

COVENANTS AND RESTRICTIONS

THIS INDENTURE made this 26 day of June, 1980, at St. Augustine, St. Johns County, Florida;

WHEREAS, W. W. F. CORPORATION, a Florida Corporation, is the owner of all Lots in ATLANTIC OAKS SUBDIVISION, according to map or plat thereof recorded in Map Book 14, page 19, public records of St. Johns County, Florida, and

WHEREAS, the undersigned owners of the above described lands desire to benefit and protect all of the owners of said land in the above described subdivision, irrespective of the time of acquisition of ownership.

NOW, THEREFORE, for and in consideration of the mutual interest of the parties hereto and their grantees, assigns, heirs and legal representatives, and other good and valuable considerations in hand paid each to the other, said owners do covenant and agree that the restrictions and covenants contained herein shall bind said owners, their grantees, assigns, heirs and legal representatives and shall be deemed real covenants and shall be appurtenant to, and shall run with the title to all of said Lots in said ATLANTIC OAKS SUBDIVISION, above described.

1. RESIDENTIAL USE ONLY: Said lots shall be used solely for residential purposes, and no structures shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling or duplex, and such garage buildings and other improvements subservient and incidental to said dwelling. No garage building or other improvements subservient and incidental to said dwelling shall be used except in connection with the use of said buildings as a residence.

2. SETBACK REQUIREMENTS: All buildings or structures shall conform with the zoning laws of St. Augustine Beach.

3. NOXIOUS, OFFENSIVE OR ILLEGAL ACTIVITY: (a) No noxious, offensive or illegal activity shall be carried on upon any lot, nor shall anything be done thereon that may be or may become an annoyance or nuisance to the neighborhood. (b) No animals, live stock or poultry of any kind shall be permitted on said lots except dogs, cats or other household pets, provided the same are not kept, bred or maintained for commercial purposes.

4. FENCES: No fences erected on this property shall exceed 5 feet in height and shall not project forward of center line of the dwelling.

5. GROUND FLOOR AREA: No dwelling shall be erected on any lot having a ground floor area (exclusive of garage, open porches, carport, patios and terraces) of less than 1,000 square feet for single family or 850 each unit for duplex. A garage must be constructed for each dwelling unit.

6. BUILDING HEIGHT: No building or structure of any kind or character shall be erected of more than two stories in height.

7. TEMPORARY BUILDINGS: No tents, temporary or accessory buildings or structures shall be erected, altered, placed, or permitted to remain on said land, except those temporary structures necessary to and used for housing tools, materials, etc., in

Prepared by:
Frances West
A-1-A & 16th Street
St. Augustine Beach, Fl. 32084

connection, with the construction of permanent structures, and such temporary structures shall be property removed upon the completion, termination or abandonment of construction or within 180 days, which ever occurs first.

8. SIGNS: No billboards or signs shall be erected on said lots except directional, name-plate signs, or for sale signs not to exceed four square feet in area.

9. QUARRYING OR DRILLING: No quarrying, drilling or mining excavations of any nature shall be permitted on said land, except the drilling of a well to obtain water for residential purposes shall be prohibited.

10. MAINTENANCE OF PREMISES: No weeds, underbrush, or other unsightly growths shall be permitted to remain upon any occupied lots.

11. ENFORCEMENT OF COVENANTS: In the event that any party or persons bound, or intended to be bound, by the covenants and restrictions herein, shall violate or attempt to violate, any one, or more, of such covenants and restrictions, any person or party owning any other lot or lots in said ATLANTIC OAKS SUBDIVISION, above described, shall have the right to utilize all remedies provided by equity or law to enjoin said violation or attempted violation, and to collect damages therefor.

12. INDEPENDENT COVENANTS: In the event that any of the restrictions and covenants contained herein shall be held invalid or un-enforceable for any reason by any Court, such decree or judgment shall not affect the validity or enforceability of the remaining restrictions and covenants not covered by said decree or judgment.

13. UNLICENSED VEHICLES: No unlicensed vehicles shall be left on property, no trucks, (other than pick-up trucks), motor homes, tractor trailers, buses, travel trailers, shall be allowed on property. Any boats must be kept in rear of dwelling or inside a closed building.

IN WITNESS WHEREOF, the said parties hereto set their hands and seals the day and year above written.

Signed, sealed and delivered in our presence:

Leanna B. Webberington
Dominic B. Carden

W. W. F. CORPORATION,
a Florida corporation
BY: *Webster Felix*
Webster Felix, President
ATTEST: *Frances West*
Frances West, Secretary

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared WEBSTER FELIX and FRANCES WEST, well known to me to be the President and Secretary respectively of the corporation named above, 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 thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 26 day of June, 1980.

Leanna B. Webberington
Notary Public, State of Florida ad Large
My commission expires: 2-8-82

80 12254

AMENDMENT TO DECLARATION OF RESTRICTIONS
ATLANTIC OAKS SUBDIVISION

WHEREAS the undersigned recorded certain restrictions at Official Records Book 456, page 27, of St. Johns County, Florida, public records concerning ATLANTIC OAKS SUBDIVISION, A Planned Residential Development, and

WHEREAS an error appears in Restriction #5 thereof,

NOW, THEREFORE, the undersigned hereby amend said Declaration of Restrictions in the following manner:

- 1. Restriction #5 appearing at Page 1 of the Declaration of Restrictions of ATLANTIC OAKS SUBDIVISION, is amended to read:

"5. LIVING AREA: No dwelling shall be erected on any lot having a living area (exclusive of garage, open porches, carport, patios and terraces) of less than 1,000 square feet for single family or 850 each unit for duplex. A garage must be constructed for each dwelling unit."

IN WITNESS WHEREOF the developers have executed this Amendment to Declaration of Restrictions on this 29 day of Sept., 1980.

ATLANTIC OAKS SUBDIVISION

F. P. Stephenson

Edith J. Rock
Witnesses

By Webster Felix
WEBSTER FELIX
President

F. P. Stephenson

Edith J. Rock
Witnesses

By Frances West
FRANCES WEST
Secretary

STATE OF FLORIDA
COUNTY OF ST. JOHNS

BEFORE me, the undersigned authority, qualified to take oaths in the above jurisdiction, personally appeared WEBSTER FELIX and FRANCES WEST, President and Secretary of ATLANTIC OAKS SUBDIVISION, well known to me, who upon oath acknowledged before me that they executed the above and foregoing Amendment to Declaration of Restrictions for the purposes therein expressed and that they did so as owners of ATLANTIC OAKS SUBDIVISION.

IN WITNESS WHEREOF I have hereunto set my hand and official seal at said County and State this 29 day of Sept., 1980.

Edith J. Rock
Notary Public, State of Florida
at Large
My commission expires: Sep. 9, 1984

AMENDMENT TO DECLARATION OF RESTRICTIONS
ATLANTIC OAKS SUBDIVISION

The following lot owners, having acquired title to various lots in the aforementioned ATLANTIC OAKS SUBDIVISION, join in and ratify the attached Amendment to Declaration of Restrictions, page one:

NAME	LOT	BLOCK
Stallings, Mary S.	13	B
Stallings, Mary S.	16	A
Young, Ralph T. & Peggy H.	2	A
Mendenhall, William R., Jr.	2 & 4	B
Mendenhall, Claire C.	7	B
Grohowski, William L.	17	A

IN WITNESS WHEREOF the lot owners have executed this Amendment to Declaration of Restrictions on this 29th day of Sept, 1980.

F. P. Stephenson
Edith J. Rock
Witnesses

Mary S. Stallings
Mary S. Stallings

F. P. Stephenson
Edith J. Rock
Witnesses

Ralph T. Young
Ralph T. Young

F. P. Stephenson
Edith J. Rock
Witnesses

Peggy H. Young
Peggy H. Young

F. P. Stephenson
Donna Carden
Witnesses

William R. Mendenhall, Jr.
William R. Mendenhall, Jr.

F. P. Stephenson
Donna Carden
Witnesses

Claire C. Mendenhall
Claire C. Mendenhall

F. P. Stephenson
Edith J. Rock
Witnesses

William L. Grohowski
William L. Grohowski

STATE OF FLORIDA
COUNTY OF ST. JOHNS

BEFORE ME, the undersigned officer, personally appeared MARY S. STALLINGS, RALPH T. YOUNG, PEGGY H. YOUNG, WILLIAM R. MENDENHALL, JR., CLAIRE C. MENDENHALL, and WILLIAM L. GROHOWSKI, to be known to be the persons who executed the foregoing Amendment to Declaration of Restrictions and they acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 29 day of Sept, 1980.

Edith J. Rock
Notary Public, State of Florida At Large
My commission expires: Sept. 9, 1984

AMENDMENT TO DECLARATION OF RESTRICTIONS

ATLANTIC OAKS SUBDIVISION

THE Lot owner, JORDON B. RAY, having acquired title to Lot 1, Block B, in the aforementioned ATLANTIC OAKS SUBDIVISION, joins in and ratifies the attached Amendment to Declaration of Restrictions, page one,

IN WITNESS WHEREOF the said lot owner, Jordan B. Ray, has executed this Amendment to Declaration of Restrictions on this 29 day of Sept., 1980.

F. P. Stephenson

Edith J. Rock
Witnesses

Jordan B. Ray
Jordan B. Ray

STATE OF Florida
COUNTY OF St. Johns

BEFORE ME, the undersigned officer, personally appeared JORDON B. RAY, to me know to be the person who executed the foregoing Amendment to Declaration of Restrictions and he acknowledges before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 29 day of Sept., 1980.

Edith J. Rock
Notary Public
Notary Public, State of Florida at Large
My Commission Expires Sept. 9, 1984
Bundled Sept. 1984 to 1985

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

1980 SEP 29 AM 10:30

Olin T. Lantz
CLERK CIRCUIT COURT