

CERTIFIED COPY

RECORDED PG. 795

THIS INDENTURE, made this 5th day of September, 1964, between WEST COAST LAND CO., INC., a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Hillsborough and State of Florida, Party of the First Part, and EAST LAKE PARK HOMEOWNERS CIVIC CLUB INC., a non-profit corporation under the laws of the State of Florida, with its post office address at: West Coast Land Co. - 1208 Walton Way, County of Tampa, Fla., State of Florida, Party of the Second Part:

WITNESSETH: That the said Party of the First Part, for and in consideration of the sum of Ten Dollars and other valuable considerations, lawful money of the United States of America, to it in hand paid by the said Party of the Second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to the said Parties of the Second Part, its successors and assigns forever, all the right, title, interest and claim of the said Parties of the First Part in and to the following described land in Hillsborough County, Florida, to-wit:

All of that certain area designated and marked as "Park" on plat of East Lake Park Subdivision, Unit #13, according to map or plat thereof recorded in Plat Book 34, page 71, Public Records of Hillsborough County, Florida.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Parties of the Second Part, their heirs and assigns, in fee simple forever, subject to the following restrictions, terms and conditions:

1. Property hereinabove conveyed shall be used for park, recreational and social purposes by all of the residents of East Lake Park Subdivisions, including the use of beach and boat ramp facilities.

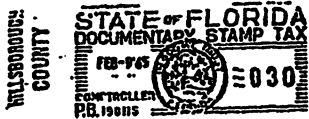
2. No alcoholic beverages shall be sold on the above described property nor shall any alcoholic beverages be dispensed or consumed on the above described property, except in the club house and such use shall be subject to the control and regulation of the grantee.

3. No commercial use shall be made of said property.

4. The use of the beach facilities on said property shall be restricted to the hours between 8:00 o'clock, A. M., and 10:00 o'clock, P. M., of each day. The use of social and other recreational facilities shall be restricted to the hours between 8:00 o'clock, A. M., and 10:30 o'clock, P. M., on weekdays and between 8:00 o'clock, A. M., and 1:00 o'clock, A. M., on Friday, Saturdays and legal holidays.

5. The property above described shall be maintained as a park and recreational area for the common use of all residents of East Lake Park Subdivisions, and shall not be sold or mortgaged by the grantee herein. Failure to maintain park, buildings and improvements thereon in a proper condition and state of repairs shall be cause for title to said property to revert to grantors herein.

Any violation of the above restrictions shall cause the title to said property to revert to the grantors herein.



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IN WITNESS WHEREOF, the said Party of the First Part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its _____ the day and year above written.

Signed, Sealed and Delivered in the Presence of:

James L. Greer
James L. Greer
My Commission Expires April 8, 1968

WEST COAST LAND CO., INC.

W. A. Fickling
President

ATTEST:

James L. Newberry
Secretary

STATE OF GEORGIA
COUNTY OF BIBB

I HEREBY CERTIFY, that on this 15th day of September, 1964, before me personally appeared W. A. FICKLING and MARVIN NEWBERRY, respectively President and Secretary of WEST COAST LAND CO., INC., a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to EAST LAKE PARK HOMEOWNERS CIVIC CLUB INC., a non-profit corporation under the laws of the State of Florida, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation:

WITNESS my signature and official seal at _____ in the County of Bibb, and State of Georgia, the day and year last aforesaid.

W. M. ...
Notary Public
State of Georgia at Large

My Commission expires:
My Commission Expires April 8, 1967

