

4
DEED RESTRICTIONS FOR LOTS 1 THRU 9 EVENTIDE SUBDIVISION

Duties for the surface water management system: permit #40-019-0185-ERP
Management District



Page# 1844
Rec: 02/07/2000
11:34 AM
File# 200005197
St. Johns River
Clerk Of Courts
Clay County, FL
FEE: \$19.50

- A. Each property owner shall be responsible for his prorata share of the maintenance, operation and repair of the surface water or stormwater management system. "Surface water or Stormwater Management System" means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the system, as permitted pursuant to Chapters 40C-4, 40C-40, or 40C-42, F.A.C.
- B. Maintenance of the surface water or stormwater management system shall mean the exercise of practices which allow systems to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the St. Johns River Water Management District. Each property owner shall be responsible for such maintenance and operation. Any repair or reconstruction of the surface water or stormwater management system shall be as permitted, or if modified as approved by the St. Johns River Water Management District.
- C. Any amendment to the Deed Restriction which alters the surface water or stormwater management system, beyond maintenance in its original condition, including the water management portions of the common areas, must have the prior written approval of the St. Johns River Water Management District.
- D. The St. Johns River Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Deed Restriction which relate to the maintenance, operation and repair of the surface water or stormwater management system.
- E. Swale Maintenance. The Developer/Purchaser has constructed upon Lot _____ a Drainage Swale for the purpose of managing and containing the flow of excess surface water, if any, found upon a lot from time to time. Each lot owner, including builders, shall be responsible for the maintenance, operation and repair of the swales on the lot. Maintenance, operation and repair shall mean the exercise of practices, such as mowing and erosion repair, which allow the swales to provide drainage, water storage, conveyance or other stormwater management capabilities as permitted by the St. Johns River Water Management District. Filling, excavation, construction of fences or otherwise obstructing the surface water flow in the swales is prohibited. No alteration of the Drainage Swale shall be authorized and any damage to any Drainage Swale, whether caused by natural or manmade phenomena, shall be repaired and the Drainage Swale returned to its former condition as soon as possible by the Owner(s) of the Lot(s) upon which the Drainage Swale is located.

3 MIN. RETURN

SCOTT KASSEL

3830-JA WILLIAMS AVE PARK BLVD

JACKSONVILLE FL 32257

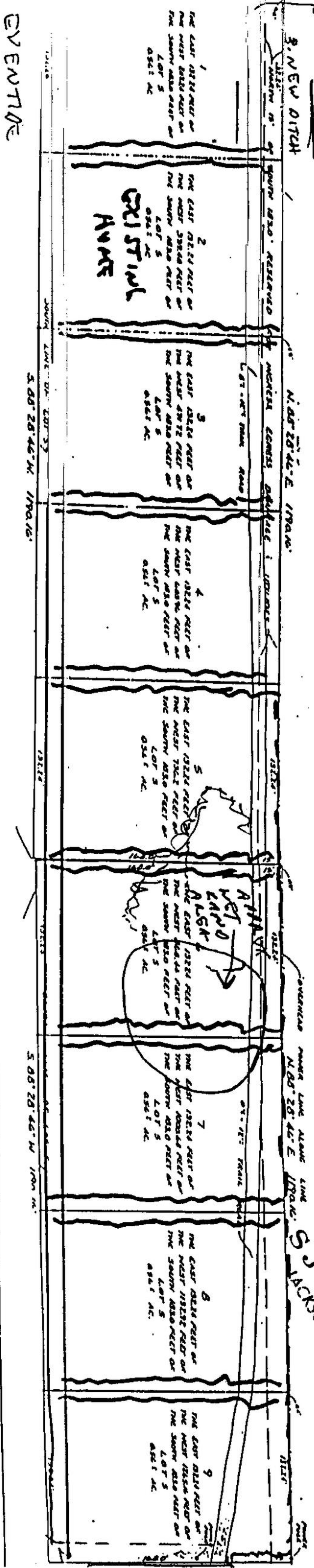
3 MIN. RETURN



EXISTING DIR ROAD

1. ~~CREATE SWELL BETWEEN LOTS~~
2. ~~CREATE SWELL BETWEEN LOTS~~
3. DITCH ON EACH SIDE OF DIRT ROAD - MOVE TO BACK OF PROPERTY ---
4. CREATE SWELL BETWEEN LOTS { }
5. SWELL FRONT OF LOTS (NO CURB + GUTTER) ==
6. CURB + GUTTER UNDER DRIVEWAYS

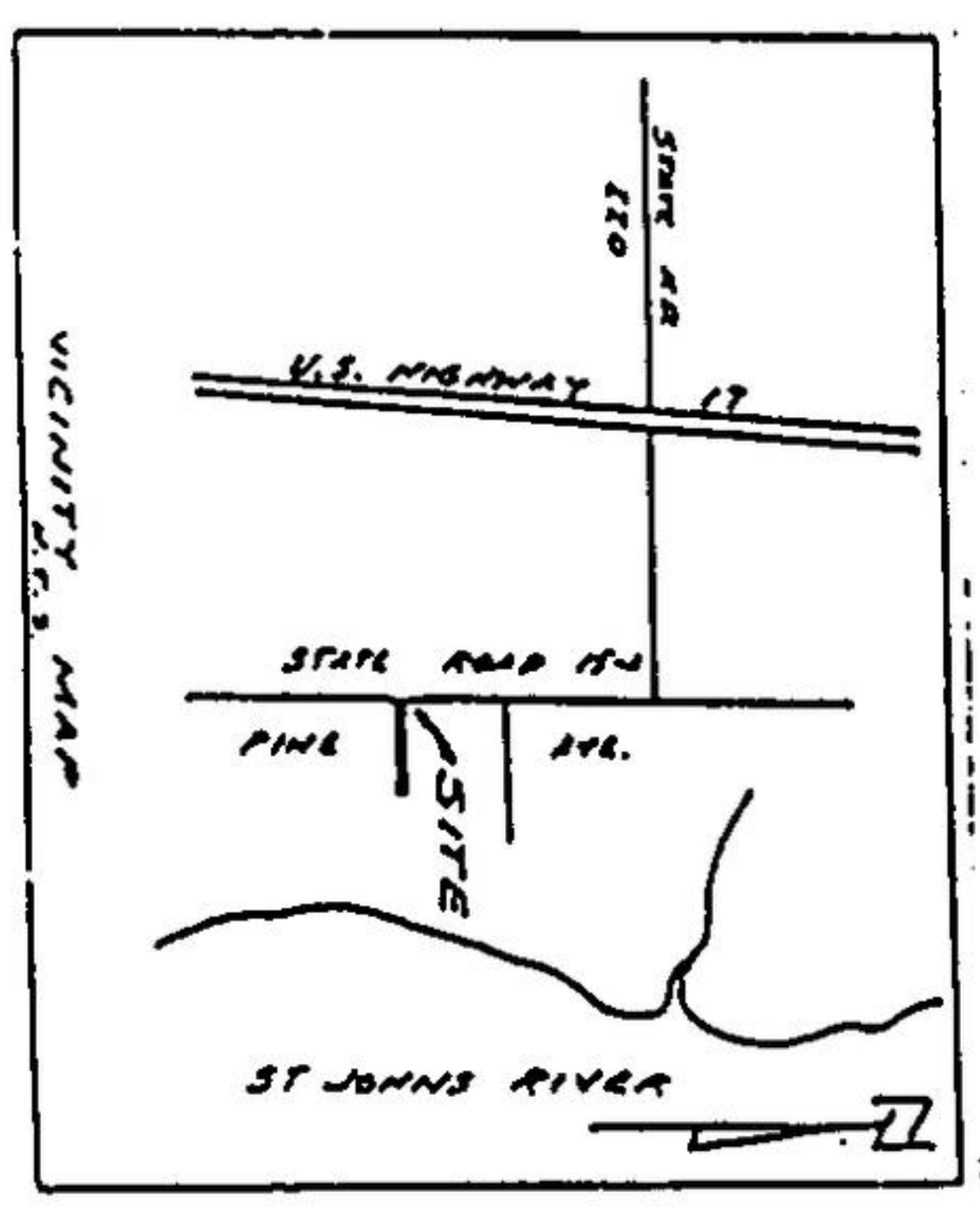
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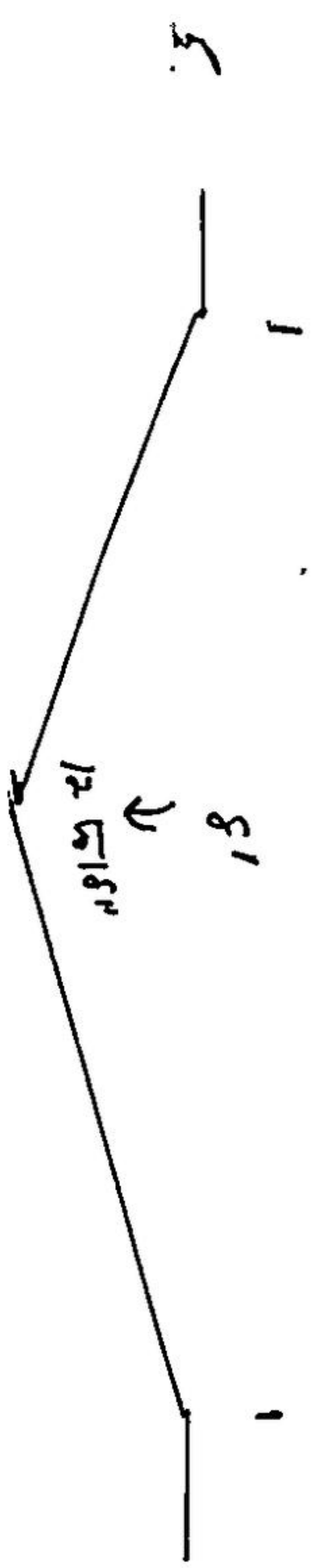
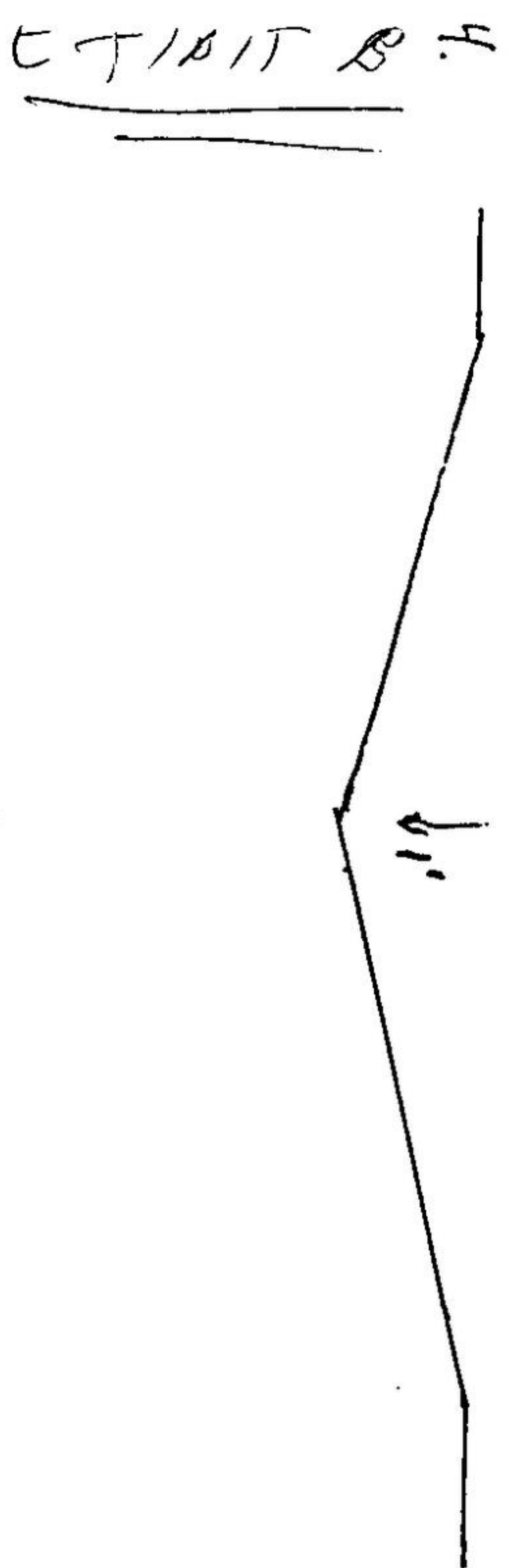
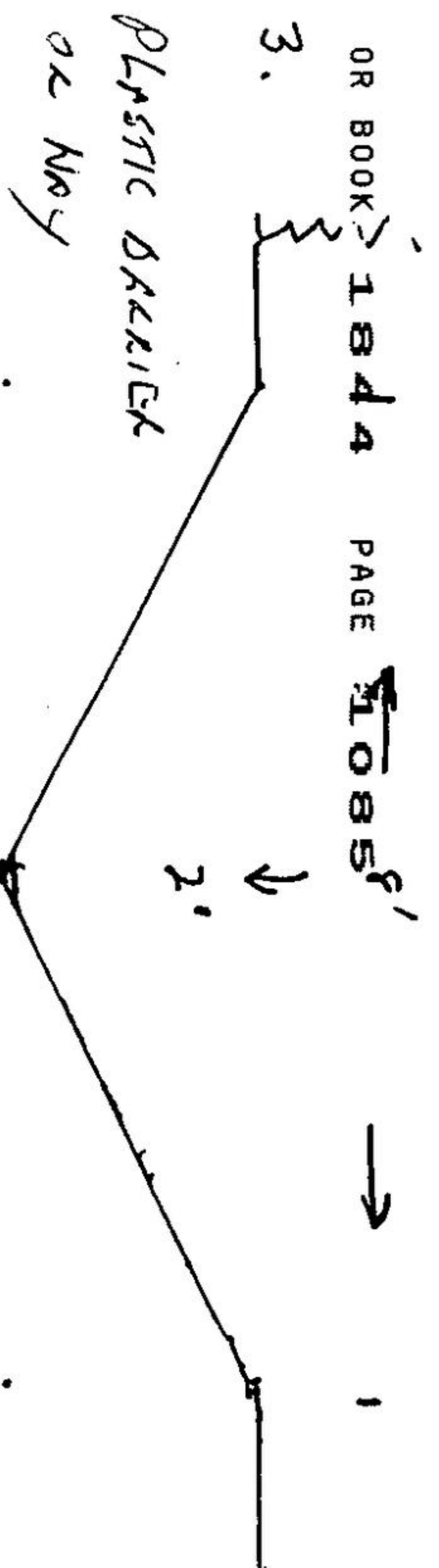


EXIT A

Plat - Page 1

OK Book 1844 Page 1084





Plot - Page 2

Water line in
Asst - will assist
Depth accordingly

SEP 19 1997

S J R V M D

JACKSONVILLE

The West 1/2 of the South 183 feet of Lot 5 of Section 41, of the Harvey Grant in Township 5 South, Range 26 East, Clay County, Florida, lying East of the Easterly line of County Road No. C-15A (formerly State Road No. S-15A) also known as Pine Avenue as set forth in the public records of Clay County, Florida. Also described as the East 1190.16 feet of the West 1265.16 feet of the South 183.0 feet of Lot 5 of a Subdivision of the William Harvey Grant, Section 41, Township 5 South, Range 26 East, Clay County, Florida, according to map recorded in Deed Book "G", page 89, of the public records of said County.

PARCEL A: A portion of the North 200 feet of Lot 4 of a Subdivision of the William Harvey Grant in Section 41, Township 5 South, Range 26 East, Clay County, Florida, as shown on map recorded in Deed Book "G", page 89, of the public records of said county, said portion being more particularly described as follows: Begin at the intersection of the East right-of-way line of County Road No. C-15-A (Pine Avenue) with the North line of said Lot 4; thence on said North line 88 degrees 28 minutes 46 seconds East, 130.00 feet; thence South 01 degree 14 minutes 26 seconds East, 1.00 feet; thence South 88 degrees 28 minutes 46 seconds West, 130.00 feet to said East right-of-way line of County Road No. C-15-A; thence on said East line North 01 degree 14 minutes 26 seconds West, 1.00 feet to the point of beginning.

PARCEL B: A portion of the North 200 feet of Lot 4 of a Subdivision of the William Harvey Grant in Section 41, Township 5 South, Range 26 East, Clay County, Florida, according to map recorded in Deed Book "G", page 89 of the public records of said county, said portion being more particularly described as follows: Commence at the intersection of the East right-of-way line of County Road No. C-15-A with the North line of said Lot 4; thence on said North line North 88 degrees 28 minutes 46 seconds East, 260.00 feet to the point of beginning; thence continue on said North line North 88 degrees 28 minutes 46 seconds East, 930.16 feet; thence South 01 degree 14 minutes 26 seconds East, 1.00 feet; thence South 88 degrees 28 minutes 46 seconds West, 930.16 feet; thence North 01 degree 14 minutes 26 seconds West, 1.00 feet to the point of beginning.