

GEORGETOWN COVE
(Also known as Paradise Lakes Subdivision)
DECLARATION OF COVENANTS AND BENEFICIAL RESTRICTIONS

This declaration is made this first day of November, 1996, and is hereby incorporated into each deed conveyed by Declarant, and others, at their option, and, when so incorporated, shall run with the land and shall be binding upon said buyers, owners, their assigns and heirs forever. These covenants shall be renewed and reimpressed by the Property Owner's Association every ten years on the anniversary hereof.

1. Each assign or purchaser hereunder agrees to membership in the Georgetown Cove Property Owner's Association. Annual membership fee shall be \$30.00 per year, per lot owned. Said fee shall be used for road and common area maintenance, organizational and operational purposes, and to maintain and enhance the beauty, safety, and security of the subdivision. Each member shall be entitled to one vote for each lot owned. The said annual fee may not be increased by more than 15% annually without the consent of at least 65% of the members entitled to vote.
2. Failure to pay the membership fee shall constitute a lien upon said lot(s) and the Property Owner's Association shall be entitled to interest thereon at the rate of 12% per annum, and shall have the right to foreclosure or otherwise enforce said lien, provided by Florida Law with respect to foreclosure or enforcement of a mortgage or other real property lien; in such event the lot owner shall bear all costs of enforcement, which shall become part of the lien. The Association shall be empowered to utilize the proceeds of said fees for the purpose described above and for any and all such necessary expense as may be approved by majority vote of members, present and voting, at meetings to be held from time to time - but no less often than annually.
3. **USE RESTRICTIONS**
 - A. No noxious or offensive activity may be carried on upon any lot, nor shall anything be done that may be offensive or annoying to the neighborhood, nor to any property owner.
 - B. No commercial activity of any kind may be carried out upon the premises of the subdivision. Dogs and cats are limited to two per lot owned.
 - C. No sign of any kind, except directional and informational signs of the Association shall be placed or maintained upon any lot, nor within the subdivision. Waivers to this paragraph may be granted by the Association for the purpose of "for sale" of homes or "for rent" of homes signs from time to time as may be necessary and appropriate.
 - D. No rubbish, waste, trash or refuse may be allowed to accumulate upon any lot.
 - E. No junked or abandoned vehicle, nor junked or abandoned watercraft shall be allowed on any lot.
 - F. No fence, wall, hedge or shrub planting placed, grown or maintained along property lines shall be constructed or allowed to grow higher than six feet.
 - G. Set-back lines (easements for drainage, utilities, etc.) are according to Putnam County regulations or Easement of Records for Putnam County.
 - H. The Association, upon approval of a majority of property owners hereunder, shall have right to make rules and regulations pertaining to the health, safety and enjoyment of the property owners.
 - I. Mobile homes, or manufactured homes, shall not be allowed upon any lot fronting the following streets, with the exception being Lots on Block 64 and Block 126: Georgetown Point Road (also known as Georgetown Denver Road), Georgetown Drive, Paradise Lakes Boulevard, Paradise Lakes Avenue, and Joy Court.
 - J. Homes, mobile and modular homes rated manufactured homes shall have a minimum size of 700 sq. ft. exclusive of porches, patios, decks, garages and second stores.
 - K. All association members, their guests and assigns have access to and through the boat ramp on Lake George and the adjacent ten-acre waterfront common area.
 - L. Mobile homes, when placed or maintained upon lots other than those restricted against mobile homes in paragraph I above shall be properly skirted, tied down, painted and maintained at all times. No mobile home over six (6) years old shall be allowed upon any lot, except in Unit 2 Blocks 57 through 65 inclusive, where there are no restrictions other than the Putnam County regulations which do not allow mobile homes older than 10 years.

4. These Covenants may be amended upon the affirmative vote of not less than 65% of lot owners entitled to vote. Said amendment may be vetoed by declarant hereof or by grantor, whose signature appears on attached deed, so long as declarant or grantor(s) or their heirs assigns or successors own any lot or lots within the subdivision. Said grantors hereunder may, in behalf of the Owner's Association, enter upon any lot for the purpose of enforcement of paragraphs 3A through 3K above, and any cost associated therewith shall be assessed against the offending property owner(s). Collection and enforcement thereof shall be as described in paragraph 2. above.

5. The provisions of this declaration shall bind and insure to the benefit of and be enforceable by the Grantor, Declarant, Association, or the several owners of lots. Any failure to enforce by any of the above, shall not constitute a waiver to do so in the future.

6. The determination of any court that any of these provisions SUPRA are unlawful shall not affect the validity of any other of these provisions.

7. The Declarant hereof is the Grantor hereunder



FILED AND RECORDED
DATE 05/11/1999 TM 10:46

EDWARD L. BROOKS CLERK
CO: PUTNAM ST: FL

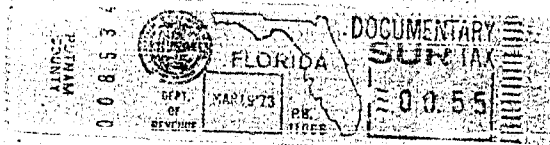
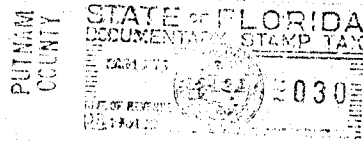
KNOW ALL MEN BY THESE PRESENTS that the undersigned EQUITABLE DEVELOPMENT CORPORATION

Address:
1451 North Bayshore Drive
Miami, Florida 33132

PREPARED BY:
ROBERT M. MCRAE, LAND AGENT
CLAY ELECTRIC CO-OP, INC.
11771 U.S. CITRUS AVE.
KEYSTONE HEIGHTS, FLA. 32656

as Grantor ^S, in consideration of One Dollar and other valuable considerations to them in hand paid, receipt whereof is acknowledged, do hereby grant and convey unto the CLAY ELECTRIC CO-OPERATIVE, INC., whose postoffice address is Keystone Heights, Florida, as Grantee, and its successors, the right to enter upon land of the undersigned, situate in the County of Putnam State of Florida, and more particularly described as follows:

An easement twenty (20') feet in width, being ten (10') feet on each side of all power lines, over, through, under and across all Lots in Blocks 1 through 141 of PARADISE LAKES S/D.



and to place, replace, construct, operate, repair, and maintain an electric distribution line at a location designated by this easement, and to cut trees and shrubbery within as described above of said distribution line of the CLAY ELECTRIC CO-OPERATIVE, INC., and to cut from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.

EXCEPTIONS: Power lines to be placed on back lot lines in Blocks 10, 11, 21, 27, 40, 48, 57 & 66. All other lines to be located on streets and/or roadways

In granting this easement it is agreed that location of poles and anchors will be such as to cause the least interference to farm operation.

It is further agreed that land upon which said poles or structures are located may be used for agricultural purposes without interference to operation of said distribution line.

IN WITNESS WHEREOF, the undersigned Grantor ^S have set their hands and seals this 9th day of November, 19 72.

Witnesses: Camara M. Pearson Signed: EQUITABLE DEVELOPMENT CORPORATION
Deborah S. Fetzl Bernard H. Horowitz (Seal)
Thomas J. Long David J. Horowitz (Seal)
Secretary (Seal)

STATE OF FLORIDA
COUNTY OF Dade

BEFORE ME personally appeared Bernard H. Horowitz & David J. Horowitz, President & Secretary, respectively, to me well known and known to me to be the individuals described herein and who executed the foregoing instrument and acknowledged before me that they executed the same for the purposes therein expressed.

Witness my hand and official seal this 9th day of November, 19 72.
Camara M. Pearson
Notary Public in and for the County and State aforesaid.

My commission expires: NOVEMBER 1973

STATE OF Florida)
COUNTY OF Dade)

Before me personally appeared Bernard H. Horowitz
and David J. Horowitz
known to me to be the President and Secretary
respectively of EQUITABLE DEVELOPMENT CORPORATION
named in the foregoing instrument, and known to me to be the persons who as such officers of said corporation, executed the same; and
then and there the said President and the said
Secretary did acknowledge before me that said
instrument is the free act and deed of said corporation by them respectively executed as such officers for the purposes therein expressed;
that the seal thereunto attached is the corporate seal by them in like capacity affixed; all under authority in them duly vested by the
Board of Directors of said corporation.

WITNESS my hand and official seal this 8th day of November, 1972

Gamara M. Pearson
Notary Public in and for the County and State Aforesaid.

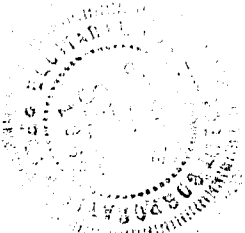
My commission expires: NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION EXPIRES FEB. 27, 1975
Bonded By American Bankers Assurance Co.

B 36623

73 MAR 19 AM 9:56

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

CLERK OF CIRCUIT COURT



B 36623

RIGHT-OF-WAY EASEMENT

Project

FROM

TO

CLAY ELECTRIC CO-OPERATIVE, INC.
Keystone Heights, Florida

Deed

, 19

FILED FOR RECORD

in the office of the Clerk of the Circuit Court

for the County of

State of Florida, on the day of

19, and

recorded in Deed Book on Page

Clerk of Circuit Court.

County, Fla.

Rec. 6.00 Oct. 30 Jan. 55

lt
clerk
& Justice