

OFFICIAL RECORDS

BOOK 241 PAGE 112

RESTRICTIVE COVENANTS

Dunns Creek  
Retreat

STATE OF FLORIDA  
COUNTY OF PUTNAM

KNOW ALL MEN BY THESE PRESENTS: That the following restrictions, reservations, easements and covenants shall be considered as attached to the land more particularly described as follows:

Part of that tract of land described in O. R. Book 184, page 428, situate in the Acosta, Clarke and Atkinson Grant, Section 38, Township 11 South, Range 27 East, described as follows: Commence at the concrete marker set at the Northwesterly corner of that certain parcel of land described in O. R. Book 176, page 452, as a point of reference, thence run S 70°52'35"E, along the Southerly line of a County Owned 66 foot wide road right of way, a distance of 3126.80 feet to a pipe marker and the point of beginning for the parcel of land herein described: (1) thence run S 36°17'25"W to the waters of Dunns Creek; (2) thence return to the point of beginning and run S 70°52'35"E, along the Southerly line of said County owned 66 foot wide road right of way, a distance of 383.06 feet to a pipe marker; (3) thence run S 36°17'25"W to the waters of Dunns Creek; (4) thence run in a general Westerly direction along the waters of Dunns Creek to the Southwesterly terminus of Call No. 1 and to close. All book and page references are to the public records of Putnam County, Florida.

TO-WIT:

1. All lots on the premises may be used for the following purposes: Mobile homes, camping trailers and temporary or permanent type shelters.
2. No more than one (1) living unit shall be placed on any lot; the combination of two (2) or more lots held and owned by one owner shall be considered one (1) lot.
3. All permanent places of habitation shall install a septic tank and drainfield in accordance with the Putnam County Board of Health regulation, and such septic tank to be no closer than sixty (60) feet from the waters edge. Temporary shelters or campers shall use approved type chemical sewerage disposers.
4. The drilling of wells shall be no closer than 50 feet to the septic tank.
5. Conveyance of each lot or parcel fronting on a canal shall convey all rights, title and interest of the Seller to the center of the canal on which it fronts, restricting, however, the Purchaser from building any dock or boathouse extending further than 10 feet from the bank or any structure or fence that would deny adjoining owners ingress and egress by canal waterway.
6. No commercial crabbing, fishing or boat livery, or retail business of any kind shall be allowed on the premises.
7. Rubbish and garbage must be kept in sanitary containers and the dumping of refuse into canals is forbidden.
8. No husbandry of animals or fowl shall be conducted or maintained on the premises, but this provision does not apply to household pets.
9. The Seller has reserved five (5) feet on either side of lot lines and ten (10) feet on street frontage for the purpose of utility easements.
10. The Purchaser, at his own expense, shall install Culvert Pipe of no less than twelve (12) inches in diameter where driveways are installed from access roads.

11. Reserving unto the makers hereof, their successors and assigns, right of passage and re-passage over and across that area shown as canal according to plat of Dunn's Creek Retreat, which canal is shown on said plat the hereto attached and made a part of these Restrictive Covenants.

12. The owner or owners of each lot shall have the right to one 3/4" tap on the water line now placed or to be placed on the water line located on the 10-foot street frontage easement mentioned in paragraph No. 9 thereof.

13. No pump or mechanical means shall be used to draw water from said line other than ordinary pressure and gravity.

14. Any lot owner or owners shall have the right to make reasonable repair on said line; and each owner shall be responsible for the repairs and the expense of repairs from neglect or damage to the water line by themselves or others.

15. The well located on Lot No. 351 shall be used in common by all owners of Lots 380 through 410 inclusive for the purposes set forth above and any lot owner or owners shall be entitled to make reasonable repairs to keep said well in operation.

16. The well located on Lot No. 411 (of the adjacent canal to the West) shall be used in common by all owners of Lot 411 through 443 inclusive for the purposes set forth above and any lot owner or owners shall be entitled to make reasonable repairs to keep said well in operation.

17. The foregoing restrictions, reservations, easements and covenants shall apply to the premises herein described and shall survive conveyance of title and delivery of Deed hereunder, but no longer than to the 31st day of December 1980, subject to the right of the first party to modify the same as may be deemed desirable.

EXECUTED by the parties hereto this 22 day of July, 1970

WITNESSES

SELLER: BASS HAVEN PROPERTIES, INC.

Charles D. Jordan  
Clair

BY Charles D. Jordan Jr.  
ACCEPT: Paul de Sanders

STATE OF FLORIDA  
COUNTY OF PUTNAM

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared

well known to me to be the vice President and Secretary respectively of the corporation, in the foregoing instrument, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed is the true corporate seal of said corporation.

WITNESSE my hand and official seal in the County and State last aforesaid this 22 day of July, A.D. 1970.

Charles D. Jordan

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES JUNE 2, 1972



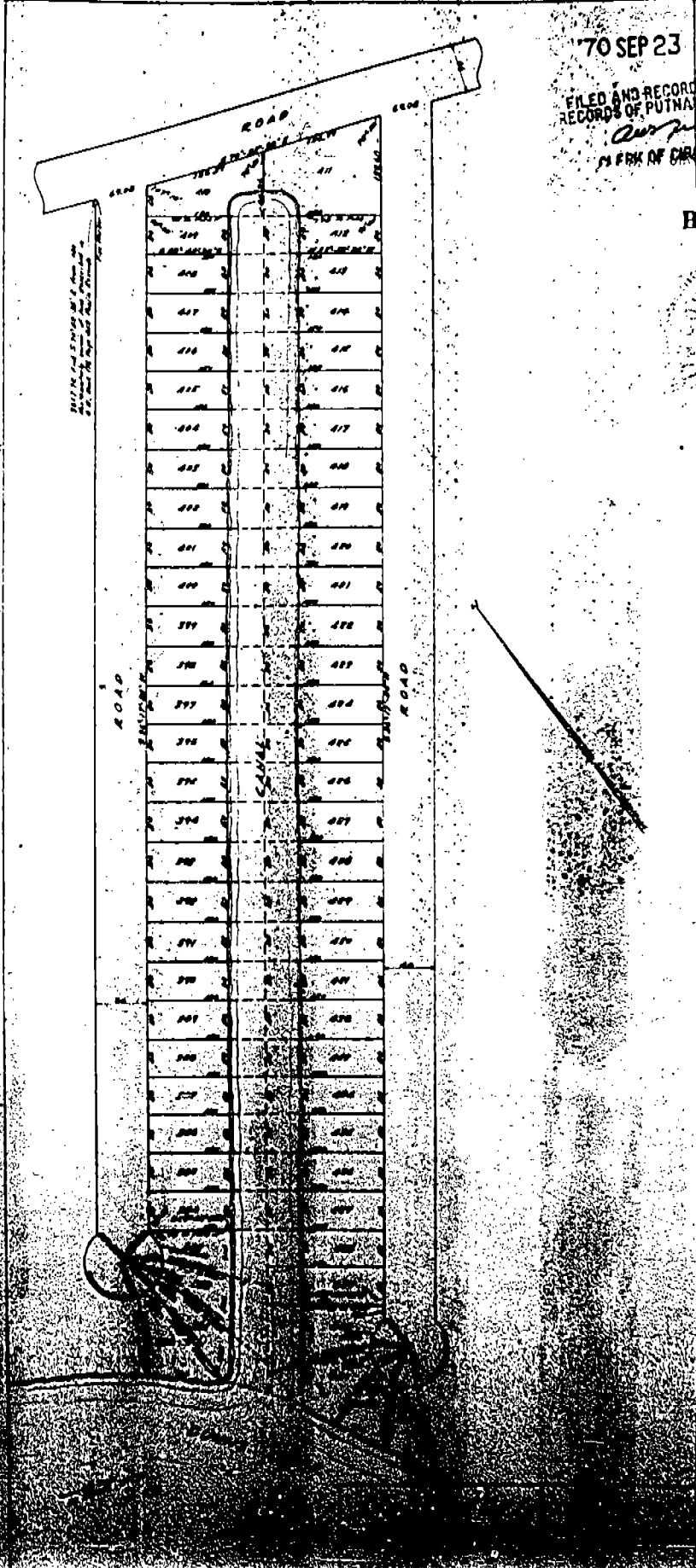
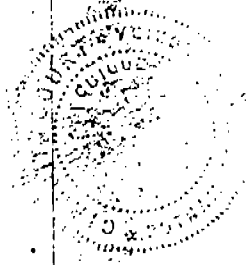
OFFICIAL RECORDS

BOOK 244 PAGE 114

70 SEP 23 10:42

FILED AND RECORDED IN PUBLIC RECORDS OF PUTNAM COUNTY, FLA.  
*[Signature]*  
CLERK OF CIRCUIT COURT

B 10915



## RESTRICTIVE COVENANTS

1968 JAN 18 PM 2 41

STATE OF FLORIDA  
COUNTY OF PUTNAMS. W. MCNOLLS, JR.  
CLERK OF DISTRICT COURT

KNOW ALL MEN BY THESE PRESENTS: That the following restrictions, reservations, easements and covenants shall be considered as attached to the land being more particularly described as follows:

Part of that tract of land described in O.R. Book 176, page 452, situate in the Acosta, Clarke and Atkinson Grant, Section 38, Township 11 South, Range 27 East, described as follows: (1) Begin at the Northwesterly corner of said tract of land described in O.R. Book 176, page 452, thence run S 2°20'55" W, along the Westerly boundary of the said tract of land described in O.R. Book 176, page 452, to the waters of Dunns Creek; (2) thence return to the point of beginning and run S 70°52' 35" E, along the Northerly boundary of the said tract of land described in O.R. Book 176, page 452, a distance of 743.66 feet to a pipe marker; (3) thence run S 2°20' 55" W to the waters of Dunns Creek; (4) thence run Southwesterly, along the waters of Dunns Creek, to the Southerly terminus of Call No. 1 and to close. All book and page references are to the public records of Putnam County, Florida.

## TO-WIT:

1. All lots on the premises may be used for the following purposes: Mobile homes, camping trailers and temporary or permanent type shelters.
2. All permanent places of habitation shall install a septic tank and drainfield in accordance with Putnam County Board of Health regulations, and such septic tank to be no closer than 60 feet from the waters edge. Temporary shelters or campers shall use approved type chemical sewerage disposers.
3. The drilling of wells shall be no closer than 50 feet to any septic tank.
4. Conveyance of each lot or parcel fronting on a canal shall convey all rights, title and interest of the Seller to the center of the canal on which it fronts, restricting however the Purchaser from building any dock or boathouse extending further than 10 feet from the bank or any structure or fence that would deny adjoining owners ingress or egress by canal waterway.
5. No commercial crabbing, fishing or boat livery business shall be allowed on the premises.
6. Rubbish and garbage must be kept in sanitary containers and the dumping of refuse into canals is forbidden.
7. No husbandry of animals or fowl shall be conducted or maintained on the premises, but this provision does not apply to household pets.
8. The Seller has reserved five (5) feet on either side of lot lines and ten (10) feet on street frontage for the purpose of utility easements.
9. Reserving unto the makers hereof, their successors and assigns, right of passage and re-passage over and across that area shown as canal according to plat of Dunns Creek Retreat,

which canal is shown on said plat and hereto attached and made a part of these Restrictive Covenants.

10. The foregoing restrictions, reservations, easements and covenants shall apply to the premises herein described and shall survive conveyance of title and delivery of Deed hereunder, but no longer than to the 31st day of December, 1980, subject meanwhile to the right of the first party to modify the same as may be deemed desirable.

EXECUTED by the parties hereto this 18 day of January, 1968.

WITNESSES:

Louisa Sanders  
[Signature]

Charles M. Hayes, Jr.  
Rachel M. Hayes

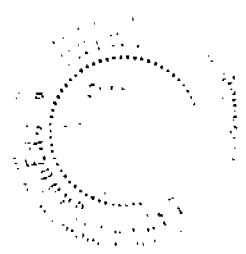
STATE OF FLORIDA  
COUNTY OF PUTNAM

I HEREBY CERTIFY, That on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared CHARLES M. HAYES, JR. and RACHEL M. HAYES, his wife, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 18 day of January, 1968.

Louisa Sanders

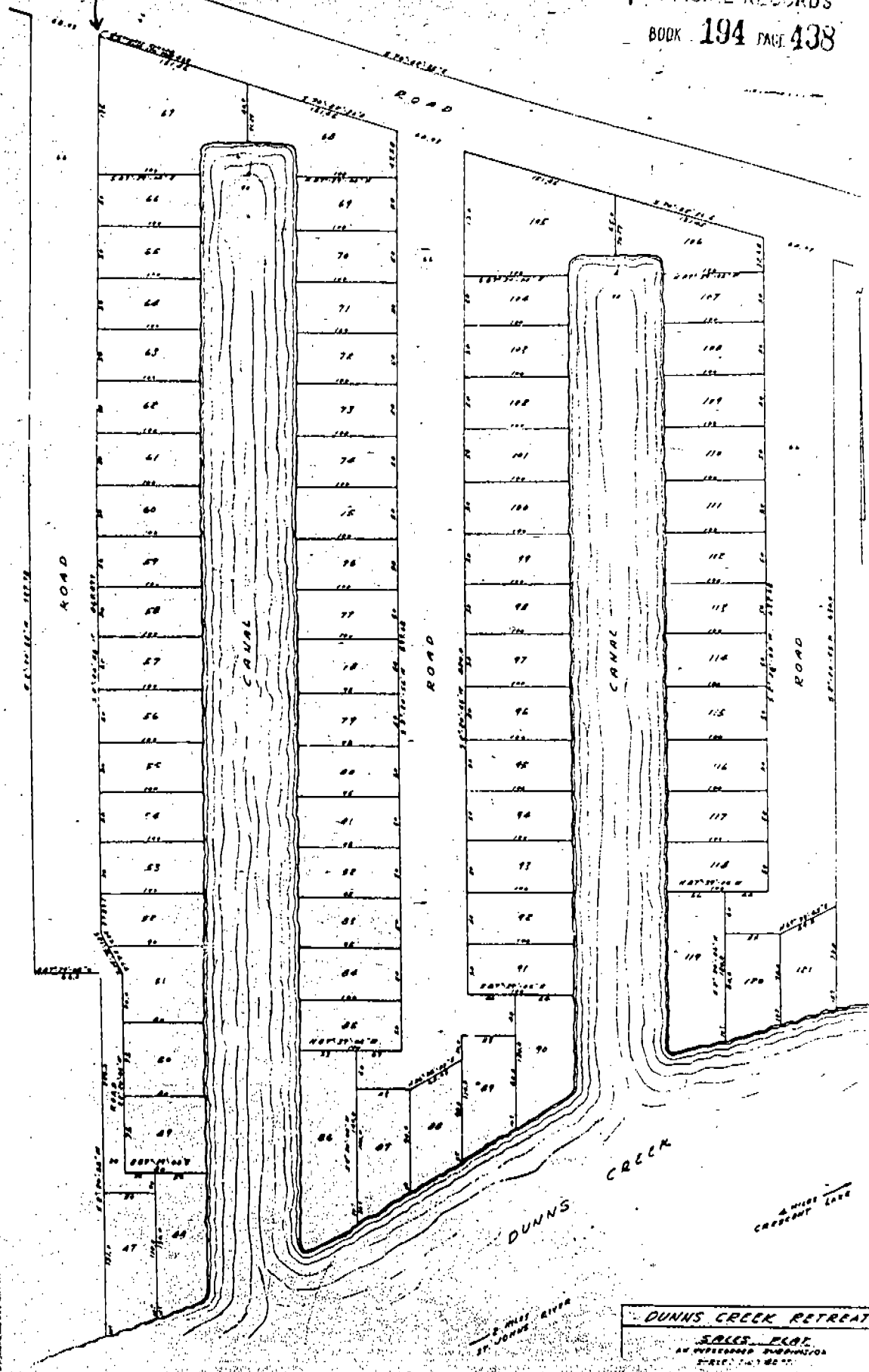
My Commission Expires June 2, 1968



Part of the Acosta, Clarke and Atkinson  
Grant, Section 38, Township 11 South,  
Range 27 East, Putnam County, Florida.

Northwest corner of parcel of land described  
in O.R. Book 176, page 452, public  
records of Putnam County, Florida.

OFFICIAL RECORDS  
BOOK 194 PAGE 438



DUNNS CREEK RETREAT  
SALES PLAN  
AN INTERESTED SUBDIVISION  
EST. 1972

STATE OF FLORIDA,  
COUNTY OF PUTNAM.

THIS INSTRUMENT is hereby made to supplement those certain restrictions set forth in that instrument recorded in Official Records Book 194 at page 436 of the public records of Putnam County, Florida.

The undersigned hereby covenant and agree that the following provisions shall run with the land and apply to Lots 68 through 105, inclusive:

1. The owner or owners of each lot shall have the right to one 3/4" tap on the water line now placed or to be placed on the water line located on the 10 foot street frontage easement mentioned in paragraph no. 8 thereof.

2. No pump or mechanical means shall be used to draw water from said line other than ordinary pressure and gravity.

3. Any lot owner or owners shall have the right to make reasonable repair on said lines.

4. The well located on Lot 105 shall be used in common by all of the said lot owners for the purposes above set forth and any lot owner or owners shall be entitled to make reasonable repairs to keep said well in operation.

EXECUTED this 22 day of March, 1968.

Signed, Sealed and Delivered  
in our presence as witnesses:

Laura Sanders

Charles M. Hayes Jr

Anna M. Williams

Rachel M. Hayes