$114.00 Rer DECLAMATION OF COVENANTS AND RESTRICTIONESK 2024P50983 OF THE PRESERVE VILLAS

KNOW ALL MEN BY THESE PRESENTS, this Declaration of Covenants and Restric ictlons, on herelnafter referred to as the "Declaration", made and entered Into on this 147H day of APRIL, 1994, by OAK RUN ASSOCIATES, LTD., a Florlda LLimited Partnership (hereinafter referred to as the "Declarant"), owner of those ose certain tracts of land which have been platted as Oak Run.

WITNESSETH:

WHEREAS, the Declarant ant 18is tnthe owner of that certain tract of land which has been platted as Lots 1-16,1-48, Blocks A & B of The Preserves, a subdivision as per the plat thereof, recorded in Plat Book 3 at Pages 32 through 37, of the Public Records of Marlon County, Florida, of which all of sald property as platted shall lherelnafter be called the "Sublect Property". and Declarant destres to create on the Sublect Property a residential community with open spaces and other common facilitles for the benefit of the community; and

WHEREAS, the Declarant has previously platted certain tracts of land subject to the Declaration of Covenants and Restrictions of Oak Run dated January 30, Marlon 1991, and recorded In OR Book 1716, at Page 2868, of the Pubilc Records of County, Florida, and the "Oak Run Declaratlon" was subsequently amended byby Emense Amendments to subject additional platted propertles as Additions to its Subject Property (as defined thereln) and the Common Areas and Recreational Areas which are now subject to the terms and provisions of the Oak Run Declaratlon are maintalned for the beneflt of the Owners' propertles located within the master community known as Oak Run; and

WHEREAS, the Declarant desires to provide for the preservation and ennancelmet of the property varnes au enhancement of the property values and amenities in the community and for the mamtenance maintenance ofof the the Common Common Areas Areas and and Recreational Recreational Areas Areas and and mprovea improvements thereon, and, for this reason, desires to subject the Subject Property to the covenants, restrictions, easements, charges and llens in this Declaration, each and all of which is and are for the benefit of such property and each Owner thereof; and

WHEREAS, the Declarant has deemed it desirable, to create an entity for organizing the recreational, social and cultural activitles of Oak Run and to that end Declarant has incorporated undder the laws of the State of Florida, as a non profit corporatlon, Oak Run Homeowners Assoclation, Inc., for the purposes of exercising the functions stated above, which Assoclation is16 not intended to be a "Condominlum Association" as such term is defined and described in the Florida Condominlum Act (Chapter 718 of the Florida Statutes).

NOW, THEREFORE, THEREFORE, inin consideration consideration orf the premises

and
covenants herein contained, contained,
the
Declarant Declarant deciazes declares that an the real
property described
as the Subject Property in Article as the Subject Property in Article I,
and such
additions thereto
as may hereafter be made pursuant
conveved and hereafter be made pursuant to Article II hereof,
is and
shall be helld,
transferred,
sold, transterred,
snts occupied
subject
to
the
convenants,
restrictions,
easements
charges
and
liens (sometimes referred
to
asas "Covenants
aand
Restrictions")
set forth
in this
Declaration
and that
such
Covenants
and Restrictions shall
run with
the real property and
be binding
on all parties having any right,
title
or interest in
the Subject Property
or
any addition thereto
as described herein,
luding
their
heirs,
personal
representatives,
successors
and assigns.
THIS INISTRUMENT PREPARED BY: STEVEN H. GRAY ESQUIRE/CC SimmoNs GRAY P.A. 125
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LORRAINEH
MARION COUNTY EPLANS INGDEPT
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