

RESTRICTIVE COVENANTS
LAKE ASBURY UNIT TWO

O. R. 116 PAGE 306

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, LAKE ASBURY DEVELOPMENT COMPANY, a corporation, organized and existing under the laws of the State of Florida, the owner of the hereinafter described property, is desirous of placing certain restrictive covenants on the use of said property, being located in Clay County, Florida, more particularly described as follows:

Lots Forty-Two (42) through Fifty-Seven (57), and Lots Seventy-Five (75) through Ninety-Four (94), Lake Asbury Unit Two (2), according to plat thereof recorded in plat book 7, pages 17, 18, 19 and 20, public records of Clay County, Florida.

NOW THEREFORE, the owner, for and in consideration of the covenants herein contained, and for other good and valuable considerations, does herein and hereby covenant and agree, for its successors, assigns and legal representatives, that covenants and restrictions are hereby placed upon said property in accordance with all the provisions in paragraphs 1 through 18 inclusive, in the instrument entitled "Restrictive Covenants" filed for record in the office of the Clerk of the Circuit Court of Clay County, Florida, on December 13, 1965, under Clerk's File No. 65-5732, and recorded in Official Records Book 113, pages 518, 519, 520 and 521, of the public records of Clay County, Florida.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1990, at which time all covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

If the parties, or any of them, or their heirs, or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute

any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, either to prevent such violation or to recover damages therefor.

LAKE ASBURY DEVELOPMENT COMPANY or its successor may subdivide or replat any lot or lots shown on said plat in any way it sees fit, provided that no residence shall be erected upon or allowed to occupy any replatted or subdivided parcel having an area of less than 15,000 square feet. The restrictions herein contained in case of such replatting or subdividing shall apply to each parcel so replatted or subdivided.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

Executed at Jacksonville, Florida, this 20th day of January, 1966.

Signed, sealed and delivered in the presence of:

Carol J. Rubin
Gayle M. Croswell

LAKE ASBURY DEVELOPMENT COMPANY

By: Thomas D. Ryan, Jr.
Its President

Attest: Henry D. Rogers
Its Secretary

STATE OF FLORIDA

COUNTY OF DUVAL

I HEREBY CERTIFY that on this 20th day of January, 1966, before me, personally appeared THOMAS D. RYAN, JR. and HENRY D. ROGERS, President and Secretary respectively of LAKE ASBURY DEVELOPMENT COMPANY, a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the foregoing instrument, for the uses and purposes therein mentioned, that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS MY signature and official seal at Jacksonville, the County and State aforesaid, the day and year above mentioned.

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OFFICIAL
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JAN 24 - 1966
NOTARY PUBLIC
RECORDS COUNTY, FLA.

Henry D. Rogers



Carol J. Rubin
Notary Public, State of Florida
at Large
My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JAN 27, 1966.