

DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION, made on the date set forth below, by SHALIMAR REALTY CORPORATION, a Florida corporation, "DECLARANT",

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property located in Okaloosa County, Florida more particularly described as:

Blue Pine Village, Phase I and more particularly described on Exhibit "A" attached hereto.

NOW, THEREFORE, Declarant hereby submits all of the real property described above to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any right, title or interest in the described property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I. DEFINITIONS.

SECTION 1. "Association" will refer to Blue Pine Village Owners' Association, Inc.

SECTION 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any lot which is a part of the properties, whether such lot be improved or unimproved.

SECTION 3. "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association and personal property situated on individual lots but owned by the Association.

SECTION 4. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners. The Common Area to be owned by the Association at the time of the conveyance of the first lot is described as follows:

All real property described in the plat of Blue Pine Village, Phase I, less and except platted Lots 1-12, Block C, Lots 40-59, Block B, Lots 1-9, Block A.

SECTION 5. "Lot" shall mean and refer to any numbered plot of land shown upon the recorded plat of Blue Pine Village, Phase I, with the exception of the Common Areas.

SECTION 6. "Declarant" shall mean and refer to Shalimar Realty Corporation, a Florida corporation, its successors and assigns if such successor or assign should acquire more than one undeveloped lot from Declarant for the purpose of development.

ARTICLE II. PROPERTY RIGHTS.

SECTION 1. Owners' Easements of Enjoyment. Every Owner shall have a right and easement of enjoyment in and to the Common Areas referred to in this document or described on the recorded plat of the subject property.

SECTION 2. Delegation of Use. Any Owner may delegate, in accordance

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with the by-laws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

ARTICLE III. MEMBERSHIP AND VOTING RIGHTS.

SECTION 1. Every Owner of a lot shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any lot.

SECTION 2. The Association shall have two (2) classes of voting membership:

Class A. Class A members shall be all Owners with the exception of the Declarant (who shall become a Class A member when Declarant's Class B membership ceases as provided hereafter) and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to the lot.

Class B. Class B member(s) shall be Declarant and shall be entitled to three (3) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) when the total votes outstanding in the Class A membership equal total votes outstanding in the Class B membership, or
- (b) Thirty (30) months from recording the Declaration in the Public Records of Okaloosa County, Florida.

ARTICLE IV. COVENANT FOR MAINTENANCE ASSESSMENTS.

SECTION 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each lot owned within the properties, hereby covenants, and each Owner of any lot by acceptance of title thereunto, whether or not it shall be so expressed in such deed or other conveying instrument, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided, and (3) special assessments imposed upon an individual lot owner for repair or maintenance necessitated by the wilful or negligent act of the Owner, his family, or their guests, tenants or invitees. The annual or special assessments, together with interest, costs and reasonable attorneys fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorneys fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

SECTION 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the residents in the properties and for the improvement and maintenance of the Common Area.

SECTION 3. Maximum Annual Assessment. Until September 30, 1986, the maximum annual assessment shall be Twenty Four Dollars (\$24.00) per lot payable annually and shall be imposed on all completed lots from the first of the month following conveyance of the Common Area to the Association, except that the developer's responsibility will be limited to payment, until all lots are sold or thirty (30) months from the date of the recording of the

ever occurs first, of whatever amount will be required to fund the Association (less unit owner's contributions), regardless of the amount of assessment per unit. Thereafter, the Association's board of directors, with the approval of two-thirds (2/3) of each class of the members present and voting at a meeting of the membership called for such purpose, shall establish the amount of the annual assessment, which annual assessment must be fixed at a uniform rate for all lots, unless in the event of maintenance or repair cost necessitated by the wilfull or negligent act of an Owner, his family or their guests, tenants or invitees occasions an increased assessment to a particular Owner. Annual assessments may be collected on a monthly, quarterly, semi-annual or annual basis as the board of directors may establish. Initially such annual assessments shall be payable annually.

SECTION 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

SECTION 5. Notice and Quorum for any Action Authorized Under Section 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 and 4 shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of membership shall constitute a quorum.

SECTION 6. Date of Commencement of Annual Assessments - Due Dates. The annual assessments provided for herein shall commence as to all lots on the first day of the month following the conveyance of the Common Area. The board of directors shall fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the board of directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified lot have been paid.

SECTION 7. Effect of Nonpayment of Assessments - Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of eighteen percent (18%) per annum. The Association may bring an action at law against the Owner personally obligated to pay same, or foreclose the lien against the property. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his lot.

SECTION 8. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any lot shall not affect the assessment lien. However, the sale or transfer of any lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such lot from liability for any assessments thereafter become due or from the lien thereof.

ARTICLE V. ARCHITECTURAL CONTROL.

SECTION 1. Single Family Residence Only. No structure shall be erected, altered or permitted to remain on any lot in the Subdivision other than for use as a single family residence.

SECTION 2. Structures. Construction of structures other than the main residence structure and any garage structure shall not be permitted on any lot of the Subdivision except the following ancillary structures may be permitted subject to approval by Architectural Control Committee of location and architectural design and exterior finishes: pet house (up to 25 square feet and not more than 5 feet high), hothouses or greenhouses (up to 100 square feet and not more than 15 feet high), poolhouses or children's treehouse or playhouse (up to 145 square feet and not more than 12 feet high), outdoor fireplaces or barbeque pit (up to 9 square feet and not more than 10 feet high), and swimming pools and mechanical installations in connection therewith. Any such ancillary structures permitted hereunder shall be attractively landscaped, constructed in a harmonious design with the main structure. Architectural Control Committee approval shall be obtained before construction of any ancillary structure.

SECTION 3. Fences. No fence or wall shall be erected higher than six (6) feet from the normal surface of the ground. All fences must be approved by the Architectural Control Committee as to location, quality style, color and design prior to construction. Visible chain link fences will not be permitted. In no event shall any fence connect to any house at a point closer than thirty feet (30') from the front of each house. Fences may not be located outside property lines. No fence or wall shall be erected between the front of a house and the street.

SECTION 4. Design and Location of Improvements and Tree Removal to be Approved by Architectural Control Committee. For the purpose of further insuring the development of the Subdivision as a residential area of highest quality and standards, and in order that all improvements on each lot shall present an attractive and pleasing appearance from all sides of view, the Architectural Control Committee reserves the exclusive power and discretion to control and approve all improvements to be built on each lot. Architectural Control Committee also reserves the right to approve all plans for tree removal from any lot in connection with clearing an area for construction or improvements or for creation of a yard area. Plans for clearing a lot, construction of improvements and landscaping, showing such details as Architectural Control Committee may reasonably require to permit Architectural Control Committee to carry out its approval rights hereunder, shall be submitted to Architectural Control Committee for its review and approval. The timing for submitting plans for review and the time period for Architectural Control Committee to respond shall be established by Architectural Control Committee from time to time. The Owner of a lot shall be required to landscape the area between the lot line and the paved area of any abutting street in manner consistent with the landscaping of the lot.

SECTION 5. No Parking of Vehicles, Boats, Etc. No wheeled vehicles of any kind, boats or any offensive objects may be kept on public right of ways of the Subdivision, or in the driveways, front, side or rear yard area of any lot except that passenger vehicles (other than mobile homes, motor homes, self-contained or otherwise, travel trailers and campers) may be parked on a temporary basis in the paved driveways serving a lot. Boats or wheeled vehicles may be kept completely inside a garage located on the lot or within the rear yard of a lot provided such object is sufficiently screened so that it is hidden from view from the front, sides and rear of the lot. No trailers of any kind, mobile homes nor motor homes shall be kept for use on any lot. Disabled vehicles or vehicles under repair may be kept on a lot only within the garage located on said lot.

SECTION 6. Window Air Conditioners. Unless the prior approval of the Architectural Control Committee has been obtained, no window air conditioning units shall be installed in any side of a building wall visible from the street or side yard.

SECTION 7. No Overhead Wires. All telephone, electric and other utility lines and connections between the main utility lines and the residence and other buildings located on each lot shall be located underground so as not to be visible.

SECTION 8. Residing Only in Residence. No trailer, basement, garage or any outbuilding of any kind even if otherwise permitted hereunder to be or remain on a lot, shall be at any time used as a residence either temporarily or permanently.

SECTION 9. Size of Signs. No sign of any character shall be displayed or placed upon any lot except as approved by the Architectural Control Committee. The Architectural Control Committee hereby approves "For Sale" signs of a size not to exceed 9 square feet to be placed upon said lot by any owner-resident or his agent to facilitate the sale thereof. Only one (1) "For Sale" sign shall be permitted per lot. "Sold" may be affixed to said sign and remain on the lot until seven (7) days after closing of the sale. The Architectural Control Committee may enter upon any lot and summarily remove any signs which do not meet the provisions of the paragraph. Furthermore, Architectural Control Committee hereby approves a single identification sign board which may be located on a lot during the construction period on which the builder may identify his company and, at the option of the builder, permit subcontractors to identify themselves. This sign board shall not be more than four feet high and two feet wide. In no event shall any signs be affixed to any trees on the lot.

SECTION 10. Commercial Signs. Nothing contained in these covenants and restrictions shall prevent the Architectural Control Committee or any person designated by the Architectural Control Committee from erecting or maintaining such commercial and display signs and such temporary dwellings, model houses and other structures as the Architectural Control Committee may deem advisable for development, marketing or sales purposes.

SECTION 11. Aerials and Antennas. Unless otherwise approved by Architectural Control Committee, no television or radio aerial or antenna, nor any other exterior electronic or electric equipment or devices of any kind shall be located on any lot or installed or maintained on the exterior of any structure located on a lot.

SECTION 12. Mail Boxes. Only a mail box or newspaper receiving box of the types approved by Architectural Control Committee from time to time may be erected or located on any lot. No other receptacle of any kind for any use in the delivery of mail or newspapers or similar material may be erected or located on any lot. If the Architectural Control Committee chooses to cluster mail boxes to afford a more uniform style, no individual mail boxes will be permitted.

SECTION 13. Pets. Except for not more than two (2) dogs or two (2) cats, no pets or other animal may be kept on a lot or in any structure located on the lot, unless confined exclusively to the interior of the main residence located on the lot. No animals of any kind may be kept for any commercial or breeding purposes. If, in the sole opinion of the Architectural Control Committee, the animal or animals become dangerous or an annoyance or nuisance in the neighborhood or nearby property of destructive wild life, they may not thereafter be kept on the lot. The Owner of any animal shall have the animals on a leash at all times when not confined.

SECTION 14. No Offensive Activities. No illegal, noxious or offensive activity shall be permitted or carried out on any part of a lot, nor shall anything be permitted or done thereon which is or may become a nuisance or a source of embarrassment, discomfort or annoyance to the neighborhood. No trash, garbage, rubbish, debris, waste material or other refuse shall be deposited or allowed to accumulate or remain on any part of said lot nor upon any land or lands contiguous thereto. No fires for burning of trash, leaves, clippings or other debris or refuse shall be permitted to be on any part of said land or right right-of-ways. Except for the day of collection, trash containers shall be kept inside the garage or within a screened area to the side of the house.

SECTION 15. Well Limitation: Water Supply. No artesian wells may be drilled or maintained on any lot. A property owner may provide an individual water supply system from a shallow well on his lot provided that said system is used solely to supply water for an air-conditioning or heating installation, irrigation purposes, swimming pools or other exterior uses.

SECTION 16. Lot Appearance. The Owner of each lot, whether such lot be improved or unimproved, shall keep such lot and the area between the property line of the lot and the paved surface of any abutting street free of trash and rubbish and shall keep such lot at all times in a neat and attractive condition. In the event the Owner of any lot fails to comply, the Architectural Control Committee shall, after giving written notice to the property owner, have the right, but no obligation, to go upon such lot and remove rubbish and any other things and perform and furnish any labor necessary or desirable in its judgment to maintain the property in a neat and attractive condition, all at the expense of the Owner of such lot, which expense shall be payable by such Owner to the Architectural Control Committee on demand.

SECTION 17. Clothes Lines. Only portable clothes lines will be permitted in the rear of the house. Clothes must be removed promptly and line hidden from view after each use.

SECTION 18. Street Lighting. Declarant will contract with the Choctawhatchee Electric Cooperative, or its assigns, to install street lighting system for this Subdivision. The cost of operating and maintaining this system shall be included in the maintenance fee.

SECTION 19. Architectural Control Committee May Correct Violations. Wherever there shall have been built or there shall exist on any lot any structure, building, thing or condition which is in violation of these covenants and restrictions, the Architectural Control Committee shall, after giving written notice to the property owner, have the right, but no obligation, to enter upon the property where such violation exists and summarily to abate, correct, or remove the same, all at the expense of the Owner of such property, which expense shall be payable by such Owner to the Architectural Control Committee, on demand and such entry and abatement, correction or removal shall not be deemed a trespass or make the Architectural Control Committee liable in any way for any damages on account thereof.

SECTION 20. Approval of Architectural Control Committee. Wherever in these covenants and restrictions the consent or approval of the Architectural Control Committee is required to be obtained, no action requiring such consent or approval shall be commenced or undertaken until after a request in writing seeking the same has been submitted to and approved in writing by the Architectural Control Committee. Such request shall be sent to the Architectural Control Committee by certified mail with return receipt requested. In the event that the Architectural Control Committee fails to act on any such written request within thirty (30) days after the same has been submitted to the Architectural Control Committee as

required above, the consent or approval of the Architectural Control Committee to the particular action sought in such written request shall be presumed; however, no action shall be taken by or on behalf of the person or persons submitting such written request which violates any of the covenants and restrictions herein contained.

SECTION 21. Amendments or Additional Restrictions. The Declarant reserves and shall have the right (a) to amend these covenants and restrictions, but all such amendments shall conform to the general purposes and standards of the covenants and restrictions herein contained, (b) to amend these covenants and restrictions for the purpose of curing any ambiguity in or any inconsistency between the provisions contained herein, (c) to include in any contract or deed or other instrument hereafter made, any additional covenants and restrictions applicable to the said land which do not lower the standards of the covenants and restrictions herein contained, and (d) to release any single lot from any part of the covenants and restrictions which have been violated if the Declarant in its sole judgment determines such violation to be a minor or insubstantial violation.

SECTION 22. Amendment of Restriction with Consent of Owners. In addition to the rights of the Declarant provided for in Section 21 hereof, the Declarant reserves and shall have the right, with the consent of the persons then owning two-thirds (2/3) or more of the platted lots sold shown on the plat of Blue Pine Village, Phase I, to amend or alter these covenants and any part thereof in any other respects.

SECTION 23. Additional Restrictions by Individual Owners. No property owner, without the prior written consent and approval of Declarant and of The Veterans Administration, may impose any additional covenants and restrictions on any part of the land shown on the plat of the Subdivision.

SECTION 24. Restrictions Effective Period. The covenants and restrictions as identified in Articles I through VI, as amended and added to from time to time as provided for herein, shall be subject to the provisions hereof, and unless released as herein provided, be deemed to be covenants and restrictions running with the title to said land and shall remain in full force and effect for the time period identified in Article VI herein.

SECTION 25. Architectural Control Committee. The Architectural Control Committee shall consist of the Board of Directors of the Association.

ARTICLE VI. GENERAL PROVISIONS.

SECTION 1. Duration and Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years, unless a majority of the members of the Association decide that such covenants, conditions and restrictions shall abate, which decision if made shall be evidenced by an agreement in writing signed by a majority of the membership setting forth their decision, which document shall be effective when duly recorded in the Public Records of Okaloosa County, Florida. This Declaration may be amended by an instrument signed by not less than two-thirds (2/3) of the lot Owners and the record owners of mortgages constituting liens against the lots belonging to the lot Owners signing such amending instrument. Any amendment must be recorded in the Public Records of Okaloosa County, Florida.

SECTION 2. Annexation. Additional residential property and common area may be annexed to the properties and become subject to this Declaration with the consent of two-thirds (2/3) of each class membership

or by the act of Declarant in filing a recorded plat describing adjacent property for successive phases to Blue Pine Village.

SECTION 3. Rules and Regulations by Board. The board of directors shall have the right to propose rules and regulations to govern the use of properties within this parcel. Such proposals shall be submitted in writing to each Owner, and such proposal shall become binding on all properties within the parcel unless at least one-third (1/3) of the Owners entitled to vote record with the Board a written "no" vote within ten (10) days of notice of the proposal. At the expiration of ten (10) days, the secretary shall inform all Owners whether or not the regulation has been successfully proposed. If the proposal is approved, either the Association or any of its members shall have the right to enforce the use restriction or rule, through court action, if necessary. The successful party in such litigation shall be entitled to payment of attorneys fees and costs by the opposite party.

SECTION 4. Maintenance. The Association shall be responsible for maintaining the median strips of the roadways located within the Subdivision area.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, have hereunto set their hands and seals this 17th day of June, A.D., 1985.

SHALIMAR REALTY CORPORATION

Gloria K. Fraser
Long H. Lee
Attest:
Secretary
STATE OF FLORIDA
COUNTY OF OKALOOSA

By: *R. L. Beukenkamp*
R. L. BEUKENKAMP, President

BEFORE ME, the undersigned authority, personally appeared, R. L. BEUKENKAMP and 7/a as President and Secretary respectively of SHALIMAR REALTY CORPORATION, who acknowledged before me that they executed the foregoing Declaration for the purposes therein expressed with full corporate authority.

WITNESS my hand and official seal this 17th day of June, 1985.

Gloria K. Fraser
Notary Public
My Commission Expires: 31 March 1988

