



BK C 168 PG 879

DECLARATION
SPECIAL COVENANTS, CONDITIONS AND RESTRICTIONS
FOR ALL LAKE LOTS
ASHLAND PLANTATION

THIS DECLARATION made on the hereinafter date by JOE FORD CONSTRUCTION, A LIMITED PARTNERSHIP (Declarant), the owner of the Property described in Exhibit A of the Declaration of Covenants, Conditions and Restrictions of Ashland Plantation (Declaration).

WITNESSETH

WHEREAS, Declarant is developing the Property as a residential community, containing single-family residences and common areas; and

WHEREAS, there is a lake located within the boundaries of the property that is owned by the owners of the lots surrounding the lake, and

WHEREAS, Declarant desires to provide for the preservation of property values by providing a vehicle so that rules and regulations for the use of the lake may be established and enforced and that the lake may be maintained;

NOW, THEREFORE, Declarant hereby declares that the Lake Lots, the same being Lots 1 thru 24, Block C, shall be transferred, sold, conveyed, given, donated, leased, occupied and used subject to the following additional covenants, restrictions and conditions;

(1) There shall be a Lake Committee appointed by the Board of Directors consisting of not less than three (3) nor more than five (5) members, all of which shall be Lake Lot owners.

(2) The Lake Committee shall have the authority to:

(a) establish rules and regulations for the use of the lake.

(b) control any permanent structures which any Lake Lot Owner may desire to place in the Lake such as a dock or a wharf, to the extent of not allowing any such structures and if allowed, to have approval over the size, shape, dimensions, location, color and materials used for construction, and to require maintenance thereof.

(c) to assess Lake Lot Owners for the cost of maintenance of the Lake. The authority to assess and collect the assessment shall be the same authority granted to the Board of Directors under the Declaration.