

DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR  
LANDS ADJACENT TO THE RAVINES

PD 1429 PP 1571

(Adjacent property described in Corrective Deed Recorded in  
Volume 1351, Page 1316, Public Records of Leon County, Florida)

This Declaration of Covenants and Restrictions made and published this 17<sup>th</sup> day of April, 1990, by R. Bruce Christmas, Jr. and Mira P. Christmas, his wife, whose Post Office address is 1020 Harvard Boulevard, Lynn Haven, Florida 32444, (hereinafter jointly referred to as "Declarant").

W I T N E S S E T H

WHEREAS, the Declarants are the owners of a parcel of real estate situate, lying and being in Leon County, Florida, and being described on Exhibit "A" attached hereto; and

WHEREAS, property is adjacent to that certain tract or parcel of real property known as The Ravines, as per plat recorded in Plat Book 10, Pages 16-16A-C, Public Records of Leon County, Florida and also described in "The Ravines Declaration of Covenants and Restrictions" recorded in Official Records Volume 1361, Page 264 of the Public Records of Leon County, Florida, and amended by an instrument recorded on August 17, 1989 in Official Records Volume 1390, Page 1098 of the Public Records of Leon County, Florida, and

WHEREAS, it is to the interest, benefit and advantage of the Declarants and to each and every owner who shall hereinafter purchase any portion or the whole of the property described on said Exhibit "A" that certain protective covenants and restrictions governing and regulating the use and occupancy of the same shall be established, set forth and declared to be covenants running with the land.

NOW, THEREFORE, for and in consideration of the premises and of the benefits to be derived by the Declarant and each and every subsequent owner of the said property described on Exhibit "A" attached hereto and by reference made a part hereof or any portion thereof, Declarants do hereby set up, establish, promulgate and declare that those covenants, restrictions, obligations and

conditions set forth in "Declaration of Covenants and Restrictions of The Ravines" recorded in Official Records Volume 1361, Page 264 of the Public Records of Leon County, Florida as amended aforesaid and as may be amended hereinafter shall apply to the Declarants property described on Exhibit "A" and to all persons owning said property or any of them, thereafter and that Declarants property shall otherwise be subject to all rules and regulations and impositions for The Ravines Property Owner's Association, Inc. from time to time imposed.

The protective covenants and restrictions shall become effective immediately, and shall run with the land and shall be binding upon the Declarants, the Declarants' successors, personal representatives, heirs, assigns, grantees and transferees deraigning title from and through Declarants.

Declarants hereby certify the property described on Exhibit "A" is not homestead property and is unimproved.

IN WITNESS WHEREOF, the Declarants have caused this Declaration of Covenants and Restrictions to be executed subject to the conditions set forth in the "Consent of The Ravines" set forth hereinafter as of the day and year first above written.

Patricia N. Howell  
Witness

R. Bruce Christmas  
R. Bruce Christmas, Jr.

Patricia N. Howell  
Witness

Mira P. Christmas  
Mira P. Christmas

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF BAY

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared R. Bruce Christmas, Jr. and Mira P. Christmas, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 17<sup>th</sup> day of April, A.D., 1990

Patricia N. Howell  
Notary Public State of Florida at Large

My Commission Expires: \_\_\_\_\_

CONSENT AND SUPPLEMENTAL DECLARATION OF THE RAVINES  
TO MAKE ADJACENT PROPERTY SUBJECT TO COVENANTS AND RESTRICTIONS;  
FURTHER SUBDIVISION OF PROPERTY DESCRIBED ON EXHIBIT "A"

PR 1429P1573

BLOCK LAND & FINANCE COMPANY, a Florida general partnership,  
ROY BLOCK and MAXINE BLOCK ALPER trading and doing business as THE  
RAVINES JOINT VENTURE and the developers and owners of the property  
described in "THE RAVINES DECLARATION OF COVENANTS AND  
RESTRICTIONS" recorded in Volume 1361, Page 264 and thereafter  
amended on August 17, 1989 by amendment recorded in Official  
Records Volume 1390, Page 1098 of the public records of Leon  
County, Florida and THE RAVINES PROPERTY OWNER'S ASSOCIATION, INC.,  
a not for profit corporation, do consent to the addition of the  
property described on Exhibit "A" as property subject to the  
covenants, restrictions, rules, regulations and impositions for THE  
RAVINES as aforesaid as though the property described on Exhibit  
"A" was originally part of such declaration and provided that the  
owner or owners of such property shall and hereby are declared  
members of THE RAVINES PROPERTY OWNER'S ASSOCIATION, INC., a  
corporation not for profit.

IN WITNESS WHEREOF the above named parties d/b/a THE RAVINES  
JOINT VENTURE have caused this consent to be executed this 19<sup>th</sup>  
day of April, 1990.

Witnesses:

Agnes H. Coakley  
Sharon King

BLOCK LAND & FINANCE COMPANY

By: Ben Block  
BYRON BLOCK, Agent and attorney-  
in-fact for BLOCK LAND & FINANCE  
COMPANY, a Florida general  
partnership, under Power of  
Attorney recorded in Official  
Records Volume 1351, Page 1736  
of the public records of Leon  
County, Florida.

By: Ben Block  
BYRON BLOCK, Agent and attorney-  
in-fact for ROY BLOCK, under Power  
of Attorney recorded in Official  
Records Volume 1328, Page 1621 of  
the public records of Leon County,  
Florida.

By: Byron Block  
BYRON BLOCK, Agent and attorney-in-fact for MAXINE BLOCK ALPER, under Power of Attorney recorded in Official Records Volume 1328, Page 1621 of the public records of Leon County, Florida.

THE RAVINES PROPERTY OWNER'S ASSOCIATION, INC., a non-profit corporation

By: Byron Block  
BYRON BLOCK, its President

ACKNOWLEDGEMENT

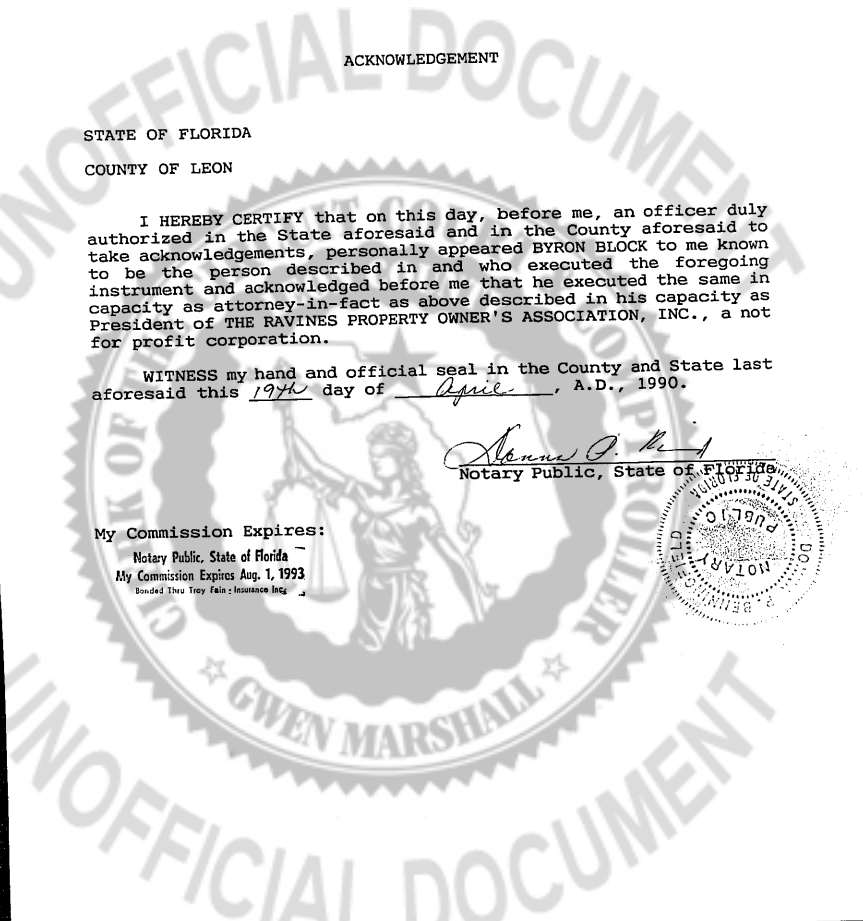
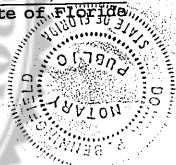
STATE OF FLORIDA  
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared BYRON BLOCK to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same in capacity as attorney-in-fact as above described in his capacity as President of THE RAVINES PROPERTY OWNER'S ASSOCIATION, INC., a not for profit corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of April, A.D., 1990.

Gwen Marshall  
Notary Public, State of Florida

My Commission Expires:  
Notary Public, State of Florida  
My Commission Expires Aug. 1, 1993  
Bonded thru They Fail Insurance Inc.



## EXHIBIT "A"

Commence at a concrete monument marking the southwest corner of Lot 13, Block "B" of Royal Oaks Subdivision as recorded in Plat Book 8, Page 14 of the Public Records of Leon County, Florida, thence run North 89 degrees 51 minutes 34 seconds West a distance of 99.90 feet to a concrete monument, thence run South 20 degrees 35 minutes 12 seconds West a distance of 117.71 feet to a concrete monument, thence continue South 20 degrees 35 minutes 12 seconds West a distance of 223.02 feet to the Point of Beginning; from said Point of Beginning thence continue South 20 degrees 35 minutes 12 seconds West a distance of 207.69 feet to a concrete monument, thence North 59 degrees 17 minutes 15 seconds West a distance of 158.80 feet to a concrete monument, thence run North 20 degrees 07 minutes 12 seconds East a distance of 208.03 feet, thence South 59 degrees 16 minutes 40 seconds East a distance of 160.53 feet to the Point of Beginning. Said parcel being located in Section 4, Township 1 North, Range 1 East, Leon County, Florida, containing 0.75 acres more or less.



FILED  
CLERK OF CIRCUIT COURT

APR 20 2 48 PM '90

RECORDED IN THE PUBLIC  
RECORDS OF LEON CO FLA

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