

THIS DOCUMENT PREPARED
BY AND RETURN TO:

R.E.D. LIMITED PARTNERSHIP
2051 ART MUSEUM DRIVE, # 210
JACKSONVILLE, FL. 32207

Bk: 8075
Pg: 827 - 829
Doc# 95074252
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04/19/95
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HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 15.00

**DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS
FOR
NOTTINGHAM HARBOUR, UNIT TWO**

THIS DECLARATION, made this 19TH day of April, 1995, by R.E.D. LIMITED PARTNERSHIP, a Florida limited partnership, whose mailing address is 2051 Art Museum Drive, Suite 210, Jacksonville, Florida 32207 ("Developer").

R E C I T A L S:

A. Developer is the Owner of that certain real property located in Duval County, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof ("Property") also known as Nottingham Harbour Unit Two, Plat Book 49, Pages 71, 71A & 71B.

B. Developer desires to impose upon the property those certain covenants, conditions, restrictions, and easements as are currently imposed upon the adjoining property known as Nottingham Harbour, Unit One.

D E C L A R A T I O N:

NOW, THEREFORE, Developer hereby declares that the Property shall be held, sold and conveyed subject to the easements, restrictions, covenants, limitations and conditions set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for Nottingham Harbour, Unit One, as recorded in Official Records Volume 7846, Page 1395, et. seq. of the current public records of Duval County, Florida ("Unit One Covenants"), which are hereby incorporated herein and imposed upon the Property for the purpose of protecting the value and desirability of, and which shall run with the Property and be binding upon all parties having any right, title, or interest in the Property or any part thereof, their heirs, successors, and assigns and shall inure to the benefit of each owner thereof, including Developer, as if said Unit One Covenants had included the Property originally. All references in the Unit One Covenants to a Plat shall include the plat of Nottingham Harbour, Unit Two, and all references to "the Property" in the Unit One Covenants shall include the Property described herein. All owners of the Property or any part thereof shall be and become an Owner as defined in the Unit One Covenants and shall be members of and subject to the Articles of Incorporation and Bylaws of Nottingham Harbour Owners Association, Inc. As used in the Unit One

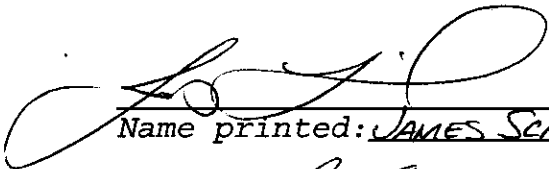
Covenants, the term "Lot" shall include lots within the Property. The Unit One Covenants are hereby amended to incorporate the foregoing.

IN WITNESS WHEREOF, the undersigned does hereby make this Declaration of Covenants, Conditions, Restrictions, and Easements, and has caused the Declaration to be executed in its name on the day and year first above written.


Signed, sealed and delivered in the presence of:

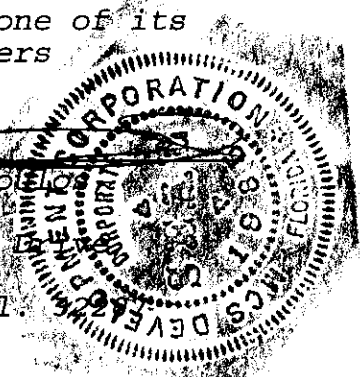
R.E.D. LIMITED PARTNERSHIP, a Florida limited partnership

By: MCS DEVELOPMENT CORPORATION, a Florida corporation, one of its general partners


Name printed: JAMES SCHNEIDER


Name printed: CHRIS FAVRE

By: 
Michael Antonopoulos
President
2051 Art Museum
Suite 210
Jacksonville, FL



[CORPORATE SEAL]

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of April, 1995, by Michael Antonopoulos, President of MCS Development Corporation, a Florida corporation, as one of the general partners of R.E.D. Limited Partnership, a Florida limited partnership, on behalf of the partnership. He is personally known to me and did not take an oath.



OFFICIAL SEAL
KAREN BAEZ
My Commission Expires
June 26, 1996
Comm. No. CC 206229

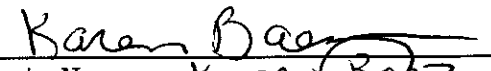

Print Name: Karen Baez
State of Florida at Large
Commission # CC 206229
My Commission Expires: 6/26/96

EXHIBIT "A"
PROPERTYCAPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 10 AND 15, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE NORTHEASTERLY CORNER OF NOTTINGHAM HARBOUR - UNIT ONE (ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 48, PAGES 93 THROUGH 93B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THE SAME BEING A SOUTHWESTERLY RIGHT-OF-WAY LINE OF ASHLEY MELISSE BOULEVARD (A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE ALONG THE NORTHERLY, NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY LINES OF SAID NOTTINGHAM HARBOUR - UNIT ONE, THE FOLLOWING 11 COURSES, COURSE NO.1: THENCE SOUTH 40°43'34" WEST, 119.47 FEET; COURSE NO.2: THENCE SOUTH 49°16'26" EAST, 4.24 FEET; COURSE NO.3: THENCE SOUTH 40°43'34" WEST, 160.0 FEET; COURSE NO.4: THENCE SOUTH 49°16'26" EAST, 188.54 FEET; COURSE NO.5: THENCE SOUTH 40°43'34" WEST, 138.93 FEET; COURSE NO.6: THENCE SOUTH 15°28'20" WEST, 156.30 FEET; COURSE NO.7: THENCE SOUTH 20°41'47" WEST, 144.98 FEET; COURSE NO.8: THENCE SOUTH 69°18'13" EAST, 15.31 FEET; COURSE NO.9: THENCE SOUTH 18°47'57" WEST, 110.06 FEET; COURSE NO.10: THENCE SOUTH 69°18'13" EAST, 51.25 FEET; COURSE NO.11: THENCE SOUTH 17°50'02" EAST, 492.82 FEET TO A NORTHERLY LINE OF HARBOUR WINDS UNIT ONE (ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 48, PAGES 57 THROUGH 57G OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY); THENCE SOUTH 82°12'53" WEST, ALONG LAST MENTIONED NORTHERLY LINE, 302.33 FEET; THENCE SOUTH 45°00'00" WEST, ALONG A NORTHWESTERLY LINE OF SAID HARBOUR WINDS UNIT ONE, 373.82 FEET; THENCE NORTH 01°04'59" WEST, 139.23 FEET; THENCE NORTH 03°42'32" EAST, 256.90 FEET; THENCE NORTH 10°31'29" WEST, 100.39 FEET; THENCE NORTH 00°03'48" WEST, 141.19 FEET; THENCE NORTH 19°14'05" EAST, 171.20 FEET; THENCE NORTH 23°34'09" EAST, 200.21 FEET; THENCE NORTH 06°00'33" EAST, 430.88 FEET; THENCE NORTH 08°00'50" EAST, 462.41 FEET, THENCE NORTH 36°52'38" EAST, 90.56 FEET TO THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF ASHLEY MELISSE BOULEVARD; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE IN LAST MENTIONED RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2629.29 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 44°51'56" EAST, 406.53 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 49°17'58" EAST, ALONG LAST MENTIONED RIGHT-OF-WAY LINE, 30.77 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 14.13 ACRES, MORE OR LESS.