

DECLARATION OF COVENANTS, CONDITIONS
EASEMENTS AND RESTRICTIONS OF
MONUMENT LANDING

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THIS DECLARATION, made as of 28, October, 1991, by Monument Landing Partnership (the "Developer") whose address is 3901 Monument Road, Jacksonville, Florida:

W I T N E S S E T H:

WHEREAS, Developer is the owner of those lands described as MONUMENT LANDING, according to plat as recorded in Plat Book 47, Pages 10,10A and 10B, of the current public records of Duval County, Florida, and

WHEREAS, Developer intends to develop said lands into a residential community and desires to protect and enhance the value of such property by establishing certain standards and restrictions subject to which certain portions thereof shall be used and conveyed; and

WHEREAS, Developer desires that said standards and restrictions upon the lands shall run with the title to said lands;

NOW, THEREFORE, Developer hereby declares that all of the Property shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which shall run with title to the Property and shall be binding upon all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof and the grantee of any deed to any part of the Property shall be deemed by the acceptance of such deed to have agreed to all such covenants, conditions, easements and restrictions;

SECTION 1 - DEFINITIONS

As used in the Declaration, the terms below shall have the following meanings:

A. "Property" shall mean those lands described as "Monument Landing".

B. "Architectural Committee" means a committee composed of three or more Owners, appointed by the Board of the Associates to exercise the functions delegated to it by the Board in connection with review and approval of architectural plans for improvements on the Lots.

C. "Association" means the River Point Community Association, Inc., a Florida non-profit corporation. Unless otherwise specified herein, any actions required of the Association herein may be taken by its Board of Directors, defined hereinafter.

D. "Board" means the Board of Directors of the Association, which has been duly elected and qualified in accordance with the Articles of Incorporation and By-Laws of the Association.

E. "Developer" means Monument Landing Partnership, its successors, assigns, nominees and designees.

F. "Dwelling Unit" means any improved property located within the Property and intended for use as a housing unit. A parcel of land shall be deemed unimproved until all improvements being constructed thereon are substantially complete.

G. "Lot or Lots" means any numbered lot on the property as indicated on the plat recorded in the current Public Records of Duval County, Florida. Each lot is designated by a number. There are 28 Lots in the unit.

Record and Return to:
W. T. Coppedge, III
3901 Monument Road
Jacksonville, Florida 32225

51.002

H. "Owner" means the record owner of fee simple title to a lot.

I. "Plat" means the plat of Monument Landing, recorded in the Public Records of Duval County, Florida, as the same may be amended from time to time. If additional property is submitted to the terms and provisions of this Declaration by appropriate amendment, and if any of such property is platted, the term "Plat" shall also refer to the plat of such additional property.

J. "Roadways" means those portions of the Property designated on the Plat as streets or roadways together with any real property which may hereafter be platted as Roadways and designated a "private street" or any real property which may be described in a subsequently recorded instrument executed by the Developer reciting that the property therein described shall be deemed to be a "Roadway" and shall be subject to the terms and provisions of this Declaration.

K. "Entrance" means that area designated on the plat at Entry to Monument Landing.

SECTION 2 - CONSTRUCTION REQUIREMENTS

A. Residential Purposes. Each Lot shall be used exclusively for single-family residential purposes only, and no structure shall be erected on any such Lot other than one single-family residence, and appurtenant buildings. No business, commercial, religious, charitable or other enterprise of any kind shall be maintained upon or in connection with the use of any Lot. No building or part thereof on any Lot shall be rented separately from the rental of an entire Dwelling Unit.

B. Approval of All Plans and Specifications. In order to insure the development of the Property as a community of the highest quality in which all improvements are harmonious in architectural design and aesthetic appearance, the Developer reserves the exclusive power and discretion to control and approve all improvements placed on any Lot (including but not limited to those items described in Section 3 herein) until more than 50% of the Lots have dwelling units thereon. Thereafter, said control and approval shall be held by the Association. No paved area, fence, wall, shrubbery, building or any other structure or thing shall be placed or maintained upon any Lot, nor shall any exterior addition, change (including change in exterior colors) or alteration be made to existing improvements thereon until detailed plans and specifications of the same, prepared by a duly licensed architect, engineer, landscape architect or other similarly qualified professional, are submitted to and approved in writing by the Developer or Association as to harmony of external design, compliance with the terms of this Declaration and location in relation to surrounding structures and topography. The Developer or Association shall have the absolute right to refuse approval of any plans which in its opinion are not suitable or desirable or do not comply with this Declaration.

Prior to review of the proposed improvements, the Developer or Association may require submission of all or any of the following documents, as are applicable to the proposed improvements:

(i) Site plan showing all property lines, setbacks, easements, existing trees having a diameter of six (6) inches or more, drives, fences and underground trench locations, and existing and proposed surface contours and elevations of the Lot:

(ii) Floor plan or plans:

(iii) Elevations of all sides of the contemplated structure:

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(iv) A summary specification list of proposed materials and samples or photographs, or pictures of exterior materials and colors which cannot be adequately described:

(v) Landscaping plans:

(vi) Such additional information and materials which, in the opinion of the Association, may reasonably be required for its review.

The Association may delegate to the Architectural Committee all rights of approval granted to the Association pursuant to this Section.

C. Single family Residences: Maximum Height: Minimum Square Footage. No residence or other permitted structure located on a Lot shall be in excess of two and one half stories in height, or shall contain less than 1,250 square feet of heated and air-conditioned enclosed living space.

D. Setback Lines. Except where setback lines are otherwise shown on the Plat, the following setback lines are hereby established for buildings, structures, additions or accessories located on and Lot: (i) 20 feet from the front lot line (the Lot line adjacent or nearest to the Roadway furnishing access to such Lot) except that for corner Lots, one front setback may be 10 feet; (ii) 10 feet from the rear lot line, and (iii) 7.5 feet from the interior side Lot line of such Lot.

E. Lots. Dwelling units constructed on Lots 2, 3, 4, 5, 6, 7 and 8 Block 3 shall be constructed facing Running River Road.

SECTION 3 - GENERAL RESTRICTIONS

A. Nuisances. No noxious or offensive activities shall be carried on upon any portion of the Property; nor shall anything be done thereon which is or may become a nuisance or annoyance to any resident of the Unit.

B. Detached Structures and Objects. None of the following buildings, structures or objects shall be placed on any Lot unless obscured from view from any Roadway; Pens, yards and houses for pets, hothouses, greenhouses above ground storage of construction materials, wood, coal, oil and other fuels, clothe racks and clothes lines, clothes washing and drying equipment, laundry rooms, tool shops and workshops, servants quarters, quest houses, garbage and trash cans and receptacles, above ground exterior air conditioning, heating and other mechanical equipment and any other structures or objects determined by the Association to be of an unsightly nature or appearance.

C. Temporary, Movable Structures. Other than temporary construction sheds and sanitary toilet facilities used during actual construction of the permitted permanent improvements, no shed, shack, trailer, tent or other temporary or movable building or structure of any kind shall be erected or permitted to remain on any Lot.

D. Grading. No Lot or any other portion of the Property shall be graded, and no changes in elevation of any portion of the Property shall be made which would adversely affect any adjacent property, without the prior written consent of the Association.

E. Trash. Burning of trash, rubbish, garbage, leaves or other materials in the open, by an incinerator or otherwise, is prohibited. All garbage and trash must be stored in closed containers and in such location so as to be hidden from view from any adjacent Dwelling Unit or Lot.

F. No Window Air Conditions. No window air conditioner unit shall be installed in any building.

G. Fences, Hedges and Walls. Hedges, fences or walls may not be built or maintained on any portion of any Lot except within the rear of interior side lot lines and no closer to the front of the Lot than the rear lines of the main residence, nor closer to a side street than the line of the main residence abutting such side street, when the residence is situated on a corner Lot. The location, composition and height of any fence, wall or hedge on the Property shall be subject to the approval of the Developer or Association, which may grant or withhold such approval at its discretion. No fence or wall shall be erected nor hedge maintained on any part of the Property which is higher than six feet from the normal surface of the ground. No chain link fences will be allowed on any Lot.

H. Antennas. No exterior radio or television aerial or antenna or any other exterior electronic or electric device of any kind shall be installed on any Lot until the Association shall have approved the location, size and design thereof and the necessity thereof. Such approval may be for a limited period of time or until the occurrence of an event specified in such approval.

I. Mail Boxes. There shall be no mail boxes or newspaper boxes or receptacles unless approved thereof is given by the Developer or Association as to the location, size, and design of such boxes and receptacles.

J. Signs. A sign denoting the street address of the residence, located and designed in accordance with approved standards, shall be required on each dwelling unit. In addition, one small sign may be used to denote the name of the resident, subject to the prior written approval of the Developer or Association with regard to size, shape, design, color and location of such sign. No other signs of any kind shall be displayed to the public view on any Lot, however, that nothing herein shall be construed to restrict in any manner the Developer or its agents from placing sign advertising on the Property or any portion thereof.

K. Parking, Storage, Repairs. No vehicles or boats (including but not limited to boat trailers, travel trailers, camp trailers and motor homes) or any similar property shall be kept on any part of the Property except such areas as may be specifically reserved and designated for such use, or stored on any Lot except within a garage or an enclosed screened area and except that private passenger automobiles of the occupant of a Dwelling unit and except that other vehicles may be parked in such driveway or parking area during the time necessary for delivery and pickup service and solely for the purpose of such service. No repairing or overhauling of any vehicle is allowed on any part of a Dwelling Unit, a Lot, or any Roadway.

L. Maintenance by Owners. Each owner shall maintain his parcel whether improved or unimproved, in good condition at all times, but no Owner shall cut any living tree having a trunk diameter greater than six (6) inches without the prior written approval of the Developer or Association. No trash, garbage, rubbish, debris or refuse or unsightly object shall be allowed to be placed, accumulated or suffered to remain anywhere on the Property, unless stored as provided herein.

M. Animals. Not more than two (2) domesticated dogs, cats or birds may be kept in any Dwelling Unit or on any Lot, provided such pets are kept for the pleasure and use of the Owner, and not for commercial purposes, and are not permitted to run free. No other animals, livestock or poultry of any kind shall be kept on any Lot or other portion of the Property. If the Developer or Association, in its sole discretion, determines that any pet is dangerous or an annoyance to the other residents of the Property, or is destructive of wildlife or property, that pet may not thereafter be kept on the Property and shall promptly be removed by the Owner.

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Re-subdividing; Re-platting; Access Restrictions.

Without the prior written approval of the Association, no Lot shall be re-subdivided or re-platted. In the event of such approved re-platting or re-subdividing, all of the provisions of the Declaration shall apply to the portion of the Property so re-subdivided or re-platted and no such re-subdividing or re-platting shall affect any easement shown on the Plat or reserved in this Declaration except easements reserved along the side lot lines, as provided in Section 4D, shall only apply to the re-subdivided or unplatted Lot. The Association shall have the right to approve the use of one or more contiguous Lots, all or part of any Lot, all of one Lot and part of a contiguous Lot or Lots, or any combination of contiguous parts of Lots which will form an integral unit of land suitable for use as a residential building site.

SECTION 4 - UTILITY SERVICES

A. Water and Sewer The City of Jacksonville or its successors has the sole and exclusive right to provide all water and sewage facilities and service to the Property. No well of any kind shall be constructed on any Lot to provide potable water for use thereon, and no potable water shall be used except potable water which is obtained from the City of Jacksonville, or its successors or assigns. Nothing herein shall be construed as preventing the digging of a well to be used exclusively for air-conditioning, irrigation or the filling of swimming pools. All sewage from any improvement on the Property must be disposed of through the sewage lines and disposal plant owned or controlled by the City of Jacksonville, or its successors or assigns.

B. Garbage Collection. Garbage, trash and rubbish shall be removed from the Lots only by parties, companies or agencies approved by the Developer or Association and each owner agrees to pay when due the periodic charges or rates for such garbage collection service made by the party providing same.

C. Utility Lines Underground. Unless the Developer or Association expressly consents in writing, all telephone, electric and other utility lines on the Property shall be located underground so as not to be visible.

D. Easements. The Developer, for itself and its successors and assigns, hereby reserves perpetual, alienable easement, privileges and rights for the installation, maintenance, transmission and use of wires, conduits, mains, utility, cable and lines, drainage ditches and facilities on, under and across the Roadways as well as a strip 15 feet in width around the perimeter of all lakes and waterways, a strip 10 feet in width along the front Lot line of each Lot, a strip 10 feet in width along the rear Lot lines for drainage purposes and for use of electric, telephone, cable TV, sewage, water and other public and private utilities. Additional easements may be reserved or granted by the Developer at any time prior to the time any Lot affected by such easements is conveyed by the Developer to a third party. Within the easement areas, no structure or other improvement or landscaping shall be placed or permitted to remain which may damage or unreasonably interfere with the installation and maintenance of utilities and drainage facilities and the Owners shall bear the risk or loss of any such structure, improvement or landscaping. Notwithstanding, such restrictions, all easement areas, areas within any setback line, all all improvements there, shall be maintained continuously by the Owner. All utility lines serving one Lot only from the point where such line connects to the main line shall be maintained by the Owner of that Lot.

SECTION 5 - MEMBERSHIP AND VOTING
RIGHTS IN THE ASSOCIATIONA. Membership.

(a) Every owner of a Lot shall be a Member of the Association. No person or entity who holds record title of a fee or undivided fee interest in any Lot merely as a security for the performance of any obligation shall be a Member;

(b) For the purpose of this Declaration the Developer shall be considered the Owner of a fee interest in, and therefore, a Member in regard to, each and every Lot for which it holds record title;

(c) The Association shall be operated in accordance with By-Laws as adopted by the Association.

B. Voting Rights. The Association shall have two classes of voting membership:

Class A. Class A Members shall be all Owners with the exception of the Developer. Class A Members shall be entitled to one vote for each Lot and in no event shall more than one vote be cast with respect to any such Lot, all such persons or entities shall be Members, and one vote entitled to be exercised for that Lot shall be exercised as they among themselves determine.

Class B. The Class B Member shall be the Developer. The Class B Member shall be entitled to ten votes for each Lot owned by the Developer provided that the Class B membership shall cease and be converted to Class A membership when the total votes outstanding in the Class A membership equal the total votes outstanding in Class B membership, at which time the Class B membership shall be determined to be a Class A membership and entitled to vote on the basis of one vote for each Lot owned by the Developer.

C. The Association shall maintain all common areas including but not limited to (a) the entrance to Units; (b) all commonly used roadways; (c) the main entrance to River Point located on Running River Road.

SECTION 6 - ASSOCIATION AND ASSESSMENTS OF ASSOCIATION

The Association shall have the authority to levy assessments as provided herein against the Dwelling Units and the Lots, and each Dwelling Unit and Lot is subject thereto as hereinafter provided:

A. Purpose. The Association may levy assessments for the purpose of enabling the Association.

(a) To pay all ad valorem taxes assessed against the portions of the Property used in common by all Owners, including Roadways and appurtenant security facilities, waterways, and other common areas, whether or not owned by or leased to the Association.

(b) To pay all ad valorem taxes assessed against any properties, real or personal, or any interest therein, owned by or leased to the Association, and to pay any other taxes payable by the Association.

(c) To pay all expenses required for the reasonable repair and maintenance of the portions of the Property described in subsection (a) above, including without limitation paving, irrigation, landscaping, drainage and for the reasonable repair and maintenance and insurance of any buildings or other improvements owned by or leased to the Association.

(d) To pay all expenses of providing security for the Property including salaries of security men, maintenance of security gate houses and other related facilities, insurance on security gate houses and related facilities and any and all other expenses incurred in providing such security.

(e) To pay for the expense of lighting the roadways, including replacement of bulbs, poles (if any), wiring and any and all other expenses in connection therewith.

(f) To pay for all expenses incurred in providing mosquito and other pest control for the Property.

(g) To pay for all expenses incurred in connection with providing fire protection for the Property.

(h) To pay for the expense of maintenance, improvement and operation of drainage easements and facilities.

(i) To pay for the expense of maintaining, repairing and replacing directional markers, signs and traffic control devices and costs of controlling and regulating traffic on the Roadways.

(j) To pay all charges of trash and garbage collection and removal unless a separate charge is made to each Owner by the company providing such service;

(k) To pay for all expenses of operating the Association, including without limitation management fees, legal and accounting fees, payroll and general office operating expenses, and the expenses of doing any and all other things necessary or desirable in the judgment of the Board to keep the Unit neat and attractive, to preserve or enhance the value of the Property, to eliminate fire, health or safety hazards, and to pay for such other expenses including, but not limited to, liability insurance, which in the judgment of the Board may be of general benefit to the residents of the Unit.

(l) To repay funds, together with interest thereon, borrowed by the Association and used for purposes referred to herein.

(m) To accumulate reasonable reserves for the foregoing purposes.

It shall not be necessary for the Association to allocate or apportion the funds collected pursuant hereto or expenditures therefrom among the various purposes specified herein and the judgment of the Board in the expenditure of such funds shall be final. The Association in its discretion may hold such funds as it determines advisable for expenditure in years following the year for which the regular maintenance assessment was assessed.

B. Regular Assessments.

(a) Except as otherwise provided herein, each Dwelling Unit and each Lot is hereby subject to regular maintenance assessments as provided below, payable on a monthly basis (unless otherwise determined by the Board) beginning with the 1st day of the full month following the date of original sale of such property by the Developer to a third party, and continuing on the first day of each month thereafter. The Assessments shall be uniform in dollar amount for each Lot and shall be set by the Board, subject to approval of the Association. The regular maintenance assessment may be adjusted by the Board as required to meet the expenses and other charges for which same are assessed. Regular maintenance assessments shall become delinquent if not paid within 15 days after their due date for which assessed and shall bear interest at the rate of eighteen percent (18%) per annum for that date until paid.

(b) Initial Regular Maintenance Assessments ^{initially} are established as follows: All Lots improved or unimproved - \$50.00 (Fifty Dollars).

Assessment as an "improved parcel" shall not begin until completion of construction of the improvements to be located thereon; and whenever the assessment begins for an "improved parcel" as provided above, all previously applicable assessments shall cease.

C. Increase in Assessments. The maximum amount of any regular maintenance assessment imposed by the Board shall not exceed the amounts shown in Section B above for a period of twelve (12) months following the initial recording to this Declaration. Thereafter, the regular maintenance assessment may be increased by no more than ten (10%) percent of the regular assessment for the immediately preceding month. In the event of any such increase, such assessment shall not be thereafter increased for a period of twelve (12) months. The right to make adjustments to the regular maintenance assessment shall be cumulative and the Board's failure to increase the regular maintenance assessment for one or more years (or a part of a year) shall not preclude adjustments being made to compensate for those years (or parts of a year) at a later time. However, in no event shall the regular maintenance assessment be cumulatively increased by an amount greater than thirty(30%) percent of the regular assessment for the immediately preceding month. Notwithstanding, the foregoing, the regular maintenance assessment may be increased in excess of the amount set forth above and more frequently than set forth above if such increase is approved by a majority vote of Owners.

D. Special Assessments. The Association shall have the power to impose special assessments to meet expenses of an extraordinary or emergency nature, provided that if the sum of all special assessments in any twelve (12) month period exceeds fifty (50%) percent of the then applicable regular annual assessment, then such special assessment must be approved by not less than seventy-five (75%) percent of Owners (other than the Developer) to whom such assessment is applicable. Any special assessment which is not paid within fifteen (15) days after the Owner received written notice of such assessment shall bear interest at the rate of eighteen (18%) percent per annum unless otherwise specified.

E. Property of Developer. Notwithstanding, anything herein to the contrary, no assessment shall be charged and no lien shall attach against any Lot or Dwelling Unit owned by the Developer.

SECTION 7 - ADDITIONAL RIGHTS OF DEVELOPER

In addition to rights elsewhere reserved, Developer hereby reserves to itself, its successors and assigns, the following rights and privileges;

A. Rights Regarding Temporary Structures, Etc. Developer hereby reserves the right to erect or maintain such dwellings, model houses, sales offices or other structures, and commercial and display signs as Developer, in its sole discretion, may deem advisable for developer and marketing purposes. Nothing contained in this Declaration shall be construed to restrict the foregoing rights of Developer.

B. Enforcement by Developer. Developer reserves the right, but shall have no obligation, to enter upon any Dwelling Unit or Lot to remove rubbish, signs, structures, plants or other things or to take such other action, all at the expense of the Owner. As Developer deems necessary in order to enforce this Declaration. Such entry, enforcement and removal shall not be deemed a trespass or make Developer liable in any respect for any damages on account thereof. The Owner of such Dwelling Unit or Lot shall pay Developer on demand the actual costs of such enforcement plus ten (10%) percent of the cost in performing such service as a service fee. In the event that such charges shall not be paid on demand, such charges shall bear interest at the maximum legal rate of interest from the date of demand. All Dwelling Units and Lots shall be subject to a lien in favor of the Developer for all such costs and fees and Developer may, at its option, bring an action at law against the Owner personally obligated to pay the same, or upon giving the Owner ten (10) days notice of an intention to file a claim of lien against a Dwelling Unit or Lot, may file and thereafter foreclose such lien.

SECTION 8 - AMENDMENT TO DECLARATION

A. Amendment by Developer Without Owner Approval. Developer reserves the right, without prior approval of any Owner.

(a) To amend this Declaration so long as such amendment shall conform to the general purposes and standards set forth herein and shall not materially and adversely affect the rights of any Owner in his Dwelling Unit or Lot or the use thereof:

(b) To amend this Declaration for the purpose of curing any ambiguity in or any inconsistency between the provisions set forth herein;

(c) To include in any contract for sale, deed, or other instrument hereafter made, any additional covenants other than those set forth herein which do not lower the standards of this Declaration;

(d) To release any Dwelling Unit, Lot or other portion of the Property from any part of the covenants set forth in this Declaration which have been violated, in the Developer, if the Developer, in its sole discretion, determines such violation or violations to be minor or insubstantial and to make exceptions, without prior approval of any Owner, to the Covenants and Restrictions set forth in Sections 2 and 3 hereof if Developer deems such exception to be in the best interest of Monument Landing.

(e) To file an amendment to this Declaration for the purpose of submitting other property to the terms and provisions of this Declaration, it being specifically understood that Developer owns additional land within the overall development which Developer intends to include under these Covenants at some time in the future. Any such amendment may contain such additions or modifications to these Covenants as Developer may provide, so long as such additions or modifications to these Covenants do not materially increase the membership obligations or expenses appurtenant to any existing Dwelling Unit or Lot. Such an amendment may be accomplished by filing a statement among the public records of Duval County, Florida incorporating such terms, Covenants and Restrictions of this Declaration as are applicable to the property included within such amendment or by adopting all or part of this Declaration by reference in a deed conveying such other property or in any other appropriate instrument or by Developer executing and filing an amended or restated Declaration.

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B. Amendment Without Owner Approval. In addition to the rights of the Developer to amend this Declaration as reserved in Section 7, and notwithstanding the limitations on voting rights set forth in Section 6, this Declaration may be amended at any time upon the request of the Developer, if such requested amendment is approved by the affirmative vote of seventy-five (75%) percent of votes cast by Owners other than the Developer at a duly called meeting of the Association, the notice for which meeting has contained notice of the proposed amendment. Upon the approval of any such amendment, the President and secretary of the Association shall execute and record the same in the Public Records of Duval County, Florida.

C. Mortgagee's Consent. Notwithstanding anything in Section 7 to the contrary, no amendment to this declaration shall affect the right of lien of any mortgages without such mortgagee's express written consent thereto.

SECTION 9 - MISCELLANEOUS

A. Remedies for Violation. In addition to Developer's rights as reserved otherwise herein, Developer, any Owner or the Association shall be entitled to bring actions at law for damages or in equity for injunctions against those parties violating or attempting to violate this Declaration, for the purpose of curing, correcting, preventing or enjoining any violation or attempted violation of the terms of this Declaration. All costs and expenses, including but not limited to reasonable attorney's fees, incurred by Developer, any Owner or the Association to cure, correct, prevent, or enjoin any violation of the terms of this Declaration shall be recoverable against the party causing such violation. All remedies herein shall be cumulative to any and all other remedies provided elsewhere herein or at law or equity. The failure to bring any action to enforce this Declaration or to correct any violation of this Declaration shall not be deemed a waiver of the right to do so thereafter as to the same reach or as to one occurring prior or subsequent thereto, nor shall such failure give rise to any claim or cause of action by any Owners or any other party against the Developer or the Association.

B. Term. The terms and provisions of this Declaration shall run with the title to the Property and any part thereof and unless otherwise altered or terminated in accordance with the terms and provisions herein, shall bind all persons in interest, all Owners and their heirs, legal representatives, successors and assigns until March 31, 2011, at which time this Declaration shall automatically be extended for successive periods of ten (10) years each, unless, by mutual agreement of not less than eighty (80%) percent in number of the Owners, this Declaration shall be terminated in whole or in part; provided, however, and notwithstanding the foregoing, the easements herein shall be perpetual.

C. Disclaimer. Neither the Developer nor the Association shall be liable to any Owner or other person for any loss or damage arising from any cause whatsoever, including without limitation the provision of, failure to provide, or negligence in provision of security, maintenance, repairs or other services by the Developer or the Association or either of them.

D. Invalidity of Part. The invalidation of any one of the terms or provisions of this Declaration shall in no wise affect any other provisions, which provisions shall remain in full force and effect.

E. Evidence of Approval. All approvals required in this Declaration shall be evidenced by a certificate or other writing signed by the party giving such approval.

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F. Assignment of Developer. The Developer shall have the sole and exclusive right at any time to transfer and assign any or all rights, powers, privileges, authority and reservations it may have under any paragraph of this Declaration to such other person or entity as it shall elect. No such assignment shall require the consent of any Owner and in the event any such right is assigned, the Assignee shall assume all obligations of the Developer so assigned and the Developer, its officers, directors and stockholders shall thereupon be relieved of any all obligations or liability with respect thereto.

IN WITNESS WHEREOF, the Developer has executed this Declaration as of the day and year first above written.

Signed, sealed and delivered in the presence of:

MONUMENT LANDING PARTNERSHIP

Elinore C. Cox
Elinore C. Cox

By: *Wayland T. Coppedge, III*
Wayland T. Coppedge, III
Partner

Yvonne B. Corey
Yvonne B. Corey

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing was acknowledged before me this 28 day of October, 1991, by Wayland T. Coppedge, III, as partner of Monument Landing Partnership, a partnership, on behalf of said partnership.

Elinore C. Cox
Notary Public - Elinore C. Cox

My Commission expires

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires April 20, 1992

91 NOV 15 AM 8:50
RECORD VERIFIED
[Signature]
CLERK OF CIRCUIT COURT

91-0118889
FILED AND RECORDED
IN PUBLIC RECORDS
OF DUVAL COUNTY FLA