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O.R. 786 PG 1717

PARTY WALL DECLARATION AND RESTRICTION

This Declaration of Party Wall Restriction made this \_\_\_\_\_ day of May, 1988, by RAYMOND R. THOMSON,

W I T N E S S E T H:

WHEREAS, RAYMOND R. THOMSON, hereinafter known as "Thomson" is the owner of Lot 48, Ponte Vedra Shores West, as recorded in Map Book 14, pages 34 and 35, of the public records of St. Johns County, Florida, upon which is located improvements which are divisible into four dwelling units with common walls between each of the dwelling units;

WHEREAS, it is the intention of Thomson that in the event that one or more of these dwelling units are sold to individual(s) other than Thomson that there be an understanding as to the maintenance and repair of the common party walls between each of the dwelling units.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH the following Declaration of Thomson:

1. The above recitals are true and correct.
2. That Thomson, for himself and his successors, assigns, heirs and representatives, covenants and agrees that the common party walls between each of the dwelling units upon the above described property shall be reasonably maintained and repaired and that the owners of the dwelling units adjacent to a party wall shall pay their proportionate share of such maintenance and repairs. This covenant shall run with the land.

IN WITNESS WHEREOF, RAYMOND R. THOMSON has executed this Declaration this 26 day of May, 1988.

Signed, Sealed and Delivered in the presence of:

*Betty M. Lindberg*  
*Diane Koch*

*Raymond R. Thomson*  
RAYMOND R. THOMSON

STATE OF Ohio  
COUNTY OF Cecil

Sworn to and subscribed before me, this 26<sup>th</sup> day of May, 1988.

FILED AND RECORDED IN  
PUBLIC RECORDS OF  
ST. JOHNS COUNTY, FLA.

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*Carl "Bud" Munkel*  
CLERK OF CIRCUIT COURT

*Betty M. Lindberg*  
Notary Public, State of \_\_\_\_\_  
at Large  
My Commission Expires \_\_\_\_\_  
**BETTY M. LINDBERG**  
Notary Public, State of Ohio  
My Commission Expires Oct. 8, 1991  
Recorded in \_\_\_\_\_ County