

DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS
FOR
GATELY OAKS ONE-A

3

THIS DECLARATION, made this 26th day of May, 1993, by G.O. THREE JOINT VENTURE, a Florida general partnership, whose mailing address is c/o Towers Contracting Company, Inc., 2051 Art Museum Drive, Suite 130, Jacksonville, Florida 32207 ("Developer") and AMERICAN HOME BUILDERS, INC., a Florida corporation, whose address is Post Office Box 56834, Jacksonville, Florida 32241 ("American").

RECITALS

A. Developer is the owner of that certain real property located in Duval County, Florida described as Lots 2, 3, 5, 7, 8, 9, and 10, and American is the owner of Lots 1, 4, 6, and 11 all of Gately Oaks Unit One-A according to the plat thereof recorded in Plat Book 47, pages 87 and 87A of the current public records of Duval County, Florida ("Property").

B. Developer and American desire to impose upon the Property those certain covenants, conditions, restrictions, and easements as are currently imposed upon the adjoining properties known as Gately Oaks Unit I and Gately Oaks Unit Two.

DECLARATION

NOW, THEREFORE, Developer and American hereby declare that the Property shall be held, sold and conveyed subject to the easements, restrictions, covenants, limitations and conditions set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for Gately Oaks Unit I as recorded in Official Records Volume 6919, page 1021 et. seq. of the current public records of Duval County, Florida ("Unit I Covenants"), which are hereby imposed upon the Property for the purpose of protecting the value and desirability of, and which shall run with, the Property and 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, including Developer, as if said Unit I Covenants had included the Property originally. All references in the Unit I Covenants to a plat shall include the plat of Gately Oaks Unit One-A and all references to "the Property" in the Unit I Covenants shall include

THIS DOCUMENT PREPARED
BY AND RETURN TO:

FRANK E. MILLER, ESQUIRE
PAPAS METCALF & JENKS, P.A.
200 WEST FORTY-THIRD STREET, SUITE 1400
JACKSONVILLE, FL 32202

MAY 27 1993

OFFICIAL RECORDS

the Property described herein. All owners of the Property or any part thereof shall be and become an Owner as defined in the Unit I Covenants and shall be members of and subject to the Articles of Incorporation and Bylaws of Gately Oaks Unit I Homeowners Association, Inc. As used in the Unit I Covenants, the term "Lot" shall include lots within the Property. The Unit I Covenants are hereby amended to incorporate the foregoing.

IN WITNESS WHEREOF, the undersigned, do hereby make this Declaration of Covenants, Conditions, Restrictions, and Easements, and has caused this Declaration to be executed in their names on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Nathalie Wilson
Name printed: NATHALIE WILSON

James Schneider
Name printed: JAMES SCHNEIDER

W. J. Joos
Name printed: W. J. JOOS
Marie E. Brucke
Name printed: MARIE E. BRUCKE

GATELY OAKS JOINT VENTURE, a
Florida general partnership
By: Towers Contracting
Company, Inc., a Florida
corporation, its general
partner.

By: L. Randall Towers
L. RANDALL TOWERS,
President
2051 Art Museum Drive,
Suite 130
Jacksonville, FL 32207

AMERICAN HOME BUILDERS, INC.

By: M. Craig Scott
M. CRAIG SCOTT,
Vice-President
Post Office Box 56834
Jacksonville, FL 32241

OFFICIAL RECORDS

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 30th day of MAY, 1993, by L. RANDALL TOWERS, President of Towers Contracting Company, Inc., a Florida corporation, as managing general partner of Gately Oaks Joint Venture, a Florida general partnership, on behalf of the partnership. He is personally known to me and did not take an oath.



OFFICIAL SEAL
IRISUN BAEZ
My Commission Expires
June 25, 1996
Comm. No. CC 206229

Irisun Baez
Notary Public

Irisun Baez
(Printed, Typed or Stamped Name of Notary)

Commission No.: CC 206229

My commission expires: June 26, 1996

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28th of May, 1993, by M. CRAIG SCOTT, Vice-President of American Home Builders, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced Florida drivers license as identification and did not take an oath.

93 JUN -2 PM 2:01

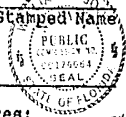
RECORDS CLERK
[Signature]
CLERK OF CIRCUIT COURT

[Signature]
Notary Public

William J. Jaos
(Printed, Typed or Stamped Name of Notary)

Commission No.:

My commission expires:



MY COMMISSION EXPIRES 1-30-96

93-0067228

FILED AND RECORDED
IN PUBLIC RECORDS
OF DUVAL COUNTY FLA