

Inland America

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St. Johns County, FL  
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PREPARED BY AND RETURN TO:  
Alan B. Almand, P.A.  
Alan B. Almand  
6810 St. Augustine Road  
Jacksonville, FL 32217  
02-0083

**DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS  
HUNTERS RUN**

**THIS DECLARATION**, is made as of the 21st day of February, 2002 by **CHARLES H. HUNTER**, hereinafter referred to as "Developer".

**RECITALS:**

A. Developer has previously platted the property known as Hunters Run according to plat thereof recorded at Map Book 18 Page 76 of the public records of St. Johns County, Florida (the Property).

12, 13 and 15

B. Likewise, Developer has previously conveyed Lots 5, 6, 7, 9, 10 of Hunters Run to the individuals set forth on attached Exhibit A (the "Initial Owner's") and Developer and the Initial Owners desire to provide for the preservation and enhancement of the Property as a quality single family subdivision designed for owners of motorized recreational vehicles and to subject the Property to the covenants, conditions and restrictions of this Declaration, each and all of which is and are for the benefit of the Property and each Owner of a portion thereof.

**DECLARATION**

NOW, THEREFORE, Developer and the Initial Owners hereby declare that the Property shall be held, sold, occupied and conveyed subject to the following covenants, conditions and restrictions, which are for the purpose of protecting the value and desirability of and shall run with the Property and be binding on 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 and Developer.

**ARTICLE I**

**DEFINITIONS**

Section 1.1 Defined Terms. The following definitions shall apply wherever these capitalized terms appear in this Declaration:

- (a) "ARB" means the Architectural Review Board of the Association.
- (b) "Association" means Hunters Run Association, an unincorporated not for profit association, its successors and assigns, which is responsible for the management and operation of the Property.
- (c) "Board of Directors" means the Board of Directors of the Association.
- (d) "County" means St. Johns County, Florida.
- (e) "Declaration" means this Declaration of Covenants, Conditions and Restrictions for Hunters Run, as same may hereafter be amended and supplemented from time to time.
- (f) "Developer" means Charles H. Hunter, its successors and assigns, or any successor or assign of all or substantially all of its interests in the development of the Property. Reference in this Declaration to Charles H. Hunter as the Developer is not intended and shall not be construed to impose upon Developer, any obligations, legal or otherwise, for the acts or omissions of third parties who purchase Lots within the Property from Developer and develop and resell the same. Developer may also be an Owner for so long as Developer shall be the record owner of any Lot. Developer may assign all or a portion of its rights hereunder, or all or a portion of such rights in connection with appropriate portions of the Property. In the event of such a partial assignment, the assignee shall not be deemed the Developer but may exercise such rights of Developer specifically assigned to it. Any such assignment may be made on a nonexclusive basis. In addition, in the event that any person or entity obtains title to all of the property owned by Developer as a result of foreclosure or deed in lieu thereof, such person or entity may elect to become the Developer by written election recorded in the public records of the County. Regardless of the exercise of such election, such person or entity may assign any or all rights of Developer to any other party which acquires title to all or any portion of the Property by written appointment recorded in the public records of the County. In any event, any subsequent Developer shall not be liable for any actions, defaults, or obligations incurred by any previous Developer, except as may be expressly assumed by the subsequent Developer.
- (g) "Initial Improvement" means the initial, original construction of a Residence and related improvements and initial landscaping upon a Lot constructed by Developer or those builders specified by Developer.
- (h) "Lot" means any plot of land intended as a site for a Residence and shown upon any duly

recorded subdivision plat of the Property. References herein to "Lot" shall also include the Residence and all improvements thereon, unless specifically set forth to the contrary. In the event that Developer conveys a Lot together with all or part of an adjacent Lot (such combination of Lots being hereafter referred to as a "Reconfigured Lot") to one owner who constructs only one single family dwelling unit thereon, such Reconfigured Lot shall be deemed to be a "Lot", unless otherwise specifically excepted, all references to "Lots" means and includes "Reconfigured Lots". Provided, however, if a Reconfigured Lot is subsequently developed with an additional Residence, then it shall be deemed to constitute two Lots.

- (i) "Member" means that certain real property described as such in the Recitals above.
- (j) "Owner" means the record owner, whether one or more persons or entities, of the fee simple title to any Lot, including the buyer under a contract for deed. Owners shall not include those having such interest merely as security for the payment or repayment of a debt obligation.
- (k) "Property" means that certain real property described as such in the Recitals above.
- (l) "Residence" means any single family residential dwelling constructed or to be constructed on or within any Lot.

## ARTICLE II

### ASSOCIATION

**Section 2.1 Members.** Every Owner shall be a mandatory Member of the Association. Membership shall be appurtenant to and may not be separated from title to each Lot, and shall be transferred automatically by conveyance of the title to any Lot, whereupon the membership of the previous Owner shall automatically terminate. Persons or entities which have an interest in any Lot merely as security for the performance of an obligation shall not be Members of the Association, and in such case the beneficial Owner shall retain the membership in the Association.

**Section 2.2 Voting Rights.** The Association shall have two classes of voting membership:

(a) **Class A.** Class A Members shall be all Owners, with the exception of Developer while Developer is a Class B Member. Class A Members shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be Members; however, the vote for such Lot shall be exercised as they, among themselves, determine, but in no event shall more than one vote be cast with respect to any Lot. Notwithstanding the foregoing, if title to any Lot is held by a husband and wife, either spouse may cast the vote for such Lot unless and until a written voting authorization is filed with the Association. When title to a Lot is in a corporation, partnership, association, trust or other entity (with exception of Developer) such entity shall be subject, to the applicable rules and regulations for such entities contained in the Articles and Bylaws.

(b) **Class B.** The Class B Member shall, be Developer and shall be entitled to eighteen (18) votes. The Class B membership shall cease and be converted to Class A membership within ninety (90) days after the earlier to occur of the following events:

- (i) The date on which Developer (which term includes, for purposes of this provision, any builder owning a Lot for the purpose of constructing a Residence thereon for sale to an ultimate third party purchaser) no longer owns any Lots within the Property.
- (ii) Ten (10) years from the date of recording of this Declaration.
- (iii) Such earlier date as Developer, in its sole discretion, may determine.

## ARTICLE III

### OWNERS' RIGHTS AND RESPONSIBILITIES

**Section 3.1 Maintenance.** Each Owner shall keep all parts of his Lot, including the Residence, in good order and clean and free of debris, repair or replacement of roofing, repair or replacement of windows and doors (including repair or replacement of glass or screens), repair or replacement of building materials on the exterior of the Residence. Each Owner shall also maintain the portion of the Property lying between the Lot lines and the edge of the pavement of the right-of-ways. If an Owner fails to maintain the Lot and Residence in a good order and attractive manner, the Association, ten (10) days after written notice to the Owner and approval by the majority of the Members of the Board of Directors, shall have the right to enter upon such Lot to correct, repair, restore, paint and maintain any part of such Lot or Residence. All costs related to such correction, repair or restoration shall be a Lot Assessment (as hereinafter defined), payable by the responsible Owner immediately upon receipt of a written invoice or statement therefore.

**Section 3.2 Rules and Regulations.** All Owners shall comply with the rules and regulations adopted and amended from time to time by the Board of Directors, the ARB and this Declaration. Such rules and regulations shall be for the purpose of elaboration and administration of the provisions of this Declaration and shall relate to the overall development of the Property, and shall not in any way diminish the powers of self-government of the Association.

## ARTICLE IV

## ARCHITECTURAL CONTROL

Section 4.1 Purpose. Until such time as the Developer no longer offer any Lots for sale to the public in the ordinary course of business, the Developer, or ARB members appointed by him, shall have the right to exercise architectural control over all improvements constructed, erected, or placed upon any part of the Property, to assist in making the Property a community of high standards and aesthetic beauty and one designed for the enjoyment by Owners of motorized recreational vehicles. Such architectural control may include all architectural aspects of any such improvement including, without limitation, size, height, site planning, setbacks, exterior design, materials, colors, open space, landscaping, waterscaping, and aesthetic criteria. Thereafter, the Board of Directors of the Association shall have the sole right to appoint the members of the ARB.

Section 4.2 Construction Subject to Architectural Control.

(a) ARB Approval. Plans and Specifications for improvements excluding the Initial Improvements constructed by Developer on any Lot shall be submitted to the Developer or ARB for approval. No construction, modification, alteration or improvement of any nature whatsoever, shall be undertaken on any Lot, unless and until the Developer or ARB has approved in writing the Plans and Specifications. After completion of the Initial Improvements, no construction, modification, alteration or improvement, except for interior alterations not affecting the external structure or appearance of any Residence, shall be undertaken on any Lot unless and until a plan of such construction, modification, alteration or improvement shall have been approved in writing by the Developer or ARB or as applicable.

(b) Improvements Subject to Approval. Construction, modifications and improvements subject to approval by the Developer ARB specifically include, but are not limited to, painting or other alteration of the exterior appearance of a Residence (including doors, windows and roof), installation of antennae, satellite dishes or receivers, solar panels or other devices, construction of docks, fountains, swimming pools, whirlpools, or other pools, construction of privacy walls or other fences, addition of awnings, signs (whether located on the Lot or in windows of the Residence), gates, flower boxes, shelves, statues, or other outdoor ornamentation patterned or brightly colored window coverings, any alteration of the landscaping or topography of the Property, including, without limitation, any cutting or removal of trees, planting or removal of plants and creation or alteration of lakes or similar features of the Property and all other modifications, alterations or improvements visible from any road or other Lots. All of the foregoing (excluding the Initial Improvements) are jointly referred to herein as "Proposed Improvements".

Section 4.3 Procedures.

(a) Application. It shall be the responsibility of each Owner to supply two (2) sets of the documents described herein to the Developer or ARB. The ARB or Developer, as applicable, shall approve or disapprove the documents properly submitted to it in writing within thirty (30) days of such submission. Any requests shall be deemed approved if the ARB or Developer, as applicable, fails to issue a written approval or disapproval within thirty (30) days of their proper submission. The documents, materials and items to be submitted for approval shall include two (2) sets of the following: (i) the construction plans and specifications, if any, including all proposed landscaping; (ii) an elevation or rendering of all Proposed Improvements, if any; (iii) samples of materials or paint colors; and (iv) such items as the ARB or Developer may deem appropriate.

(b) Basis for Decision. Approval shall be granted or denied by the Developer or ARB based upon compliance with the provisions of this Declaration, and any guidelines established pursuant thereto, the quality of workmanship and materials, the harmony of external design with its surroundings, the effect of the construction on the appearance from surrounding Lots, and all other factors, guidelines and standards promulgated from time to time including purely aesthetic considerations, which, in the sole opinion of the ARB or Developer, will affect the desirability or suitability of the construction.

In connection with its approval or disapproval of an application, the ARB or Developer shall evaluate each application for total effect. The evaluation relates to matters of judgment and taste which can not be reduced to a simple list of measurable criteria. It is possible, therefore, that an application may meet individual criteria and still not receive approval, if in the sole judgment of the ARB or Developer, its overall aesthetic impact is unacceptable. The approval of an application shall not be construed as creating any obligation on the part of the ARB or Developer to approve applications involving similar designs for different Lots.

(c) Uniform Procedures. The Developer or ARB may establish uniform procedures for the review of applications, the time and place of meetings. No submission for approval shall be considered by the Developer or ARB unless and until such submission, in compliance with the provisions of this Article have been accepted and approved by the Developer or ARB. Provided, however, Developer may establish separate guidelines for the submission of the plans and specifications for the Initial Improvements.

(d) Notification. Approval or disapproval of applications to the Developer or ARB shall be given to the applicant in writing within thirty (30) days of receipt thereof by the ARB in accordance with the procedures adopted by the ARB. The ARB shall indicate its approval by stamping the plans with its seal and the date of approval. If the Developer or ARB disapproves the requested Proposed Improvement, it shall provide written notice of such disapproval to the Owner. If the ARB does not act within the thirty (30) day period (unless an extension is agreed to) from receipt of the plans and specifications in the acceptable form, the plans and specifications for the Proposed Improvements shall be deemed to have been approved. No construction (other

than Initial Construction) on any Lot or within the Property shall be commenced, and no Residence shall be modified, except in accordance with such approved plans and specifications.

(f) Variance. The ARB or Developer, as applicable, may authorize variance from compliance with any of the architectural provisions of this Declaration, when circumstances such as topography, natural obstructions, hardships or aesthetic or environmental consideration require the same. Such a variance shall be evidenced by a document signed by at least a majority of the members of the ARB for a Proposed Improvement or by Developer for Initial Improvements, as applicable. If such a variance is granted, no violation of the covenants, conditions and restrictions contained in this Declaration shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not, however, operate to waive any of the terms and provisions of this Declaration for any purpose except as to the particular Lot and the particular provisions of this Declaration covered by the variance, nor shall it affect in any way the Owners' obligation to comply with all governmental laws and regulations, including but not limited to, zoning ordinances, and set back lines or requirements imposed by any governmental or municipal authority. Any variance given pursuant to this paragraph shall be given in recordable fashion and recorded in the public records of St. Johns County, Florida.

(g) Enforcement. The Developer or the Board of Directors shall have the authority and standing on behalf of the Association to enforce, in courts of competent jurisdiction, the decisions of the ARB.

Section 4.4 Architectural Guidelines. The ARB or Developer, as applicable, shall consider the following provisions in connection with their review, together with any architectural guidelines issued by the ARB or Developer from time to time. Specific references to the ARB or Developer in these provisions shall not be construed as a limitation on the general review power of the ARB and Developer as set forth in this Article.

(a) Building Type. No building shall be erected, altered, placed or permitted to remain on any Lot or Reconfigured Lot, other than one detached single family Residence which shall not exceed thirty five feet (35') in height, and shall have a private enclosed attached garage to accommodate a recreational motorized vehicle.

(b) Fences. The use of fences, walls and other forms of visual screens throughout the Property shall be subject to prior ARB or Developer approval, as applicable. No privacy fences shall be allowed and chain link fences may be located in the back yard only.

(c) Ancillary Structures. Unless approved by the ARB or Developer as to use, location and architectural design, no garage, tool, guest quarters or storage buildings may be constructed separate and apart from the Residence nor can any such structures be constructed prior to construction of the main Residence. Any such permitted ancillary structures such as detached garages, guest quarters or storage buildings shall be subject to the same set back lines, approvals of the ARB and other restrictions applicable to the Residence itself.

(d) Minimum Residence Area. Each Residence constructed upon the Property must contain at least one thousand five hundred (1500) square feet of heated and air conditioned floor area including top and bottom in the case of a two story residence, provided however, Developer or the ARB shall have the right at its sole discretion to grant a twenty percent (20%) variance in the minimum square footage requirement.

Section 4.5 Remedy for Violations. In the event any Proposed Improvement is constructed without first obtaining the approval of the ARB or Developer, as applicable, or is not constructed in strict compliance with any approval given or deemed given by the ARB or Developer, as applicable, or the provisions of this Article are otherwise violated, the ARB or Developer, shall have the specific right to injunctive relief to require the Owner to stop, remove, and alter any improvements in order to comply with the requirements hereof, or the ARB may pursue any other remedy available to it. In connection with this enforcement section, the ARB and Developer shall have the right to enter into any Lot or Residence and make any inspection necessary to determine that the provisions of this Declaration have been complied with. The failure of the ARB or Developer to object to any Proposed Improvement prior to its completion shall not constitute a waiver of the ARB's or Developer's right to enforce this Article. The foregoing rights shall be in addition to any other remedy set forth herein for violations of this Declaration.

Section 4.6 Reservation of Rights to Release Restrictions. In each instance where a structure has been erected, or construction thereof has substantially advanced, in such manner that some portion of the structure encroaches on any Lot line, setback line, or easement area, Developer reserves for itself, its successors, assigns and designees, the right to release such Lot from the encroachment and to grant an exception to permit the encroachment without the consent or joinder of any person, irrespective of who owns the burdened Lot or easement areas, so long as Developer, in the exercise of its sole discretion, determines that the release or exception will not materially or adversely affect the value of the adjacent Lot and the overall appearance of the Property. This reserved right shall automatically pass to the Association when Developer no longer owns any portion of the Property. Upon granting of an exception to an Owner, the exception shall be binding upon all subsequent Owners of the affected Lots and shall be recorded in the public records of the County.

Section 4.7 No Liability. Notwithstanding anything contained herein to the contrary, the ARB and Developer shall merely have the right, but not the obligation, to exercise architectural control, and shall not be liable to any owner, its successors, assigns, personal representatives, or heirs, due to the exercise or non-exercise of such control or the approval or disapproval of any Proposed Improvement. Furthermore, the approval of any plans and specifications or any Proposed Improvements shall not be deemed to be a determination or warranty that such plans and specifications or Proposed Improvements are complete, do not contain defects, or in fact meet any standards, guidelines, or criteria of the ARB or Developer, or are in fact architecturally or



aesthetically appropriate, or comply with any applicable governmental requirements, and neither the ARB, the Association, nor Developer shall be liable for any defect or deficiency in such plans and specifications or Proposed Improvements, or any injury to persons or property resulting therefrom

## ARTICLE V

### USE OF PROPERTY

**Section 5.1 Protective Covenants.** In order to keep the Property a desirable place to live for all Owners, the following protective covenants are made a part of this Declaration. Without limiting any of the provisions or requirements of Article VII, the specific references to the ARB approval set forth in this Article or elsewhere in this Declaration shall not be construed as a limitation of the requirements of this Article.

(a) **Lot Resubdivision.** No Lot shall be further subdivided, replatted or separated into smaller Lots by any Owner. Provided however, this restriction shall not prohibit corrective deeds or similar corrective instruments. Developer shall have the right to modify subdivision plats of the Property if all owners of Lots which are included within the portion of the plat so modified consent to such modification, which consent shall not be unreasonably withheld or delayed.

(b) **Residential Use.** Each Lot shall be used, improved and devoted exclusively to single family residential use, and for no commercial purpose. No time-share ownership of Lots is permitted without Developer's approval. Nothing herein shall be deemed to prevent the Owner from leasing a Residence, subject to all of the provisions of the Declaration, Articles, and Bylaws nor from preventing Developer from converting the use of a platted lot to be used as a road for ingress and egress from an adjacent Lot of land. The foregoing restriction shall not operate to prevent Developer or its designees from using one or more Residences for a model home or sales center during the development and sale of the Property. No other business or commercial use may be made of any part of the Property. Provided, however, an occupant of a Residence who maintains a personal or professional library, keeps personal or professional books or accounts, conducts personal business (provided that such use does not involve customers, clients, employees, licenses or invitees regularly visiting the Residence), or makes professional telephone calls or correspondence in or from a Residence is engaging in a residential use and shall not be deemed to be in violation of this section by reason thereof.

(c) **Nuisances; Other Improper Use.** No nuisance shall be permitted to exist on any Lot so as to be detrimental to any other Lot in the vicinity thereof or to its occupants. Any activity on a Lot which interferes with television, cable or radio reception on another Lot shall be deemed a nuisance and a prohibited activity. No immoral, offensive, or unlawful use shall be made of the Property or any part thereof. All laws, zoning ordinances, orders, rules, regulations, or requirements of any governmental agency having jurisdiction thereof, relating to any portion of the Property, shall be complied with, by and at the sole expense of the Owner or the Association, whichever shall have the obligation to maintain or repair such portion of the Property. If a dispute or question arises as to what may be or become a nuisance, the issue shall be determined by the Board of Directors.

(d) **Insurance.** Nothing shall be done or kept in any Residence, Lot or in the Common Property which will increase the rate of insurance for the Common Property or any other Lot, or the contents thereof, without the prior written consent of the Association. No Owner shall permit anything to be done or kept in his Residence, on his Lot or in the Common Property which will result in the cancellation of insurance on the Property or any other Lot, or the contents thereof, or which would be in violation of any law.

(e) **Access.** Owners shall allow the Board of Directors or the agents and employees of the Association to enter any Lot for the purpose of maintenance, inspection, repair, replacement of the improvements within the Lot, or in case of emergency, for any lawful purpose, or to determine compliance with this Declaration.

(f) **Parking.** All vehicles shall be parked and stored within garages. Only automobiles bearing current license and registration tags, as required pursuant to state law, shall be permitted to be parked on any of the Property except wholly within a garage. All parking within the Property shall be in accordance with rules and regulations adopted by the Association.

## ARTICLE VI

### GENERAL PROVISIONS

**Section 6.1 Duration.** This Declaration, as amended and supplemented from time to time, shall run with and bind the Property and shall inure to the benefit of and be binding upon Developer, the Association, the owners, and their respective legal representatives, heirs, successors or assigns, for a term of forty (40) years from the date this Declaration is recorded in the public records of the County, after which time all of said provisions shall be extended automatically for successive periods of ten (10) years each unless an instrument or instruments signed by the then Owners of seventy five percent (75%) of the Lots subject to this Declaration agreeing to terminate all of said provisions as of a specified date. Unless this Declaration is terminated as provided above, the Association shall rerecord this Declaration or other notice of its terms at intervals necessary under Florida law to preserve its effect.

**Section 6.2 Notices.** Any notice required to be sent to the Owner of any Lot under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postage prepaid, or hand delivered to

the Lot and to the last known address of the person who appears as Owner of such Lot the time of such mailing, if different.

**Section 6.3 Interpretation.** Unless the context expressly requires otherwise, the use of the singular includes the plural and vice versa; the use of all genders; the use of the terms "including" or "include" is without limitation; and the use of the terms "will", "must", and "should" shall have the same effect as the use of the term "shall". Wherever any time period is expressed in days, if such time period ends on a Saturday, Sunday, or legal holiday, it shall be extended to the next succeeding calendar day that is not a Saturday, Sunday, or legal holiday. The terms "Lot" and "Property" mean all or any portion applicable to the context, and include all improvements, fixtures, trees, vegetation, and other property from time to time situated thereon, and the benefit of all appurtenant easements. The terms of this Declaration shall be liberally construed in favor of the party seeking to enforce its provisions to effectuate their purpose of protecting and enhancing the value, marketability, and desirability of the Property by providing a uniform and consistent plan for the development and enjoyment thereof. Headings and other textual divisions are for convenience only and are not to be used to interpret, construe, apply, or enforce any substantive provisions.

**Section 6.4 Invalidity.** The invalidity of any part of this Declaration shall not impair or affect in any manner the validity, enforceability or effect of the balance of the Declaration, which shall remain in full force and effect.

**Section 6.5 Amendment.** This Declaration may be amended at any time by an instrument signed by the President or Vice President of the Association, certifying that such amendment was adopted by a vote of the Owners holding seventy-five percent (75%) of the votes, either in person or by proxy at a duly called meeting, which amendment shall become effective upon its filing in the public records of the County; provided, however, that:

(a) As long as Developer is an Owner of any Lot, no amendment shall become effective without the written consent of Developer.

(g) Developer specifically reserves the absolute and unconditional right so long as it owns any of the Property to amend this Declaration without the consent or joinder of any party (i) to conform to the requirements of any holder of a Mortgage or (ii) to conform to the requirements of title insurance companies, (iii) to conform to the requirements of any governmental entity having control or jurisdiction over the Property, (iv) to clarify the provisions hereof, or (v) in such other manner as Developer deems necessary and convenient.

**Section 6.6 Legal Fees and Costs.** The prevailing party in any dispute arising out of the subject matter of this Declaration or its subsequent performance shall be entitled to reimbursement of its costs and attorney's fees, whether incurred before or at trial, on appeal, in bankruptcy, in post-judgment collection, or in any dispute resolution proceeding.

**Section 6.7 Law to Govern.** This Declaration shall be construed in accordance with the laws of the State of Florida, both substantive and remedial.

IN WITNESS WHEREOF, the undersigned has caused this Declaration to be executed in its name, the day and year first above written.

Signed, sealed and delivered  
In our presence as witnesses:

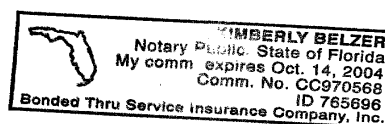
Kimberly Belzer  
Print Name: Kimberly Belzer  
Rhonda R. Jarvis  
Print Name: RHONDA R. JARVIS

By: [Signature]  
Charles H. Hunter  
Developer

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this day 21st of February, 2002, by Charles H. Hunter. He is personally known to me.

Kimberly Belzer  
Notary Public, State of Florida



UR1729PG0233

Consent and Joinder

The undersigned being the Initial Owner's hereby consent to the terms and conditions set forth herein and agree that their respective Lots are subject to these Covenants, Conditions and Restrictions.

Margaret W. Byers  
Margaret W. Byers

Ben C. Grunig  
Ben C. Grunig

James A. Hoffren  
James A. Hoffren

Charles M. Hunter  
Charles M. Hunter

Howard Paterson  
Howard Paterson

Robert L. Rosier  
Robert L. Rosier

Thomas W. Slattery  
Thomas W. Slattery

Glenn N. Snider  
Glenn N. Snider

Mildred H. Grunig  
Mildred H. Grunig

Cynthia R. Hoffren  
Cynthia R. Hoffren

Linda C. Hunter  
Linda C. Hunter

Louie N. Paterson  
Louie N. Paterson

Sally S. Rosier  
Sally S. Rosier

Mary T. Slattery  
Mary T. Slattery

Kathryn Snider  
Kathryn Snider

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this day 24<sup>th</sup> of February, 2002, by Margaret W. Byers. She has produced \_\_\_\_\_ as identification or is personally known to me.



Vicki K. Terry  
MY COMMISSION # CC860661 EXPIRES  
December 4, 2003  
BONDED THRU TROY FAIR INSURANCE, INC.

Vicki K. Terry  
Notary Public, State of Florida

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this day 24<sup>th</sup> of February, 2002, by Ben C. Grunig and Mildred H. Grunig, his wife. They have produced \_\_\_\_\_ as identification or they are personally known to me.



Vicki K. Terry  
MY COMMISSION # CC860661 EXPIRES  
December 4, 2003  
BONDED THRU TROY FAIR INSURANCE, INC.

Vicki K. Terry  
Notary Public, State of Florida

0R1729P60234

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this day 24<sup>th</sup> of February, 2002, by James A. Hoffren and Cynthia R. Hoffren, his wife. They have produced \_\_\_\_\_ as identification or are personally known to me.



Vicki K. Terry  
MY COMMISSION # CC860661 EXPIRES  
December 4, 2003  
BONDED THRU TROY FAIN INSURANCE, INC.

Vicki K. Terry  
Notary Public, State of Florida

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this day 24<sup>th</sup> of February, 2002, by Charles H. Hunter and Linda C. Hunter, his wife. They have produced \_\_\_\_\_ as identification or are personally known to me.



Vicki K. Terry  
MY COMMISSION # CC860661 EXPIRES  
December 4, 2003  
BONDED THRU TROY FAIN INSURANCE, INC.

Vicki K. Terry  
Notary Public, State of Florida

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this day 24<sup>th</sup> of February, 2002, by Howard Paterson and Louie N. Paterson. They have produced \_\_\_\_\_ as identification or are personally known to me.



Vicki K. Terry  
MY COMMISSION # CC860661 EXPIRES  
December 4, 2003  
BONDED THRU TROY FAIN INSURANCE, INC.

Vicki K. Terry  
Notary Public, State of Florida

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this day 24<sup>th</sup> of February, 2002, by Robert L. Rosier and Sally S. Rosier, his wife. They have produced \_\_\_\_\_ as identification or are personally known to me.



Vicki K. Terry  
MY COMMISSION # CC860661 EXPIRES  
December 4, 2003  
BONDED THRU TROY FAIN INSURANCE, INC.

Vicki K. Terry  
Notary Public, State of Florida

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this day 24<sup>th</sup> of February, 2002, by Thomas W. Slattery and Mary T. Slattery, his wife. They have produced \_\_\_\_\_ as identification or are personally known to me.



Vicki K. Terry  
MY COMMISSION # CC860661 EXPIRES  
December 4, 2003  
BONDED THRU TROY FAIN INSURANCE, INC.

Vicki K. Terry  
Notary Public, State of Florida

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this day 24<sup>th</sup> of February, 2002, by Glenn N. Snider and Kathryn Snider, his wife. They have produced \_\_\_\_\_ as identification or are personally known to me.



Vicki K. Terry  
MY COMMISSION # CC860661 EXPIRES  
December 4, 2003  
BONDED THRU TROY FAIN INSURANCE, INC.

Vicki K. Terry  
Notary Public, State of Florida