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GULLETT TITLE, INC.  
(904) 328-5106

CHAR-LAR ESTATES RESTRICTIONS OF RECORD

CHARLES H. H. BEHM and LAURA L. BEHM, husband and wife,  
owners of CHAR-LAR ESTATES, do hereby adopt, prescribe and declare  
the following covenants running with the land:

The NE 1/4 of the NW 1/4, except the E 1/2 of the  
NW 1/4 of the NE 1/4 of the NW 1/4, and the N 1/2  
of Government Lot 1, all being in Section 34, Town-  
ship 11 South, Range 27 East, Putnam County, Florida,  
except County Road right-of-ways.

1. There will be no shacks, dilapidated trailers, un-  
sightly fences, pens, objects, objectionable animals, objection-  
able motorcycles or motorized bikes, trailers under 10 ft., in  
width, unless travel trailers of a nonpermanent nature. Commercial  
use of land will not be permitted. All trailers, cabins, etc.; for  
continuous use shall have complete sanitary facilities. Each lot  
will not be further subdivided by the buyer. For temporary use,  
overnight or weekend camping on lots, self-contained septic tanks  
or approved chemical toilets may be used. All refuse, garbage, etc.,  
must be disposed of in a sanitary manner. The front set-back for  
any trailer or structure shall be 40 ft., on 66 ft., right-of-way  
roads, and side set back of 5 feet. Septic tanks and wells are  
required for all permanent or continuous use. Septic tanks towards  
road, wells near rear property lines, as appropriate.

2. Each site owner and his family has the perpetual use  
of all roads, and facilities as provided. Each site owner agrees  
to maintain the road and drainage ditch (easements), as applicable,  
adjacent and as described in Warranty Deed.

3. Each site owner agrees to join the CHAR-LAR Civic  
Association for the purpose of maintaining mutual facilities, such  
as the Boat Basin, Boat Ramp, Park and other facilities as may be  
decided by a majority vote of site owners, and to contribute a  
minimum fee of five dollars per year per lot to such association.  
Each owner shall have one vote for each site owned.

This instrument was prepared by  
P. J. [unclear]  
Palatka, Florida 32016

DLF

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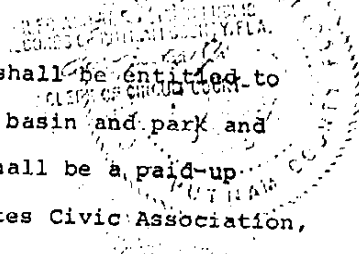
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OFFICIAL RECORDS

BOOK 287 PAGE 561

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4. Each site owner and his family shall be entitled to the use of all roads, the boat ramp, the boat basin and park and other facilities as provided, so long as he shall be a paid-up member in good standing, of the CHAR-LAR Estates Civic Association, and not in arrears on site(s) payments.

5. The covenants contained herein, shall run with and bind the land and shall insure to the benefit of and be enforceable by any owner of land in CHAR-LAR Estates, their legal representatives, heirs, successors and assigns and also by CHAR-LAR Estates and their authorized representatives.

6. All existing items, as of this date, buildings, fences, animals, trailers, etc., are considered to be exempted from the above restrictions. All lands held by the owners of CHAR-LAR Estates are exempted until sold as an individual site, (including annexes thereto CHAR-LAR Estates), and in no way commits or restricts on the unsold lands held by or that may be held in the future by, the owners of CHAR-LAR Estates, but applies directly only upon those lands, and owners thereof, that have purchased said lands from the owners of CHAR-LAR Estates.

7. The purpose of this instrument is to convey with, and be parallel to existing policies of CHAR-LAR Estates and to make same a matter of Public Record.

Signed, Sealed and Delivered in our presence as witnesses:

*[Handwritten signatures of witnesses]*

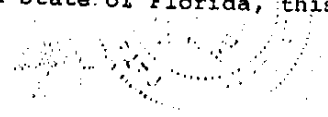
*[Handwritten signature of Charles H. H. Behm]* (SEAL)  
Charles H. H. Behm

*[Handwritten signature of Laura L. Behm]* (SEAL)  
Laura L. Behm

STATE OF FLORIDA  
COUNTY OF PUTNAM

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, CHARLES H. H. BEHM and LAURA L. BEHM, husband and wife, to me well known and known to me to be the individuals described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Palatka, County of Putnam, and State of Florida, this 27 day of September, 1972.



*[Handwritten signature of Peter J. Miller]*  
Notary Public  
My Commission Expires:  
My Commission Expires June 24, 1974  
Bonded by American Fire & Marine Ins. Co.

6212

Prepared by:  
Charles H. H. Behm  
P. O. Box 67  
Pomona Park, FL 32081



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NOTARY PUBLIC  
STATE OF FLORIDA  
Charles H. H. Behm  
P.O. Box 67  
Pomona Park, FL 32081

AMENDMENTS TO: Char-Lar Restrictions of Record  
(OR 287, Page 1560-61, Putnam  
County, Fl., dated 27 Sept. 1972)

The following changes to the Char-Lar Restrictions of Record (OR 287, Page 1560-61, dated 27 Sept. 1972), are made for the purpose of giving notice of Char-Lar Estates policies in force and effective dates, and supersedes any contradictory policies of the original Restrictions of Record dated 27 Sept. 1972.

1. The owners of sites (or lots) in Char-Lar Estates, who wish to use the boat basin area as of 4 Oct. 1975 or thereafter, will pay to the owners of the Char-Lar Boat Basin a minimum of \$5.00 per lot, annually, for necessary maintenance, (taxes, bookkeeping, use costs, etc.) of this recreation area. The above minimum fees have been changed to \$10.00 (per family annually), by the owners, in keeping with inflation costs.

2. As requested by signed petition, by a majority of lot owners in Jan. 1980, to eliminate all reference to a Char-Lar Civic Assoc., in the Char-Lar Restrictions of Record, is hereby honored and granted:

"WE, THE MAJORITY OF OWNERS IN CHAR-LAR ESTATES, HEREBY PETITION THE DEVELOPERS OF CHAR-LAR ESTATES, TO ELIMINATE THE FOLLOWING FROM THE CHAR-LAR RESTRICTIONS OF RECORD, OR 287, Page 1560-61, Putnam County, Fl.:"

Therefore:

"ALL REFERENCE TO A CHAR-LAR CIVIC ASSOCIATION OR PAYMENT OF MAINTENANCE FEES TO A CHAR-LAR CIVIC ASSOCIATION"

in the original Restrictions of Record, are hereby NULL AND VOID.

IN WITNESS THEREOF:

Signed, Sealed and Delivered  
in our presence as witnesses:

Juanita Rothermel  
Witness

Mrs. M. Rothermel  
Witness

Charles H. H. Behm  
CHARLES H. H. BEHM  
Laura L. Behm  
LAURA L. BEHM

STATE OF FLORIDA  
COUNTY OF PUTNAM

I hereby certify that on this day of 1981, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Charles H. H. Behm and Laura L. Behm, his wife, to me well known to be the persons described herein and stated that they executed the foregoing instrument, and acknowledged before me that they executed the same freely and voluntarily for the purpose herein expressed. Witness my hand and official seal at Crescent City, County of Putnam, State of Florida, this 1st day of February 1980.

Juanita Rothermel  
Notary