

R15100

FILED FOR RECORD
KAREN NICOLAI, CLERK
HERNANDO COUNTY, FL

THIS INSTRUMENT WAS PREPARED BY:
PAUL H. NESSLER, JR., ESQ.
5456 SPRING HILL DRIVE, SUITE F
SPRING HILL, FL 34606

012837

94 APR -8 AM 12:22

O. R. 962 PG 0773

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

OF

LOT 1, BLOCK 8, ROYAL HIGHLANDS UNIT 2

This DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS of LOT 1, BLOCK 8, ROYAL HIGHLANDS UNIT 2, is made this 29th day of march, 1994, by RICHARD D. BROOKS and JUDITH BROOKS, His Wife, the owner of the lands covered by this DECLARATION and described as follows:

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BY KAREN NICOLAI, CLERK
DEPUTY CLERK

Lot 1, Block 8, Royal Highlands Unit 2, being numbered and designated in accordance with the plat of said subdivision, which appears of record in Plat Book 11, Pages 61 through 72, inclusive, of the Public Records of Hernando County, Florida.

RESTRICTIONS AND RESERVATIONS

The undersigned, Richard D. Brooks and Judith Brooks, His Wife, being the owners in fee simple of the property as hereinabove set forth, for the purpose of providing for an orderly plan of development of the property, to protect the value of the property by preventing the construction of unsightly structures, and to prevent offensive or obnoxious uses of the property, do hereby declare that the Declaration of Covenants, Conditions and Restrictions of Woodland Waters, Phase I, as recorded at ORB 759, Page 1691, and the Declaration of Additional Covenants, Conditions and Restrictions of Woodland Waters, Phase I, as recorded at ORB 759, Page 1699, all of the Public Records of Hernando County, Florida, shall govern the above described property as to limitations, restrictions, and uses to which the lot may be put, further imposing certain obligations on the person or persons acquiring title to the said lot, and further hereby specifying that said declaration shall constitute covenants to run with the land as provided by law, and shall be binding on all parties and all persons claiming ownership under them, and for the benefit of and limitations on all future owners of said lot, as fully as if set out herein.

If any person, firm, or corporation, or their heirs, successors, or assigns shall violate or attempt to violate any of these restrictions before their expiration, it shall be lawful for any person or persons owning any part or parcel of the above-described land, any property as described in the above-said Declarations, or any property described in any other Phase of the subdivision

known as Woodland Waters, to prosecute any proceeding at law or in equity against the person(s) violating or attempting to violate any such covenant or restriction, either to prevent him or them from so doing, or to recover damages or other dues for such violation, including, but not limited to, attorneys' fees and costs.

The owner of the lot shall, by virtue of his/her ownership of said lot, be automatically a member of the HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC., and shall be entitled to all of the rights and privileges of the ASSOCIATION and shall also be bound by all of the By-Laws, rules, regulations, and responsibilities of the ASSOCIATION as more fully set forth in the Declaration of Additional Covenants, Conditions, and Restrictions as stated above.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed by the day and year first above written.

WITNESSES

Deborah K. Hancock

Antie L. Beal

Richard D. Brooks

RICHARD D. BROOKS MODL# 31142240058

Judith Brooks

JUDITH BROOKS FLDL# B62042142 8030

STATE OF FLORIDA
COUNTY OF HERNANDO

I HEREBY CERTIFY that before me, an officer duly qualified to take acknowledgements, personally appeared RICHARD D. BROOKS and JUDITH BROOKS, His Wife, to me known to be the individuals who executed the foregoing instrument, or who produced (LISTED ABOVE) as identification, and they acknowledged before me that they executed same for the purposes expressed therein.

WITNESS my hand and official seal in the State and County aforesaid, this 29th day of MARCH, 1994.

CAROLYN C. COOPER
Notary Public, State of Florida
My comm. expires Nov. 24, 1995
Comm. No. CC163242

Carolyn C Cooper
Notary Public CAROLYN C. COOPER
CC163242

CONSENT AND ACCEPTANCE

The Homeowners Association of Woodland Waters, Inc. does hereby consent to this declaration and accept the property described herein to be part and parcel of the subdivision known as Woodland Waters, conferring unto the owner(s) thereof any and all rights inuring to the benefit of, or obligations extending to, including without limitation the rights of a voting member of the said Association and the obligations of annual assessments, in a manner equal to the owner(s) of any lot in said subdivision, as more fully set forth in the Declarations referred to hereinabove.

WITNESSES:

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

Nancy K. Frazier
Nancy K. Frazier
Lyndra A. Watson
Lyndra A. Watson

E.F. Swartsel
BY: E.F. SWARTSEL PRESIDENT

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY that before me, an officer duly qualified to take acknowledgements, personally appeared E.F. SWARTSEL, as President of The Homeowners Association of Woodland Waters, Inc., to me known to be the individual who executed the foregoing instrument, or who produced PERSONALLY KNOWN as identification, and he acknowledged before me that he executed same for the purposes expressed therein.

WITNESS my hand and official seal in the State and County aforesaid, this 28th day of March, 1994.

Lyndra A. Watson
Notary Public Lyndra A. Watson

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JUNE 8, 1995
BONDED THRU GENERAL INS. UND.

04/08/94

RECEIPT NO. 9461

REC FEE 0408JP

KAREN NICOLAI - CLERK of CIRCUIT COURT

page 1

20 N. Main St. Rm 215 Brooksville, FL 34601 Phone (904) 754-4201

Item 01	Inst type R	For BROOKS	/	15.00
Recording fee				15.00

Received from:

TOTAL DUE \$	15.00
TOTAL PAID \$	15.00

Cash \$.00	
Checks \$	15.00	JUDITH BROOKS

#140

KAREN NICOLAI
CLERK of CIRCUIT COURT


By: JOANN PILGRIM

THIS NOTICE BECOMES A RECEIPT WHEN VALIDATED

II 04-08-94

15.00 CA