPS Coordinates (Center):       | 27.534575, -81.539667  |
| GPS Coordinates (4 corners):    | 27.534759, -81.539536 NE<br>27.534416, -81.539550 SE<br>27.534427, -81.539801 SW<br>27.534768, -81.539783 NW   |
| City or County Limits:          | County   |
| School District:                | Highlands county school district   |
| Access To Property:             | Yes, Happyface St  |
| Road Type:                      | Paved  |
| Who Maintains Roads:            | County / District  |
| Closest Highways:               | US Hwy 27 N  |
| Closest Major City:             | Lakeland, Florida (1 hr 5 min (56.6 miles))  |
| Closest Small Town:             | Sebring, Florida (15 min (8.8 miles))  |
| Closest Gas Station:            | Shell, 6229 US Hwy 27 N, Sebring, FL 33870 (7 min (2.6 miles))   |
| Nearby Attractions:             | Sun N' Lake, 5510 Balboa Blvd, Sebring, FL 33872 (4 min (1.2 miles))<br>Lake Granada, 3500 Edgewater Dr, Sebring, FL 33872 (5 min (1.7 miles))<br>Veterans Beach Purple Heart Memorial, 4250 Lakeview Dr, Sebring, FL 33870 (12 min (6.2 miles)) |
| Notes:                          | N/A  |
| <b>Property Tax Information</b> |  |
| Assessed Taxable Value:         | \$14,500.00  |

|                                     |             |
|-------------------------------------|-------------|
| Assessed Actual Value:              | \$14,500.00 |
| Back Taxes Owed? If so amount owed: | No          |
| Tax Liens? If so amount owed:       | No          |
| Annual Property Taxes:              | \$86.39     |
| Notes:                              | N/A         |

## Zoning & Restriction Information

|  |   |
|--|---|
| Zoning / Property Use Code:              | Per County, Single Family Residential (R-1)                                     |
| What can be built on the property?       | Single Family Residential - Please see the attachment for more details.         |
| Time limit to build?                     | Permit is good for 6 months but it can be extended                              |
| Is camping allowed?                      | Per County, Not allowed.  |
| Camping restrictions if any:             | N/A   |
| Are RV's allowed?                        | Per County, Not allowed to live in, can be stored and used during construction. |
| RV restrictions if any:                  | N/A   |
| Are mobile homes allowed?                | Per County, Not allowed   |
| Mobile home restrictions if any:         | N/A   |
| Are tiny homes allowed?                  | Per County, Not allowed, the Minimum size: 750 sq. ft. of living space.         |
| Tiny home restrictions if any:           | N/A   |
| Are short term vacation rentals allowed? | Per County, Yes   |

|                                      |  |
|--------------------------------------|--|
| Vacation rental restrictions if any: | No regulations as per county.  |
| Is property part of an HOA / POA?    | <b>Found Sun 'n Lake District, they are not an HOA.</b> <a href="https://www.snldistrict.org">https://www.snldistrict.org</a><br><b>This parcel does not appear to be part of any HOA within the District.</b> <a href="https://www.snldistrict.org/residents/hoa_contacts.php">https://www.snldistrict.org/residents/hoa_contacts.php</a> |
| HOA / POA dues, if any:              | <b>Sun n Lake District charge. \$160.97 / Yearly assesment fee (Estimated)</b><br><b>They did not provided the DUES amount information, since we are not the owner.</b>  |
| Subdivision CC&R Availability:       | <b>Deed restrictions found and attached, but nothing relavant to note.</b>   |
| CC&R Information:                    | Pulled from district website.  |
| Deed Availability:                   | See attached   |
| Deed Information:                    | Book/ Page: 1883/ 647  |
| Notes:                               | <b>This parcel is outside the city limits. The information above is based on county restrictions and deed restrictions found within district website. Please review restrictions and district website for details.</b>   |

## Utility Information

|                 |  |
|-----------------|--|
| Water?          | Water unavailable. Would require well.   |
| Sewer / Septic? | Sewer unavailable. Would require septic system.  |
| Electric?       | Would have to contact Glades Electric Cooperative (863-946-6200).                          |
| Gas?            | Would have to contact Suburban Propane (863-402-0011), Coker Fuel Inc (863-385-0194), etc. |
| Waste?          | Would have to contact Waste Connections (863-655-0005)                                     |
| Notes:          | <b>Per Sun n Lake District, they do not provide water or sewer to this area.</b>           |

## County Contact Information

|                   |   |
|-------------------|---|
| County Website:   | <a href="https://www.highlandsfl.gov">https://www.highlandsfl.gov</a> |
| Assessor Website: | <a href="https://www.hcpao.org">https://www.hcpao.org</a>             |

|                                 |   |
|---------------------------------|---|
| Treasurer Website:              | <a href="https://www.htaxcollector.com">https://www.htaxcollector.com</a>   |
| Recorder Website:               | <a href="http://www.hcclerk.org/Home.aspx">http://www.hcclerk.org/Home.aspx</a>   |
| GIS Website:                    | <a href="https://www.hcpao.org/gis/default.htm#28340411019000260C">https://www.hcpao.org/gis/default.htm#28340411019000260C</a>   |
| Zoning Link:                    | <a href="https://www.highlandsfl.gov/departments/development_services/zoning/index.php">https://www.highlandsfl.gov/departments/development_services/zoning/index.php</a> |
| Phone number for Planning Dept: | (863) 402-6650  |
| Phone number for Recorder:      | (863) 402-6565  |
| Phone number for Treasurer:     | (863) 402-6685  |
| Phone number for Assessor:      | (863) 402-6659  |
| City Website:                   | N/A   |
| Phone number for City:          | N/A   |
| Notes:                          | N/A   |

**Buyers are responsible for confirming all information themselves before buying. This information is not guaranteed. M WhiteCube LLC (MyBestLandDeals.com) is not responsible for any incorrect information in this document.**

RECORD: \$

10.00  
90.30  
1.00  
1.50 com

OFFICIAL RECORDS  
BK 1883 PG 648



This instrument Prepared and Recorded By: Pat Prakhin  
National Recreational Properties of Sun 'N Lakes, LLC

1 Mauchly Irvine, CA 92618

After recording return to:

Milagros Aquila  
5 Ryee Place, Palm Coast, FL 32164



DEED DOC STAMPS 90.30 D.C. com

Parcel ID: C-04-34-28-110-1900-0270

FILE# 1337355 RCD: Aug 10 2005 @ 11:20 AM  
L.E. "Luke" Brooker Clerk of Courts Highlands Co

ID = 32608

WARRANTY DEED

THIS INDENTURE made on the 21st day of March, <sup>2005</sup> between National Recreational Properties of Sun 'N Lakes, LLC, a Florida limited liability company organized and existing under the laws of the State of Florida, having its principal place of business at 1 Mauchly, Irvine, California 92618, (Hereinafter called the "Grantor"), and Milagros Aquila, a Single Man or Woman (hereinafter called the "Grantee"), whose address is

5 Ryee Place, Palm Coast, FL 32164

WITNESSETH: that Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs and assigns forever, the following described land situate, lying and being in Highlands County, Florida, to wit:

Lot 27, Block 190, Sun 'N Lake Estates of Sebring Unit 11, according to the map or plat thereof recorded in Plat Book 9, Page 69, Public Records of Highlands County, Florida.

Parcel ID: C-04-34-28-110-1900-0270

Subject to reservations, restrictions, and easements of record, and taxes for the present year. Reserving however, any and all oil, gas, and mineral rights.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

This is not the Homestead property of the Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year above written.

Signed, sealed and delivered in our presence as witnesses:

National Recreational Properties of Sun 'N Lakes, LLC  
A Florida Limited Liability Company

[Signature]  
Witness ANGE GARCIA

BY [Signature]  
Jeffrey P. Frieden, Manager

[Signature]  
Witness

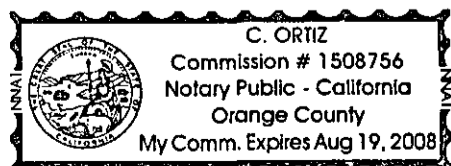
STATE OF CALIFORNIA

COUNTY OF ORANGE

ON August 9, 2005 BEFORE ME, C. Ortiz, NOTARY PUBLIC, PERSONALLY APPEARED JEFFREY P. FRIEDEN [ X ] PERSONALLY KNOWN TO ME - OR - [ ] PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

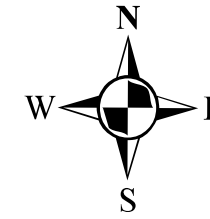
[Signature]
























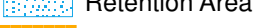
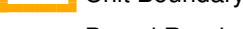

# SUN'N LAKE

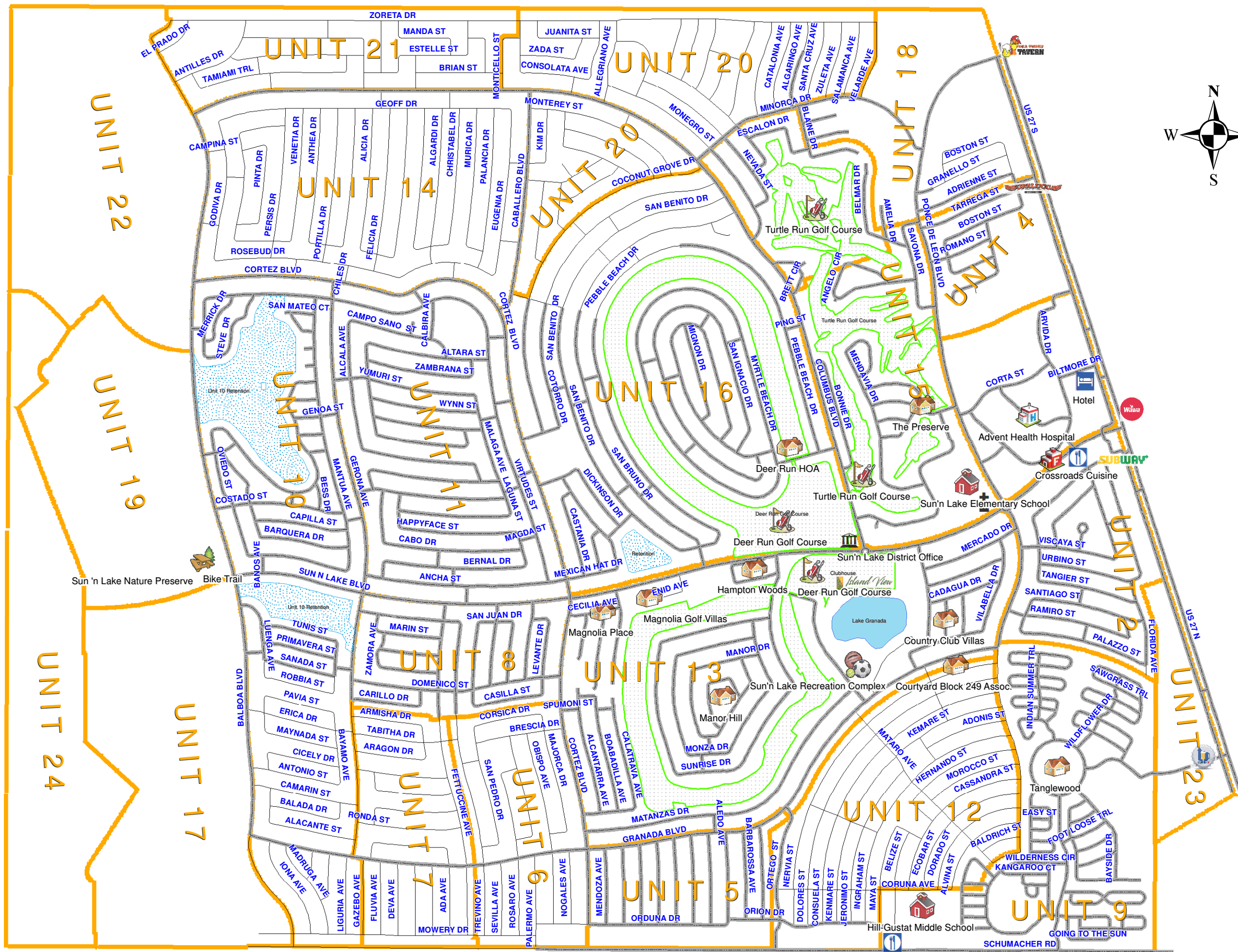
FLORIDA'S CENTERPIECE COMMUNITY



### Legend

#### Symbols

-  Hotel
-  Community/Recreation Center
-  Church
-  Restaurant
-  Fire Station
-  Office
-  Hospital
-  School
-  HOA / Subdivision
-  Golf
-  Park
-  Island View Restaurant
-  Turn 2 Brewery
-  Subway
-  Bufalucca
-  Wawa
-  Wild Turkey Tavern
-  Golf Course
-  Lake
-  Retention Area
-  Unit Boundary
-  Paved Road



Plot Date: 2/26/2024

MAP SUBJECT TO ERRORS. THIS MAP SHOULD BE USED FOR ILLUSTRATIVE PURPOSES ONLY.

## DECLARATION OF RESTRICTIONS

TO WHOM IT MAY CONCERN:

KNOW ALL MEN BY THESE PRESENTS, that HIGHLANDS COUNTY TITLE and GUARANTY LAND COMPANY is the fee title owner of the following described property, to-wit:

SUN 'n LAKES ESTATES OF SEBRING Subdivision, Units 11 through 16, according to the plats thereof filed and recorded in the office of the Clerk of Circuit Court of Highlands County, Florida. Plat Book 9, Pages 69, 70, 71, 73 and Plat Book 10, Pages 3 and 4.

WHEREAS, the said HIGHLANDS COUNTY TITLE and GUARANTY LAND COMPANY desires that all of the above property be subject to like restrictions for the mutual benefit and protection of themselves and persons, both natural and corporate, who may hereafter purchase or acquire any interest in said property or any portion thereof.

NOW, THEREFORE, in consideration of the premises, HIGHLANDS COUNTY TITLE and GUARANTY LAND COMPANY and upon each and every person and corporation who or which shall hereafter become the owners of said property, or any portion thereof, their heirs, successors and assigns, to-wit:

- A. Restrictions on lots will be subject to the "SCHEDULE OF DISTRICT REGULATIONS OF HIGHLANDS COUNTY, FLORIDA" with reference to the various zoning classifications of SUN 'n LAKE ESTATES OF SEBRING, as approved by the Planning and Zoning Board and The Board of County Commissioners of Highlands County, Florida. With the following additions and/or exceptions:

1. No residence on a water-front or golf course fronting lot shall contain less than 1,000 square feet of livable floor areas in one story homes, exclusive of porches, garages, carports, etc.
2. Plans and specifications for all dwellings as well as any and all accessory buildings or structures of any kind, and also bulkheads, sea wall, mooring slips, canals, boat slips or docks, filling or dredging beyond any lot line shall first be approved in writing by the Subdivider or its duly authorized agent prior to commencement



of any such construction. If a lot borders a canal or lake, the bed of the canal or lake and the waters above are not included.

Portions of the Plat marked "Reserved" are the private property of the Subdivider and not subject to these conditions and restrictions.

The Subdivider reserves the right to release in whole or in part any restriction hereunder or to include in any contract or deed hereafter made any additional restrictive covenants providing same are not inconsistent with these here contained.

3. No trailer (except in mobile home area), basement, tent, shack or other outbuilding may be used as temporary residence.
4. No sign of any kind shall be displayed to the public view except a professional sign of not more than one sp. Ft. in area or a sign of not more than 5 sq. ft. area advertising the property for sale or rent.
5. No oil drilling or refining nor mining operation of any kind shall be permitted on any lot. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot except that usual household pets may be kept provided they are not involved in any commercial purposes and they do not constitute a nuisance.
6. No lot shall be used as a dumping ground for rubbish. All trash or other waste shall be kept in sanitary containers.
7. No fence, wall hedge or shrub of any kind having a height of more than 4 -1/2 feet shall be maintained on any lot except with the written approval of the Subdivider: any fence, wall, hedge or planting of any kind to be erected, planted or maintained on any corner lot must be approved in writing by the Subdivider prior to the installation thereof.
8. These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them.
9. Easements are expressed reserved in the plats hereinabove described.

10. Any violation or attempt to violate these covenants or restrictions will result in proceedings in law or for equity against a person or persons violating or attempting to violate.

IN WITNESS WHEREOF, the above party has caused these presents to be signed in its name by its proper officers and its corporate seal to be affixed, attested by its Assistant Secretary, the 12th day of October , 1971.

WITNESSED BY:

Christine C. Glass  
Linda Phillips

HIGHLANDS COUNTY TITLE and GUARANTY  
LAND COMPANY

[Signature] (SEAL)  
Attest [Signature]  
Assistant Secretary

This instrument has been prepared by Janis L. Owen an employee of HIGHLANDS COUNTY TITLE AND GUARANTY LAND COMPANY, 1035 N. E. 125 Street, No. Miami, Florida 33161

## HIGHLANDS COUNTY LAND DEVELOPMENT REGULATIONS

2. All potable water facilities that have an annual average withdrawal from any source or combined sources greater than or equal to 100,000 gpd, shall be located within the public water supply zoning district and the public water supply comprehensive plan future land use map designation and shall obtain a special use permit satisfying the standards contained in section 12.05.281, PW public water supply district, and sections 12.03.107 and 12.03.411 Special use permit approved by the BCC. (Ord No. 05-06-05 § 15; Ord No. 05-06-30 § 15)

(Ord. No. 99-18 § 23) (Res. of 8-18-70, § 5 (sched. EU); Ord. No. 90-02; Ord. No. 93-15, §§ 19-21; Ord. No. 94-4, §§ 9, 10; Ord. No. 96-10, § 1; Ord. No. 96-30, § 5; Ord. 98-04 §4; Ord. 98-22 § 2, Ord. 99-3, § 4; Ord. No. 99-18 §§ 4, 23 Ord No. 00-01-11 §11; Ord No. 00-01-25 § 6)(Ord No. 03-04-1)(Old Sec. 12-83) (Ord. No. 05-06-05, §§ 13--15; Ord. No. 05-06-30, §§ 13--15; Ord. No. 06-07-37, § 6; Ord. No. 07-08-32, §§ 7, 8; Ord. No. 09-10-03 § 2)

### Sections 12.05.202--12.05.209. Reserved.

### Section 12.05.210. R-1A residential district.

- A. **Intent.** The R-1A residential district is intended to be single-family residential area, medium population density with minimum lot area.
- B. **Permitted principal uses and structures are as follows:**
  1. Any use permitted in EU district.
  2. Wastewater treatment and water treatment facilities serving a single development when the water treatment facility is not included in the definition of a potable water facility.
  3. Schools, public and private (see definitions in # 263). (Ord. No. 06-07-37 § 7)
- C. **Permitted accessory uses and structures.** Permitted accessory uses and structures in this district shall be accessory uses and structures when located on the same lot and not involving the conduct of any business, trade, occupation or profession, except as permitted in the EU district.
- D. **Special exceptions.** Permissible in this district by the BOA after public hearing and subject to appropriate conditions and safeguards are any special exception in EU district except the following:
  1. The keeping or pasturing of livestock or animals.
  2. Unattached guesthouse.
  3. Wastewater and water treatment facilities serving more than one development when the water treatment facility is not included in the definition of a potable water facility.
- E. **Minimum lot requirements** in regard to area and width, in this district are 10,000 square feet lot area; minimum 80-foot frontage.
- F. **Maximum lot coverage by all buildings and maximum impervious surface.** The maximum lot coverage by all buildings in this district shall be 35 percent and the maximum impervious surface is up to 60 percent site coverage. (Ord No. 05-06-05 § 16; Ord No. 05-06-30 § 16)

## HIGHLANDS COUNTY LAND DEVELOPMENT REGULATIONS

- G. **Minimum yard requirements.** The minimum depth of front and rear yards and width of side yards, for a residence in this district shall be:
1. **Front:** 25 feet.
  2. **Side:** Seven and one-half feet.
  3. **Rear:** 25 feet.
  4. **Corner:** 15 feet side street setback.
- H. **Maximum height of structures.** Maximum height of structures shall be as follows:
1. **Residence:** No dwelling shall exceed 35 feet in height, except as provided in Section 12.05.302. See definition of Height of buildings in Section 12.02.104.
  2. **Permitted nonresidential:** Same as EU Estate District. (Ord. No. 09-10-03 § 3)
- I. **Permitted nonresidential structure or use yards.** Yards of permitted nonresidential structures or uses in this district shall be subject to the same requirements as for the EU district.
- J. **Minimum floor area** in this district shall be 1,000 square feet, 750 square feet ground floor level, excluding carports, porches, patios, storage, and utility rooms.
- K. **Limitation on signs shall apply in this district.** No signs intended to be read from off the premises, except:
1. Same as EU district.
- L. **Limitations on uses.** The following limitations on uses apply in this district:
1. Wastewater treatment facilities or structures or water treatment facilities or structures shall conform to the standards contained in section 12.08.131.
  2. All potable water facilities that have an annual average withdrawal from any source or combined sources greater than or equal to 100,000 gpd, shall be located within the public water supply zoning district and the public water supply comprehensive plan future land use map designation and shall obtain a special use permit satisfying the standards contained in section 12.05.281, PW public water supply district, and sections 12.03.107 and 12.03.411 special use permit approved by the BCC. (Ord No. 05-06-05 § 17; Ord No. 05-06-30 § 17)

(Res. of 8-18-70, § 5 (sched. R-1A); Ord. No. 90-02; Ord. No. 91-11, § 2; Ord. No. 93-15, §§ 22, 24; Ord. No. 94-4, § 11; Ord. No. 99-18 §§ § 5, 24, 43 Ord No. 00-01-11 §12; Ord No. 00-01-25 § 7)(Ord No. 03-04-1)(Old Sec. 12-84) (Ord. No. 05-06-05 §§ 16, 17; Ord. No. 05-06-30, §§ 16, 17; Ord. No. 06-07-37, § 7; Ord. No. 09-10-03 § 3)

## HIGHLANDS COUNTY LAND DEVELOPMENT REGULATIONS

### Section 12.05.211. R-1 residential district.

Regulations for the R-1 residential district shall be the same as the R-1A district, except the minimum floor area shall be 750 square feet with same exclusions.

(Res. of 8-18-70, § 5 (sched. R-1)(Ord No. 03-04-1) (Old Sec. 12-85) (Ord. No. 05-06-05)

### Section 12.05.212. R-2 two-family dwelling district.

A. **Permitted principal uses and structures** in the R-2 two-family dwelling district shall be:

1. Any use permitted in R-1 district, subject to the limitations, requirements and procedures specified for such use, unless such use is specifically permitted in this district.
2. Two-family dwelling, which may be under multiple ownership with proper fire separation as required under section 704.4 Standard Building Code.
3. Two one-family dwellings.
4. Church.
5. Wastewater treatment and water treatment facilities serving a single development when the water treatment facility is not included in the definition of a potable water facility.

B. **Permitted accessory uses and structures** in this district shall be accessory uses and structures when located on the same lot and not involving the conduct of any business, trade, occupation or profession, except as permitted in R-1 district.

C. **Special exceptions.** Permissible in this district by the BOA after public hearing and subject to appropriate conditions and safeguards are:

1. Public utility buildings.
2. Same as for R-1 district, except that churches are permitted in R-2 districts.
3. Wastewater and water treatment facilities serving more than one development when the water treatment facility is not included in the definition of a potable water facility.

D. **Minimum lot requirements** in this district, in regard to area and width, are: Residential: 10,000 square feet; frontage, 80 feet.

E. **Maximum impervious surface and maximum lot coverage.** Maximum lot coverage by all buildings in this district shall be 40 percent and the maximum impervious surface is up to 60 percent site coverage.

(Ord No. 05-06-05 § 18; Ord No. 05-06-30 § 18)