

RESTRICTIONS

The undersigned owner of the hereinafter described real property does hereby place the following restrictions on said property; said property situate in the County of Putnam, State of Florida, more particularly described as follows, to-wit:

PALM PORT, a subdivision of part of the A. R. Govan Grant, Section 40, Township 9 South, Range 27 East, according to plat thereof recorded in Plat Book 5, Page 70 of the Public Records of Putnam County, Florida, EXCEPT Lots 5 and 44 of said subdivision.

said restrictions being as follows, to-wit:

1. No mobile homes shall be allowed on property.
2. All homes must meet Southern Building Specifications.
3. The minimum size home allowed shall have 900 square feet of living area.
4. Only one dwelling shall be allowed per lot.
5. All homes must have minimum 10 feet wide paved driveways.
6. No fences shall be constructed which would obstruct view of the adjoining property owner.
7. All builders and plans must be approved by Developer.
8. There shall be a 20 foot set-back from the street and canal and a 7 1/2 foot set-back from the side property line.
9. All construction must be completed within one (1) year from date of construction.
10. After one year from date of purchase, buyer must pay water and sewer hookup fees and begin paying minimum monthly water and sewer fee.
11. Property must be maintained from date of purchase.
12. There shall be no outside clothes lines.
13. Docks on canal lots may not extend 7 feet from high water level.
14. Street lights must be installed at Florida Power & Light Company's price and according to their specifications.
15. Maximum speed of boats in canal shall be 5 MPH.
16. Property shall be used for residential purposes only.
17. No junk cars or non-operating cars shall be allowed on property.
18. No hunting-dog pens shall be allowed.
19. No livestock shall be allowed.

Signed, sealed and delivered
in our presence:

Ophe Small
Helen R. Hendrix

BECKHAM-ROBERTSON DEVELOPMENT
CO., INC.

By L. R. Beckham
L. R. Beckham, President

Attest: Carolyn L. Beckham
Carolyn L. Beckham, Secretary

OFFICIAL RECORDS

BOOK 298 PAGE 298

STATE OF FLORIDA,

COUNTY OF PUTNAM.

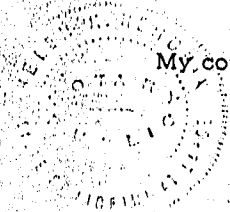
I HEREBY CERTIFY that on this 30th day of August, A. D. 1973,
before me personally appeared L. R. Beckham and Carolyn L. Beckham,
President and Secretary, respectively, of Beckham-Robertson Development
Co., Inc., a corporation under the laws of the State of Florida, to me known
to be the persons described in and who executed the foregoing instrument,
and severally acknowledged the execution thereof to be their free act and
deed as such officers, for the uses and purposes therein mentioned; and
that they affixed thereto the official seal of said corporation, and the said
instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Palatka, in the County
of Putnam, and State of Florida, the day and year last aforesaid.

Helen R. Hendrix
Notary Public

My commission expires:

Notary Public, State of Florida at Large
My Commission Expires June 22, 1976
Bonded By American Fidelity & Casualty Co.



B 43191

'73 AUG 31 PM 2:33
CLERK OF DISTRICT COURT
COUNTY OF PUTNAM, FLORIDA

OFFICIAL RECORDS

BOOK 288 PAGE 635

AMENDMENT TO RESTRICTIONS

The undersigned owner of PALM PORT, a subdivision of part of the A. R. Govan Grant, Section 40, Township 9 South, Range 27 East, according to plat thereof recorded in Plat Book 5, Page 70 of the Public Records of Putnam County, Florida, amends the Restrictions heretofore filed on said Subdivision by deleting numbered 8 of said Restrictions and substituting therefor the following, to-wit:

"8. There shall be a 10 foot set-back from the street and canal, and a 7 1/2 foot set-back from the side property lines."

Signed, sealed and delivered in our presence:

[Signature]
Allen R. Hendrix

BECKHAM-ROBERTSON DEVELOPMENT CO., INC.

By [Signature]
L. R. Beckham, President

Attest: [Signature]
Carolyn L. Beckham, Secretary

STATE OF FLORIDA,
COUNTY OF PUTNAM.

I HEREBY CERTIFY that on this 6th day of September, A. D. 1973, before me personally appeared L. R. Beckham and Carolyn L. Beckham, President and Secretary, respectively, of Beckham-Robertson Development Co., Inc., a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

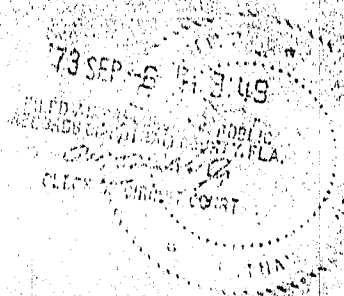
WITNESS my signature and official seal at Palatka, in the County of Putnam, and State of Florida, the day and year last aforesaid.

[Signature]
Notary Public

My commission expires:

Notary Public, State of Florida at Large
My Commission Expires June 22, 1976
Bonded By American Fire & Casualty Co.

B 43398



AMENDMENT TO RESTRICTIONS

The undersigned owner of PALM PORT, a subdivision of part of the A. R. Govan Grant, Section 40, Township 9 South, Range 27 East, according to plat thereof recorded in Plat Book 5, Page 70 of the Public Records of Putnam County, Florida, amends the Restrictions heretofore filed on said Subdivision by deleting numbered 8 of said Restrictions and substituting therefor the following, to-wit:

"8. There shall be a 10 foot set-back from the street and canal, and a 7 1/2 foot set-back from the side property lines."

Signed, sealed and delivered
in our presence:

John F. Sproule
Helen R. Hendrix

BECKHAM-ROBERTSON DEVELOPMENT
CO., INC.

By L. R. Beckham
L. R. Beckham, President

Attest: Carolyn L. Beckham
Carolyn L. Beckham, Secretary

STATE OF FLORIDA,
COUNTY OF PUTNAM.

I HEREBY CERTIFY that on this 6th day of September, A. D. 1973, before me personally appeared L. R. Beckham and Carolyn L. Beckham, President and Secretary, respectively, of Beckham-Robertson Development Co., Inc., a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Palatka, in the County of Putnam, and State of Florida, the day and year last aforesaid.

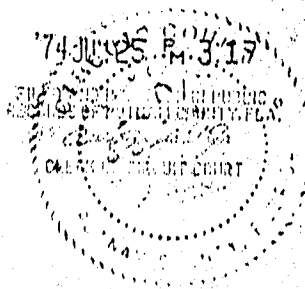
Helen R. Hendrix
Notary Public

My commission expires:

Notary Public, State of Florida at Large
My Commission Expires June 22, 1976
Bonded by American Fidelity & Guaranty Co.,

B 56726

6 43308



RESTRICTIONS

The undersigned owner of the hereinafter described real property does hereby place the following restrictions on said property; said property situate in the County of Putnam, State of Florida, more particularly described as follows, to-wit:

PALM PORT, a subdivision of part of the A. R. Govan Grant, Section 40, Township 9 South, Range 27 East, according to plat thereof recorded in Plat Book 5, Page 70 of the Public Records of Putnam County, Florida, EXCEPT Lots 5 and 44 of said subdivision.

said restrictions being as follows, to-wit:

1. No mobile homes shall be allowed on property.
2. All homes must meet Southern Building Specifications.
3. The minimum size home allowed shall have 900 square feet of living area.
4. Only one dwelling shall be allowed per lot.
5. All homes must have minimum 10 feet wide paved driveways.
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10. After one year from date of purchase, buyer must pay water and sewer hookup fees and begin paying minimum monthly water and sewer fee.
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13. Docks on canal lots may not extend 7 feet from high water level.
14. Street lights must be installed at Florida Power & Light Company's price and according to their specifications.
15. Maximum speed of boats in canal shall be 5 MPH.
16. Property shall be used for residential purposes only.
17. No junk cars or non-operating cars shall be allowed on property.
18. No hunting-dog pens shall be allowed.
19. No livestock shall be allowed.

Signed, sealed and delivered
in our presence:

John L. Small
Helen R. Hendrix

BECKHAM-ROBERTSON DEVELOPMENT
CO., INC.

By L. R. Beckham
L. R. Beckham, President

Attest: Carolyn L. Beckham
Carolyn L. Beckham, Secretary

STATE OF FLORIDA,
COUNTY OF PUTNAM.

I HEREBY CERTIFY that on this 30th day of August, A. D. 1973,
before me personally appeared L. R. Beckham and Carolyn L. Beckham,
President and Secretary, respectively, of Beckham-Robertson Development
Co., Inc., a corporation under the laws of the State of Florida, to me known
to be the persons described in and who executed the foregoing instrument,
and severally acknowledged the execution thereof to be their free act and
deed as such officers, for the uses and purposes therein mentioned; and
that they affixed thereto the official seal of said corporation, and the said
instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Palatka, in the County
of Putnam, and State of Florida, the day and year last aforesaid.

Helen R. Hendrix
Notary Public

My commission expires: Public State of Florida at Large
Commission Expires June 22, 1976
Issued by American Bar & Council, Co.

B 43191

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AMENDED RESTRICTIONS

The undersigned owners of all of the lots in the hereinafter described real property situate in the County of Putnam, State of Florida, do hereby agree that restriction #7 of the restrictions of Palm Port Subdivision recorded in Official Records Book 298, Page 297 of the Public Records of Putnam County, Florida, be, and the same is hereby, deleted from said restrictions and is not applicable to said subdivision:

PALM PORT, a subdivision of part of the A. R. Govan Grant, Section 40, Township 9 South, Range 27 East, according to plat thereof recorded in Plat Book 5, Page 70 of the Public Records of Putnam County, Florida, EXCEPT Lots 5 and 44 of said subdivision.

BECKHAM-ROBERTSON DEVELOPMENT CO., INC.

H. I. Robertson
H. I. Robertson, President

Attest: Edith J. Robertson
Edith Robertson, Secretary

H. I. Robertson lots 27, 28, 29, 30.
31 ~~and 32~~.

Signed, sealed and delivered
in the presence of:

Leiland R. Beckham

James J. Beckham

As to Tracy W. Baker, Martine
E. Baker, Susan R. Kane, James
E. Davis, Blanche E. Davis,
Arroll V. Harnage, Dorothy M.
Harnage, Lynn A. Ferry, William
B. King, Norma H. King, Gwen-
delyn Knotts, Charles L. Knotts,
Marvine L. Fisher, Carolyn S.
Fisher, G. Wilkes, Ronnie P.
Kane, F. H. Dickinson and
Irene D. Dickinson.

Tracy W. Baker lot 5

Martine E. Baker

Susan R. Kane lot 1

James E. Davis lot 12

Blanche E. Davis

Arroll V. Harnage lot 6

Dorothy M. Harnage lot 10

Lynn A. Ferry lot 32

William B. King lot 19

Norma H. King

Charles L. Knotts lot 22

Charles L. Knotts

Charles L. Knotts lot 14

Charles L. Knotts lot 1

This instrument prepared by

Pratt & Spruce
314 St. Johns Ave
Palm Bay, Florida

Signed, sealed and delivered
in the presence of:

Jack R. Parker
James L. Beckham
As to Carolyn L. Beckham and
Leland R. Beckham.

~~John D. Robinson~~ Lot 112
Mary D. Robinson
Carolyn L. Beckham
Leland R. Beckham

Signed, sealed and delivered
in the presence of:

Dellie B. Rogers
Mary K. Gosselin
As to H. I. Robertson, as President
of Beckham-Robertson Development
Co., Inc. and Edith J. Robertson,
Secretary. And H. I. Robertson and Edith
J. Robertson, individually.

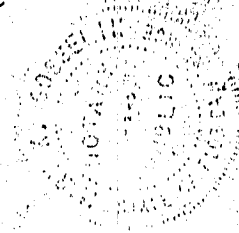
STATE OF FLORIDA
COUNTY OF PUTNAM.

I HEREBY CERTIFY that on this 17th day of March, A.D. 1975, before me personally appeared H. I. Robertson, President and Edith J. Robertson, Secretary of Beckham-Robertson Development Co., Inc., a Florida corporation, and E. I. Robertson and Edith J. Robertson, his wife, as individuals, known to be the persons described in and who executed the foregoing instrument, and acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned, and to be the free act and deed of said corporation.

WITNESS my signature and official seal at Palatka, in the County of Putnam, and State of Florida, the day and year last aforesaid.

Mary K. Gosselin
Notary Public

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUNE 28, 1977
BONDED THRU GENERAL INSURANCE UNDERWRITERS



I hereby state that purchasers of lots in Palm Port Subdivision, East Palatka, Florida, may, if they desire, have individual wells and septic tanks and that it is not mandatory that they obtain services from the central sewer and water system owned by the developer.

This Instrument Prepared By: H. I. Robertson
P.O. Box 367
East Palatka, Florida
32031

BECKHAM-ROBERTSON DEVELOPMENT CO., INC.

Leland R. Beckham
Mary K. Gosselin
Witness

H. I. Robertson
H. I. Robertson, Its President

2-18-75
Date

STATE OF FLORIDA
COUNTY OF PUTNAM

I HEREBY CERTIFY that on this 18th day of February, 1975, before me personally appeared H. I. Robertson, President of Beckham-Robertson Development Co., Inc., a Florida corporation, known to me to be the person described in and who executed the foregoing and acknowledged the execution to be the free act and deed of said corporation.

WITNESS my signature and official seal at Palatka, in the County of Putnam and State of Florida, the day and year last aforesaid.

Mary K. Gosselin
Notary Public

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUNE 28, 1977
BONDED THRU GENERAL INSURANCE UNDERWRITERS

B 67207

'75 MAR 25 PM 3:30

RECORDS OF PUTNAM COUNTY, FLA.

CLERK OF CIRCUIT COURT