



Public Service Commission

-M-E-M-O-R-A-N-D-U-M-

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**DATE:** September 14, 1999  
**TO:** Division of Records and Reporting  
**FROM:** Patricia Brady, Division of Water and Wastewater *pb ll*  
**RE:** Docket No. 991206-WS, Notice of abandonment of Springside at Manatee, Ltd. in Levy County by Mr. Kenneth Drummond.

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Attached is a letter from Mr. Carl Rose to Ms. Patricia Brady, Commission staff, received on September 13, 1999 in which Mr. Rose provides information on the lots upon which the utility's water facilities are located. Attached to Mr. Rose's letter are a copy of Springside's lot map and Declaration of Covenants, Conditions and Restrictions. Also attached to Mr. Rose's letter is an enlargement of the lots upon which the water facilities are located with the facilities plotted thereon. Provided with Mr. Rose's letter was one copy of the Levy County tax assessment map which is being retained in Division of Water and Wastewater's docket file.

Attachment  
cc: Jason Fudge, Division of Legal Services.

- AFA \_\_\_\_\_
- APP \_\_\_\_\_
- CAF \_\_\_\_\_
- CMU \_\_\_\_\_
- CTR \_\_\_\_\_
- EAG \_\_\_\_\_
- LEG \_\_\_\_\_
- MAS \_\_\_\_\_
- OPC \_\_\_\_\_
- PAI \_\_\_\_\_
- SEC \_\_\_\_\_
- WAW \_\_\_\_\_
- OTH \_\_\_\_\_

DOCUMENT NUMBER-DATE

11087 SEP 15 99

RECORDS/REPORTING

Dear Mr. Brady,

Mr. Ferrell Croft in the Levy County ~~the~~ Property appraisers Map room can easily make you any Map or Plat copies you may find necessary. (352) 486-5189. He is very helpful & quite knowledgeable as the counties main map/Plat draftsman.

After measuring the Lots 22, 23, 24 & 25 it appears that the Chlorine shed encroaches a foot or so on the southern end of Lot 22. The ~~wellhead~~ Southern well head also appears to encroach a ~~few~~ foot onto the north end of Lot 25. However, this is by measurement by walking type measuring wheel and is only a close approximation. If, after a true survey the locations remain unchanged, perhaps we could petition the Levy County Board of County Commissioners for a replat of the 4 Lots to move these lines slightly to free up 22 & 25 for resale. This would be simple & straightforward. Of greater question would be the possibility of creating one more saleable Lot indicated by the diagonally hatched area on your map which also shows an ingress/egress area to exit to the NW 11<sup>5</sup> Terrace. Of course ~~is 22 & 25~~ 23 & 24 could be sold as <sup>one</sup> ~~the~~ homesite after deeding or leasing the wells & shed area to a utility entity. Most things can be rather easily achieved in Levy County as it is sparsely populated and the changes to the Plat would benefit all Parties.

RECEIVED

SEP 13 1999

Florida Public Service Commission  
Division of Water and Wastewater

Sincerely yours,  
Carl Hone

Wm. T. & Marie E. Brown R.  
9.1 Ac ±

OR 450 333

↑ North

1321.50 SR 320

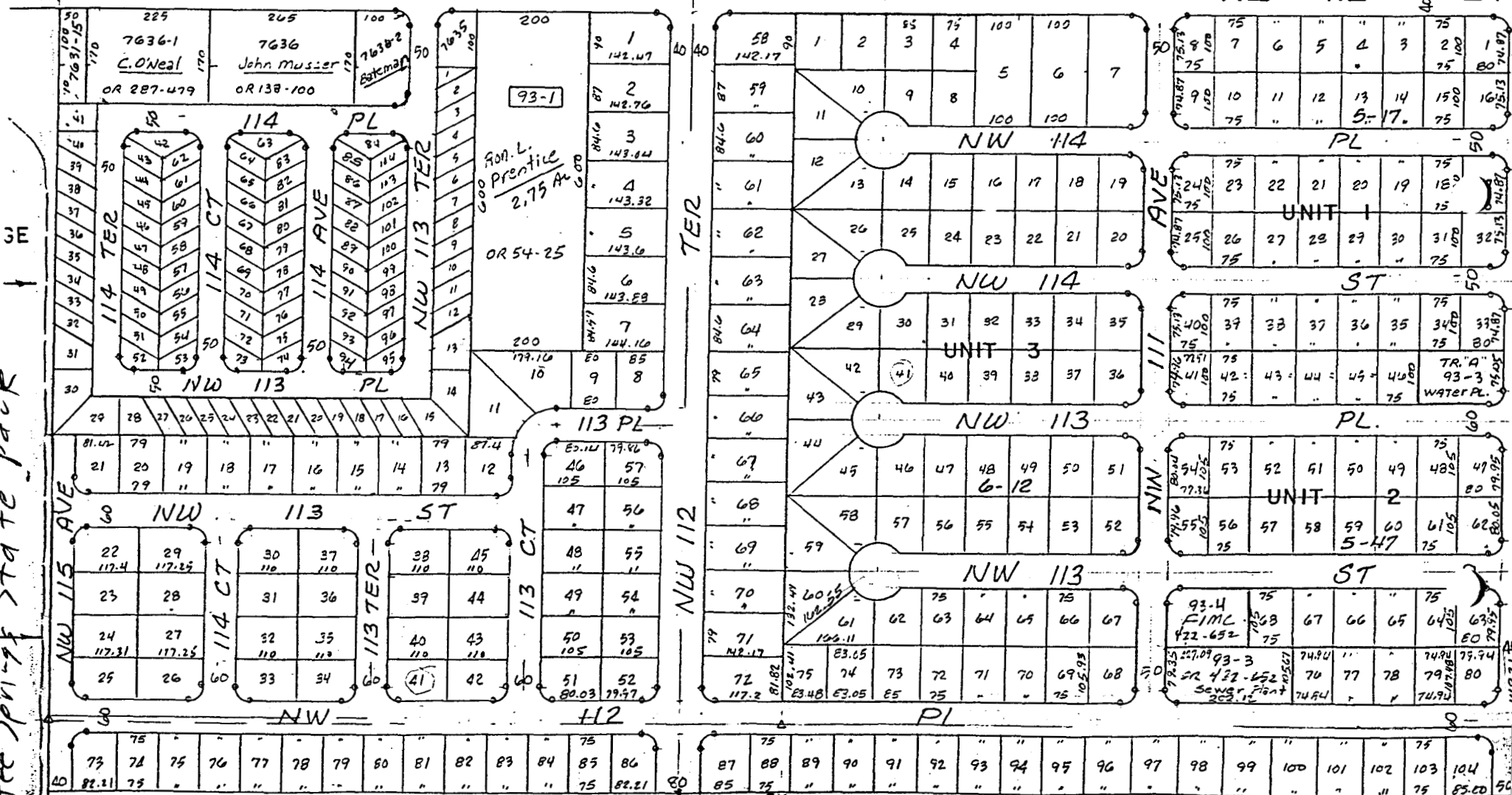
330.38

330.38

635.75

MANATEE SPRINGS ROAD NW 115 ST

Manatee Springs State Park



Note: This is the 70 Acre Piece still owned by Spring side, Inc.

2655.44  
~ 300'  
Dir. Rd. & Sewer Plant

OR BK 95 L 499-500  
OR BK 216/380-385  
217/647-648

FILED

'84 DEC 26 AM 10 10

DOUGLAS M. McKOY  
CLERK OF CIRCUIT COURT  
LEVY COUNTY, FLORIDA

131996

AMENDED AND MODIFIED  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF SPRINGSIDE

O.R. 241 PAGE 285

THIS AMENDED AND MODIFIED DECLARATION is made effective as of the 15th day of December, 1984, by Springside, Inc., a Florida corporation (hereinafter "Declarant").

1. Recitals. Declarant is the owner and developer of a subdivision in Levy County, Florida, specifically, certain lots in SPRINGSIDE, a subdivision, as per map of plat thereof recorded in Plat Book 6, Page 58 and 59, of the Public Records of Levy County, Florida. Declarant heretofore caused to be recorded a Declaration of Covenants, Conditions and Restrictions at O.R. Book 216, Page 380, et seq. of the Public Records, and thereafter, an Amendment recorded at O.R. Book 217, Page 647, et seq., of the Public Records of Levy County, Florida. Declarant wishes to modify and amend that Declaration, as previously amended.

2. Amendment. The Declaration of Covenants, Conditions and Restrictions recorded at O.R. Book 216, Pages 380, and thereafter amended by instrument recorded at O.R. Book 217, Page 647, is amended by deleting all of the text set forth therein and substituting the following in its stead:

1. No Lot shall be used except for residential purposes for persons eighteen (18) years of age or older.

2. No animals, livestock or poultry shall be raised, bred or kept on any Lot, except that household pets may be kept provided they are not kept, bred or maintained for commercial purposes and provided further that they at all times either are leashed or kept in enclosed surroundings.

3. Easements are reserved for utility installation and maintenance as indicated on the plat of the subdivision and over a strip of land five feet wide along the front, rear and both sides of each Lot. No permanent structure of any kind shall be erected within such easement areas.

4. Within sixty days of placement of a mobile home on any Lot, the mobile home shall be "skirted" from its bottom to the ground.

5. All mobile homes shall be oriented so that the longest side is parallel to the longest Lot line.

6. All Lots and all improvements thereon shall be kept in a neat and orderly condition and in a good state of repair. If any owner fails to so maintain his property, Declarant or any successor owners association shall be entitled, after written notice, to mow, clear or repair the Lot or make any improvements and shall be entitled to recover the reasonable costs thereof from the owner.

7. Without express written consent, no boats, trailers or recreational vehicles shall be parked in any area other than the areas so designated by Declarant or any successor owners association.

8. No disabled vehicles shall remain on any Lot or street in the subdivision for more than 5 days.

9. Wells or septic tanks shall not be located on any Lot.

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This Instrument prepared by  
George M. Jirotko, Esquire  
Annis, Mitchell, Cockey,  
Edwards & Roehn, P.A.  
P. O. Box 3433  
Tampa, Florida 33601

10. Trash, leaves or any similar materials shall not be burned in any part of the subdivision, except by contractors clearing Lots for Declarant.

11. The maximum speed limit for motor vehicles in the subdivision shall be fifteen (15) miles per hour. C.A. 241 PAGE 286

12. There is established an Architectural Control Committee which shall have the right to approve the location and erection of all mobile homes (including size and dimension) fences, carports, screen porches and other structures and other improvements to lots within the subdivision. The Architectural Control Committee shall have the right to approve all such structures, based upon quality of workmanship, harmony of external design with other existing structures, location of those structures upon the lot, compliance with applicable building and zoning codes, compliance with anchoring requirements, state and federal mobile home construction and safety standards and similar matters. The Architectural Control Committee shall have the right to approve all re-sales of Lots or mobile homes thereon. The Architectural Control Committee shall be composed of one or more officers or designees of Springside, Inc. so long as Springside, Inc. owns at least one undeveloped lot in the subdivision. Subsequent to that time, the record owners of the majority of the lots or the members of any successor owners association shall have the right to elect the membership of the Architectural Control Committee.

13. Persons under eighteen (18) years of age are allowed in the subdivision only as guests of residents and are limited to a maximum stay of fourteen (14) days in any one calendar year unless the Architectural Control Committee approves a longer stay.

14. Declarant or the owner of any Lot shall have the right to enforce, by proceeding at law or in equity, all restrictions, conditions, covenants, easements and reservations now or hereafter imposed by the provisions of this Declaration, as amended from time to time. The failure to enforce any such restriction, condition, easement or reservation at any time shall not be deemed a waiver of the right to do so at a subsequent time.

15. This Declaration shall be deemed a covenant running with the land and shall bind the land and subsequent owners thereof for a period of twenty years from the date hereof. Thereafter, they shall automatically be extended for additional periods of ten (10) years unless otherwise agreed to in a writing, placed of record, and joined in by the owners of not less than 75% of the lots in the subdivision.

16. This Declaration may be modified or amended by an instrument joined in by the owners of not less than 75% of the lots in the subdivision.

IN WITNESS WHEREOF, this Modification of Declaration of Covenants has been executed effective as of the 15 day of Dec, 1984.

Signed in the presence of:

Hoyt R. Barnett  
Maxine Uzelat

SPRINGSIDE, INC.

By: Carol Jenkins Barnett  
Carole Jenkins Barnett  
President

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Manatee State Park Boundary ↑

N 00° 05' 27" W

629.99'

365.38'

North ↑

NW 115 Terrace

