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Public Records of
St. Johns County, FL
Clerk# 01-001202
O.R. 1557 PG 231
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REC \$17.00 SUR \$2.50

This Instrument Prepared By:
Hamilton D. Upchurch
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
FN. 7-87-842

**DECLARATION OF ADDITIONAL COVENANT AND RESTRICTION
FOR SIX LOTS OF
CRESCENT COVE SUBDIVISION**

THIS DECLARATION, made as of the date hereinafter set forth, by CRESCENT COVE ENTERPRISES, INC., hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant desires to place a covenant and restriction of record as to the real property hereinafter set forth, and to limit the use of same as set forth hereinafter.

NOW, THEREFORE, Declarant hereby declares that the following described real property, situate, lying and being, in St. Johns County, Florida, to wit:

Lots 3 and 4, Block 5, Crescent Cove Subdivision, as per plat thereof in Map Book 13, Pages 55 and 56, public records of St. Johns County, Florida;

Lots 5 and 6, Block 6, Crescent Cove Subdivision, as per plat thereof in Map Book 13, Pages 55 and 56, public records of St. Johns County, Florida; and

Lots 12 and 13, Block 6, Crescent Cove Subdivision, as per plat thereof in Map Book 13, Pages 55 and 56, public records of St. Johns County, Florida.

is hereby made subject to and shall be held, sold and conveyed, subject to the following covenant and restriction, which are for the purpose of protecting the value and desirability of the Property, and which, shall be a covenant and restriction to run with the Property and binding on all parties having any right, title or interest in the Property or any part thereof, its successors and assigns and shall inure to the benefit

of each owner thereof

COPY

ARTICLE I

DEFINITIONS

Unless the context expressly requires otherwise, the words defined below, whenever used in this Declaration shall have the following meanings:

1.1 "Declarant" shall mean and refer to Crescent Cove Enterprises, Inc., its successors and assigns.

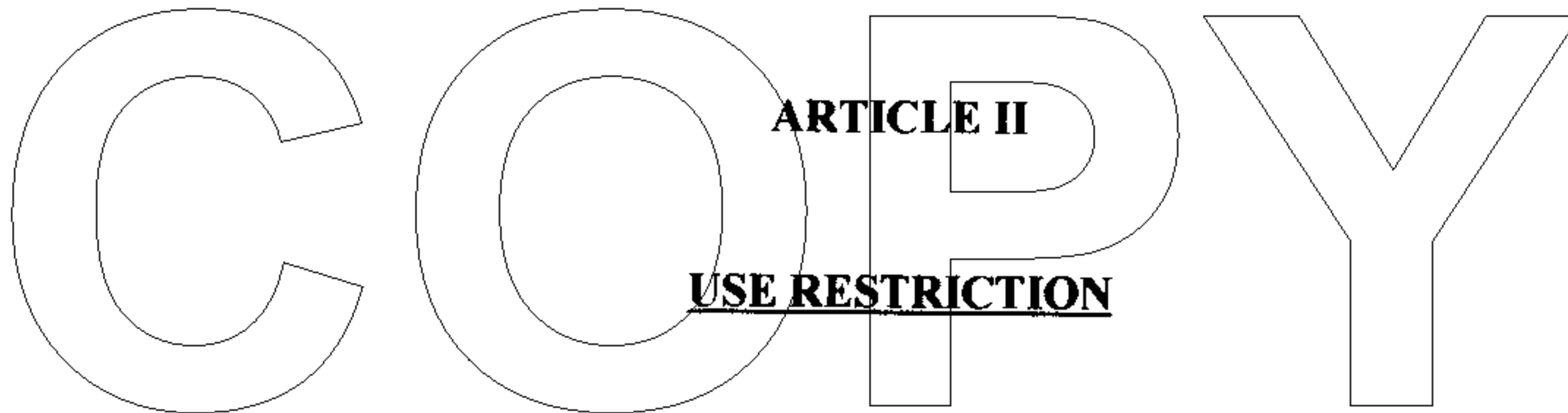
1.2 "Declaration" shall mean and refer to this Declaration of Covenant and Restriction for the property herein described.

1.3 "Lot" shall mean and refer to only two lots herein described as shown on the recorded Subdivision Plat.

1.4 "Owner" shall mean and refer to the record owner, whether one (1) or more persons or entities, of a fee simple title to the lots herein described and shown on the Subdivision Plat referred to herein.

1.5 "Property" shall mean and refer to that certain real Property described on page 1 hereof.

1.6 "Plat or Subdivision Plat" means the Plat of Crescent Cove Subdivision, as recorded in Map Book 13, Pages 55 and 56, public records of St. Johns County, Florida.



2.1 The subject property shall be restricted as follows:

Lots 3 and 4, Block 5, Crescent Cove Subdivision, as per plat thereof in Map Book 13, Pages 55 and 56, public records of St. Johns County, Florida, shall be restricted to one single family residential building site;

Lots 5 and 6, Block 6, Crescent Cove Subdivision, as per plat thereof in Map Book 13, Pages 55 and 56, public records of St. Johns County, Florida, shall be restricted to one single family residential building site; and

Lots 12 and 13, Block 6, Crescent Cove Subdivision, as per plat thereof in Map Book 13, Pages 55 and 56, public records of St. Johns County, Florida, shall be restricted to one single family residential building site.

ARTICLE III

GENERAL PROVISIONS

3.1 The Declarant reserves and shall have the sole right to amend this Declaration only for the purpose of curing any ambiguity in or any inconsistency between the provisions contained herein, or to comply with any requirement of any mortgagee or any governmental agency or similar entity having jurisdiction over the Property.

3.2 All rights reserved herein to the Declarant shall be fully assignable and transferrable.

3.3 This covenant and restriction shall run with the land and shall be binding on all

parties and all persons claiming through, by or under them until December 31, 2029.

COPY
IN WITNESS WHEREOF, the undersigned Declarant have affixed their hand and seal on this
____ day of July, 2000.

Signed, sealed and delivered
in the presence of:

CRESCENT COVE ENTERPRISES, INC., a
Florida corporation

Sandra K. Best
Witness: Sandra K. Best
(type or print name)

By: Frank J. Nelson, Jr.
FRANK J. NELSON, JR.
Address:
255 South Orange Avenue, Suite 950
Orlando, Florida 32801

Witness: Patricia M. Mauer
(type or print name) Patricia M. Mauer

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING instrument was acknowledged before me this 31st day of July, 2000,
Frank J. Nelson, Jr., as President of Crescent Cove Enterprises, Inc., a Florida corporation, who
() is personally known to me.



"OFFICIAL SEAL"
Patricia M. Mauer
My Commission Expires 9/24/2000
Commission #CC 585551

Patricia M. Mauer
Notary Public
Patricia M. Mauer
(Name of notary, typed/printed/stamped)
My commission expires: 9/24/2000
My commission number: CC 585551