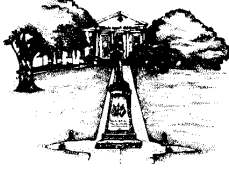


DECLARATION OF RESTRICTIONS

THIS INDENTURE made this 31<sup>st</sup> day of DECEMBER, 1970,  
by INTERLACHEN LAKES ESTATES, INC., a Florida corporation, organized  
and existing under the laws of the State of Florida, and having title  
to the Subdivision: PORT COMFORT - UNIT I, as recorded in Plat Book 5,  
Page 60, of the Public Records of Putnam County, Florida.

WHEREAS; It is the intention of INTERLACHEN LAKES ESTATES,  
INC., the Subdivider, to impose the following restrictions on the  
above captioned Subdivision, PORT COMFORT - UNIT I:

1. There shall not be erected on the said premises any building or structure other than a one-family dwelling and accessory buildings such as garage, garden house; ground improvements and the like to be used by the family and guest occupants of said dwelling; no garage or temporary building shall be used or occupied as living quarters, except that part or portion of a garage building may be designed and occupied as employee quarters.
2. No building shall be erected nearer than 25 feet to the front line of said premises; or nearer than 8 feet of any side line; or nearer than 25 feet of any rear line; no building shall be erected or maintained on any plot of less than 10,000 square feet in size; no fence or hedge shall be erected or maintained which shall exceed a height of 4 feet; no signs other than name plates or professional signs of a physician, dentist, attorney or the like shall be erected or maintained on the premises, without the written approval of the FIRST PARTY or its assigns.
3. No dwelling shall be erected or maintained on the said premises having a living area of less than 700 square feet exclusive of garage and accessory buildings. Use and occupancy of the premises shall be subject to zoning, building, health, sewage disposal and sanitation regulations and laws of the State of Florida and all Governmental agencies having jurisdiction thereof. Plans and specifications for any dwelling and accessory buildings shall be subject to the approval of the FIRST PARTY, prior to construction thereof, which approval shall not be unreasonably withheld, and for which approval no charge shall be made.
4. No husbandry of animals or fowls shall be conducted or maintained upon the said premises, but this provision shall not apply to the keeping of ordinary household pets.
5. Easements and rights of way are expressly reserved for the construction, installation and maintenance of utilities such as electric, light, lines, drains, water supply lines.



telephone and telegraph lines or the like necessary or desirable for public health and welfare. Such easements and rights of way shall be confined to a 5 foot width along the rear and dividing lines of every building plot and <sup>along</sup> every street, road or highway fronting on the said premises. Said easements to be perpetual.

- 6. SECOND PARTY may not sell any portion of the said premises unless the area sold shall contain at least 10,000 square feet or minimum required local zoning without the prior written consent of the FIRST PARTY, but may sell such 10,000 square feet or minimum required local zoning without the prior written consent of the FIRST PARTY, but may sell such 10,000 square foot parcel at any time without such consent.
- 7. Seller reserves the right of access to the property described herein for the purpose of making any and all of the improvements referred to in the Florida Public Offering Statement relating to the property described herein.

IN WITNESS WHEREOF the said corporation has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized the 31st day of December, 1970.



INTERLACHEN LAKES ESTATES, INC.,

WITNESSETH:

William J. Donovan By: Sham G. Sanj

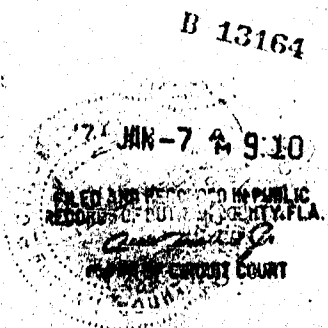
Sham G. Sanj

Attest: William J. Donovan  
Asst. Secretary

STATE OF FLORIDA )  
                          ) SS:  
COUNTY OF DADE )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Sham G. Sanj and William J. Donovan well known to me to be the President and Assistant Secretary, respectively, of INTERLACHEN LAKES ESTATES, INC., a corporation, and that they severally acknowledged executing the same freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of December, A.D., 1970.



James C. Smith  
NOTARY PUBLIC, State of Florida at Large  
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MAY 31, 1973  
BONDED THROUGH FRED W. STEINBERG

