

scanned from public records by:

GULLETT TITLE, INC.
(904) 328-5106

EK0509 PG1715

OFFICIAL RECORDS

This instrument prepared by:
Joe H. Pickens, Attorney at Law
Post Office Drawer T
Palatka, Florida 32078

STATE OF FLORIDA
COUNTY OF PUTNAM

RESTRICTIVE COVENANTS

We, the undersigned owners of the following described real property located in Putnam County, Florida, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference as if set out in full.

do hereby adopt the following RESTRICTIVE COVENANTS for the purpose of maintaining fair and adequate property values as well as to insure the continued desirability of said land for residential use and in consideration of our mutual interest as owners of real estate in the above described parcel, hereby covenant and agree with one another that each of us, his or her heirs, executors, administrators or assigns, will abide by these RESTRICTIVE COVENANTS as follows, to-wit:

1. MINIMUM AREA TO BE HEATED AND COOLED: The heated and cooled area of all dwellings erected, placed or permitted on the subject premises shall be a minimum of one thousand five hundred (1,500) square feet.

2. MINIMUM OVERALL AREA: The minimum overall area of any dwelling erected, placed or permitted on the subject premises shall be two thousand (2,000) square feet including any attached garage.

3. GARAGE/CARPORT RESTRICTION: No garage or carport shall face any road.

4. APPROVAL OF BUILDING PLANS, ETC.: All building plans as well as the proposed location of any well or septic tank or tanks must be approved by the developer, who is presently the President of Switzerland Groves, Inc. This right of approval may be transferred or assigned by the President of Switzerland Groves, Inc. from time to time if such transfer or assignment is deemed desirable by said President, in his sole discretion.

5. BOATS, TRAILERS, ETC.: No boats, motors or trailers may be stored in the front yard of any premises.

6. TRAVEL TRAILERS: No travel trailers of any kind or character may be stored in the front yard of any premises.

7. FENCES: No fences of any kind may be constructed in the front

yard of any premises.

OFFICIAL RECORDS

8. PETS: No household shall contain more than four (4) pets (excluding puppies and kittens) regardless of the number of lots upon which the premises is erected.

9. DRIVEWAYS: All driveways must be paved.

10. AMENDMENT OF RESTRICTIVE COVENANTS: These Restrictive Covenants may be altered, changed or amended by a majority vote of the then existing property owners, provided, however, that the developer as referred to in Paragraph four (4) above, his heirs or assigns must be among the consenting landowners.

11. DURATION OF RESTRICTIVE COVENANTS: It is expressly understood and agreed that these RESTRICTIVE COVENANTS shall attach to and run with the land, for the benefit of any and all persons who now may own or who may hereafter own property in the lands described in Exhibit "A" as hereinbefore described and that the duration of these RESTRICTIVE COVENANTS shall accordingly be perpetual and unending unless cancelled as provided by the terms and conditions of the previous paragraph.

12. EFFECTIVE DATE: These RESTRICTIVE COVENANTS shall take effect and be in full force when executed by the undersigned owners of the real property described in Exhibit "A" referred to above and shall be recorded in the Official Records of Putnam County, Florida.

IN WITNESS WHEREOF, we have hereunto set our hands and seals at Palatka, Putnam County, Florida, this 23rd day of May, 1987.

ATTEST:

SWITZERLAND GROVES, INC.

Lynda Edwards, Secretary Thomas S. Edwards, President
Lynda Edwards, Secretary Thomas S. Edwards, President
JOE H. [Signature] Linda Phillips Pickens
Witness Witness

STATE OF FLORIDA
COUNTY OF PUTNAM

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared THOMAS S. EDWARDS, President, and LYNDA EDWARDS, Secretary, of SWITZERLAND GROVES, INC., to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal this 23rd day of May, 1987.

Notary Public, State of Florida at Large
My Commission Expires August 20, 1990
Bonded thru Huckleberry, Sibley &
Harvey Insurance and Bonds, Inc.

Notary Public
My commission expires:

scanned from public records by:

GULLETT TITLE, INC.

(904) 328-5106

EX0509 PG1717

OFFICIAL RECORDS

Dorothy Z. White
Witness

Cindy M. White
Witness

David W. Criswell
DAVID W. CRISWELL

Phyllis L. Criswell
PHYLLIS L. CRISWELL

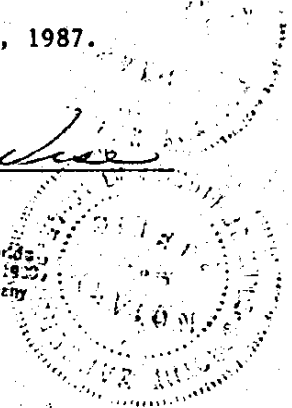
STATE OF FLORIDA
COUNTY OF PUTNAM

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared DAVID W. CRISWELL and PHYLLIS L. CRISWELL, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal this 3rd day of May, 1987.

Dorothy Z. White
Notary Public
My commission expires:

Notary Public, State of Florida
My Commission Expires Dec. 29, 1990
Bonded by Ohio Casualty Company



scanned from public records by:

GULLETT TITLE, INC.

(904) 328-5106

Dorothy J. White
Witness

Walter H. White
Witness

STATE OF FLORIDA
COUNTY OF PUTNAM

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared HENRY W. LEDLEY and LORRAINE J. LEDLEY, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal this 3rd day of May, 1987.

Dorothy J. White
Notary Public
My commission expires:

Dorothy J. White
Witness

Walter H. White
Witness

STATE OF FLORIDA
COUNTY OF PUTNAM

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared JAMES A. ROBINSON and VERNADENE ROBINSON, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal this 3rd day of May, 1987.

Dorothy J. White
Notary Public
My commission expires:

EX0509 PCL718

OFFICIAL RECORDS

Henry W. Ledley

Lorraine J. Ledley

James A. Robinson
JAMES A. ROBINSON

Vernadene L. Robinson
VERNADENE ROBINSON

scanned from public records by:

GULLETT TITLE, INC.

(904) 328-5106

EXHIBIT "A"

BK0509 PG1719

Lots 1 through 14, inclusive, of CAMELOT WEST, according to ~~plat~~ **OFFICIAL RECORDS** recorded in Map Book 6, page 39 of the public records of Putnam County, Florida.

ALSO:

That part of Section 16, Township 10 South, Range 26 East, Putnam County, Florida, being more particularly described as follows:

For a point of reference commence at the Northeast corner of said Section 16; thence run South 89 degrees 11 minutes 08 seconds West along the northerly line of said Section 16, a distance of 20.00 feet to the Point of Beginning; thence continue South 89 degrees 11 minutes 08 seconds West, along said northerly line of said Section 16, a distance of 345.44 feet; thence run South 00 degrees 47 minutes 32 seconds East, a distance of 138.20 feet; thence run southeasterly along the arc of a curve concave southwesterly and having a radius of 292.77 feet, a chord bearing of South 82 degrees 37 minutes 55 seconds East and a chord distance of 84.00 feet to the point of reverse curvature of a curve concave northeasterly and having a radius of 254.08 feet; thence run southeasterly along the arc of said curve a chord bearing of South 82 degrees 18 minutes 07 seconds East and a chord distance of 70.00 feet to the point of tangency of said curve; thence run North 89 degrees 46 minutes 48 seconds East, a distance of 151.44 feet to the point of curvature of a curve concave northwesterly and having a radius of 40.00 feet; thence run northeasterly along the arc of said curve a chord bearing of North 44 degrees 46 minutes 48 seconds East and a chord distance of 56.57 feet to the point of tangency of said curve; thence run North 00 degrees 13 minutes 12 seconds West, parallel with the East line of said Section 16, a distance of 122.51 feet to close on the point of beginning, said tract of land containing 1.226 acres, more or less.



085634

FILED AND RECORDED IN PUBLIC
RECORDS OF PUTNAM COUNTY, FL.

1997 JUL 21 AM 9:01

Ed L. L.

MODIFICATION OF RESTRICTIVE COVENANTS

We, the undersigned majority of the owners of the following described real property located in Putnam County, Florida, to-wit:

Lots 1 through 14, inclusive, of CAMELOT WEST, according to plat thereof recorded in Map Book 6, Page 39 of the public records of Putnam County, Florida.

ALSO:

That part of Section 16, Township 10 South, Range 26 East, Putnam County, Florida, being more particularly described as follows:

For a point of reference commence at the Northeast corner of said Section 16; thence run South 89 degrees 11 minutes 08 seconds West along the northerly line of said Section 16, a distance of 20.00 feet to the Point of Beginning; thence continue South 89 degrees 11 minutes 08 seconds West, along said northerly line of said Section 16, a distance of 345.44 feet; thence run South 00 degrees 47 minutes 32 seconds East, a distance of 138.20 feet; thence southeasterly along the arc of a curve concave southwesterly and having a radius of 292.77 feet, a chord bearing of South 82 degrees 37 minutes 55 seconds East and a chord distance of 84.00 feet to the point of reverse curvature of a curve concave to the northeasterly and having a radius of 254.08 feet; thence run southeasterly along the arc of said curve a chord bearing of South 82 degrees 18 minutes 07 seconds East and a chord distance of 70.00 feet to the point of tangency of said curve; thence run North 89 degrees 46 minutes 48 seconds East, a distance of 151.44 feet to the point of curvature of a curve concave northwesterly and having a radius of 40.00 feet; thence run northeasterly along the arc of said curve a chord bearing of North 44 degrees 46 minutes 48 seconds East and a chord distance of 56.57 feet to the point of tangency of said curve; thence run North 00 degrees 13 minutes 12 seconds West, parallel with the East line of said Section 16, a distance of 122.51 feet to close on the point of beginning, said tract of land containing 1.226 acres, more or less.

do hereby adopt the following modifications to those certain Restrictive Covenants dated May 23, 1987 and recorded on July 21, 1987 in Official Records Book 0509, at Page 1715-1719, to-wit:

1. MINIMUM AREA: The heated and cooled area of all dwellings erected, placed or permitted on the subject premises shall be reduced from one thousand five hundred (1,500) square feet to one thousand three hundred fifty (1,350) square feet, and the minimum overall area of any dwelling erected, placed or permitted on the subject premises shall be reduced from two thousand (2,000) square feet to one thousand eight hundred fifty

Prepared by:
JOE H. PICKENS
ATTORNEY AT LAW

115 N. 4TH STREET
P.O. Box 2128
PALATKA, FLORIDA 32178-21
(904) 325-1504

(1,850) square feet, provided however that any premise erected pursuant to this item shall have an enclosed, finished, two (2) car garage that otherwise complies with the Restrictive Covenants as previously recorded.

2. DITCH CARE: Each lot owner will be responsible for maintaining the integrity of the ditch which lies in front of their respective lot.

3. INTEGRATION CLAUSE: All other provisions contained in said Restrictive Covenants recorded in Official Records Book 0509 at Page 1715 shall remain in full force and effect, and this modification shall be effective as if said Restrictive Covenants originally provided for the above referenced minimum area and ditch care requirements, and the provisions of said Restrictive Covenants are incorporated herein by reference and made a part hereof as if set out in full.

All references herein are to the Public Records of Putnam County, Florida.

IN WITNESS WHEREOF, we have hereunto set our hands and seals in the County and State set forth below, this 26th day of July, 1990.

ATTEST:



SWITZERLAND GROVES, INC.

Lynda Edwards
Lynda Edwards, Secretary

Thomas S. Edwards
Thomas S. Edwards, President

Dennis L. Dantz
Witness

E. Michele Snyder
Witness

FILED AND RECORDED IN PUBLIC
RECORDS OF PUTNAM COUNTY, FLA.

STATE OF FLORIDA
COUNTY OF DUVAL

149183

1990 AUG -7 AM 9:00

I HEREBY CERTIFY that on this day before me, an officer duly qualified to administer oaths and take acknowledgments, personally appeared Thomas S. Edwards, President, and Lynda Edwards, Secretary, of Switzerland Groves, Inc., to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same. WITNESS my hand and official seal, this 26th day of July, 1990.

Carolyn M. Kraft
Notary Public
My commission expires: 2

NOTARY PUBLIC STATE OF FLORIDA
BY CHRISTOPHER R. B. 1990 AUG 26 1990