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STATE OF FLORIDA
COUNTY OF PUTNAM

RIVER PARK, INC., a Florida corporation with its principal place of business at Fruitland, Florida, herein designated grantor,

TO

THE OWNERS OF LOTS in River Park subdivision, their heirs and assigns:

KNOW ALL MEN BY THESE PRESENTS that the undersigned are the owners of the property situate in Putnam County, Florida, more particularly described as follows:

All of the lots and blocks in River Park subdivision recorded in Plat Book 4, page 39, and

WHEREAS, the owners of the above described property are desirous of placing restrictions on the use of said property,

THUSFORE, these presents witnesseth, that the parties to this agreement, for and in consideration of the covenants herein contained, and the further consideration of \$1.00, receipt for which is hereby acknowledged, do herein and hereby covenant that the following restrictions are placed upon the respective Lots and Blocks of said subdivision, except Block 0:

1. That all of the lots shall be known and described as residential lots and no structure shall be erected nor permitted to remain on said lots other than residential buildings.

2. No building shall be located on any lot nearer to the front line than 20 feet, nor nearer than 5 feet of the exterior lot line.

3. That no building shall be constructed on any of the lots that are now sold at \$1250.00 that shall cost less than \$5,000.00. No building shall be constructed on any of the lots that are sold for \$1750.00 ^{Or more,} that shall cost less than \$8000.00.

4. That the grantors herein reserve the right to release any or all of the above restrictions.

5. Easement of 5 feet is hereby reserved over the rear of each lot for utility installment and maintenance.

A.W. NICHOLS, JR.
CLERK, CIRCUIT COURT
BY _____ D.C.

6. That the grantor hereby grants to the owner or owners of each lot in the Subdivision the right to use Lot 32 of Block 1 and Lot 2 of Block 6 fronting the boat basin, for the purpose of landing and mooring and docking one boat for each lot owned by any party or parties, together with the right to cross and re-cross said lots from the street and to have access to said boat basin, which said right or rights shall be in common with the other lot owners and grantor, and such rights shall run with the land. That in using said lots the uses shall be limited to an 8 foot space.

In witness whereof, the grantor herein has caused these presents to be signed in its name by its President and its seal affixed hereto this 2nd day of April, 1959.

Signed, sealed and delivered in our presence as witnesses:

RIVER PARK, INC.,
a Florida Corporation

Florence V. Neuse
Paula Robinson

By H. L. Ludwig
Its President

STATE OF FLORIDA - A 11/12/1
COUNTY OF PUTNAM
This instrument was recorded on 6
DAY of April 1959. 11:01 A.M.
BOOK 30 - 533 - 11/12/1
BY Amy M. Williams
Notary Public

STATE OF FLORIDA
COUNTY OF PUTNAM

BEFORE ME, the undersigned authority, an officer duly authorized to take acknowledgments of deeds under the laws of the State aforesaid and in the County aforesaid, on this day personally appeared H. L. LUDWIG to me well known and known by me to be the President of River Park, Inc. and to be the person described in and who executed the foregoing instrument as such officer, and he severally acknowledged his execution thereof, and the affixing of the seal thereto, to be his free act and deed as such officer for the uses and purposes therein expressed, and that he executed said instrument and affixed thereto the official seal of said body corporate pursuant to due corporate authority, and that said instrument is the act and deed of said body corporate and the seal affixed is its seal.

IN WITNESS WHEREOF I have hereunto set my hand and official seal at Palatka, said County and State, this the 2nd day of April, A. D. 1959.

F. V. Neuse
Notary Public, State of Florida at large
My commission expires Jan. 21, 1961.
Bonded by American Surety Co. of N.Y.