

Return To: O.C. Reedy Associates, Inc.
4411 Beverly Avenue
Jacksonville, FL 32210

DECLARATION OF RESTRICTIONS

This DECLARATION OF RESTRICTIONS made this 12th day of July, 2007, by RICHMOND AMERICAN HOMES OF FLORIDA, LP, hereinafter referred to as "Declarant."

WHEREAS, Declarant is the owner of real property located at 8297 Autumnwind Dr. Jacksonville, FL _____, located in Duval County, Florida and more particularly described as:

LOT 8 UNIT 1, BROWARD COVE, AS RECORDED IN PLAT BOOK 58, PAGES 4 - 6 OF THE CURRENT RECORDS OF DUVAL COUNTY, FLORIDA.

And;

WHEREAS, Declarant intends to install an "innovative" or engineer-designed onsite sewage treatment system on the above-described property that will improve the quality of the land by accommodating the sewage treatment needs of the current owner and the needs of all of its future owners.

NOW, THEREFORE, Declarant declares that said real property shall be held, transferred, encumbered, used, sold, conveyed, leased, and occupied, subject to the covenants and restrictions hereinafter set forth expressly and exclusively for the use and benefit of said property and of each and every person or entity who now or in the future owns any portion or portions of said real property.

Sewage Disposal

The real property described above utilizes an "innovative" or engineer-designed onsite sewage treatment system. The undersigned property owner and all who take by, through or under the current property owner whether by voluntary sale, gift or through an involuntary transfer shall maintain a current maintenance service agreement with a maintenance entity approved by the Department of Health or the Department of Environmental Protection in accordance with Florida Statutes section 381.0065 and such other state statutes or local code provisions as may apply. Failure to maintain this service contract may result in enforcement action by the Department of Health or the Department of Environmental Protection.

No replacement onsite sewage-disposal system shall be allowed on this property unless such system is designed, located, and constructed in accordance with the requirements, standards, and recommendations of the state or local public health authority. Approval of any such replacement system shall be obtained from such authority before the existing system is replaced or modified.

This covenant shall be null and void if the current or future property owner connects their plumbing to a publicly owned or investor-owned offsite sewerage system.

Don C. Tandy
Witness:

Mike R. [unclear]
Witness:

[Signature]
Insert Name (Owner) Nancy Leenouts, Vice Pres.
[Signature]
Insert Name (Owner) Nancy Leenouts, Vice Pres.

State of: Florida
County of: Duval

Before me personally appeared (Owners) to me well known to be the individual(s) who executed the foregoing instrument and who provided a Driver's License as identification.

WITNESS my hand and official seal this 5th day of Sept., 2006, at Duval County, Florida aforesaid.

Cynthia S. Lima
NOTARY PUBLIC
My Commission Expires 3-17-07

 Cynthia S. Lima
MY COMMISSION # DD181458 EXPIRES
March 17, 2007
BONDED THRU TROY FAIN INSURANCE, INC