

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
THOMAS M. JENKS, ESQ.
GUNSTER, YOAKLEY & STEWART, P.A.
225 WATER STREET, SUITE 1750
JACKSONVILLE, FLORIDA 32202

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS (the “**Declaration**”) is made effective FEBRUARY 5, 2020 (the “**Effective Date**”), by **CHRISTIAN DOUGLAS and MANALA DOUGLAS**, husband and wife (together, “**Douglas**”) and **PABLO CREEK RESERVE HOMEOWNERS ASSOCIATION, INC.**, a Florida nonprofit corporation (the “**Association**”).

RECITALS

A. Douglas is the owner of Lots 192 and 275 as described by the plat (the “**Plat**”) of Pablo Creek Reserve Phase Five-B, recorded in Plat Book 66, at page 92, of the public records of Duval County, Florida, (together, the “**Lots**”).

~~B. Douglas desires to impose restrictive covenants upon the Lots as more particularly described hereafter.~~

NOW THEREFORE, Douglas and the Association hereby make the following declarations:

1. **Recitals**. The foregoing Recitals are true and correct and are incorporated herein by reference. All capitalized terms contained in this Declaration that are not otherwise defined herein, shall have the same meanings as such terms are defined in the Declaration of Covenants and Restrictions for Pablo Creek Reserve recorded in Official Records Book 12128, at page 1099, of the public records of Duval County, Florida (the “**Covenants**”).

2. **Combined Lots**. For purposes of Section 6.3(b) of the Covenants, the Association acknowledges that Douglas, and their successors and assigns, shall pay annual and special assessments on the basis of one (1) Assessment Equivalent for each Residential Dwelling Unit located on the Lots.

3. **Use Restrictions**. The Lots shall be used for the construction of one (1) Residential Dwelling Unit and related facilities. The Lots may not hereafter be sold, conveyed or transferred separately.

4. **Binding Effect**. The terms of this Declaration shall run with title to the Lots and be binding upon Douglas, the Association and their respective successors or assigns.

5. Termination or Amendment. This Declaration may be terminated or amended only by a writing executed by Douglas and the Association or their respective successors or assigns

IN WITNESS WHEREOF, Douglas and the Association have executed this Declaration as of the Effective Date.

Signed, sealed and delivered in the presence of:

Caryn Scott
Name Printed: CARYN SCOTT

Noelle Salomon
Name Printed: Noelle Salomon

Erin Hires
Name Printed: Erin Hires

April Vogel
Name Printed: April Vogel

"DOUGLAS"
[Signature]
CHRISTIAN DOUGLAS

[Signature]
MANALA DOUGLAS

STATE OF FLORIDA)
)SS
COUNTY OF Duval)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5th day of Feb, 2020, by _____, **CHRISTIAN DOUGLAS and MANALA DOUGLAS**, husband and wife.

Peggy M. Paris
(Print Name Peggy M. Paris)
Notary Public, State of Florida
Commission # GG 259722
My Commission Expires: 10/17/2022
Personally Known _____
or Produced I.D. FL Drivers License
[check one of the above]
Type of Identification Produced
FL Drivers License



PEGGY M. PARIS
Commission # GG 259722
Expires October 17, 2022
Bonded Thru Budget Notary Services

Signed, sealed and delivered
in the presence of:

“ASSOCIATION”

**PABLO CREEK RESERVE HOMEOWNERS
ASSOCIATION, INC.**, a Florida nonprofit
corporation

Caryn Scott
Name Printed: CARYN SCOTT

By: [Signature]
Arthur Friedman, President

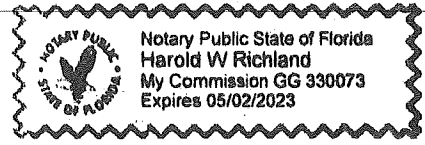
[Signature]
Name Printed: [Signature]

STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6th day of February, 2020, by Arthur Friedman, the President of **PABLO CREEK RESERVE HOMEOWNERS ASSOCIATION, INC.**, a Florida nonprofit corporation, on behalf of the corporation.

[Signature]

(Print Name HAROLD W. RICHLAND)
NOTARY PUBLIC



State of Florida at Large
Commission # GG 330073
My Commission Expires:
He/she is [check one]:
Personally Known _____
OR Produced I.D. _____
Type of Identification Produced
Florida D.L