



City: Gainesville, Florida Zip: 32627-0490  
Telephone: (352) 334-5022

3. The Owner agrees to ensure the protection to the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the site is pursuant to paragraph 2, above.

4. The Owner agrees that the Local Historic Preservation Office, and appropriate representatives of the City, and its agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this Covenant are being observed. The City will inspect the property upon expiration of the exemption to ensure the terms of the Covenant have been upheld. In the event the original Owner (or any successive owners) sells the Property prior to the expiration of the exemption, the Buyer must arrange for an inspection by the Local Historic Preservation Office prior to closing to ensure that he or she does not assume responsibility for the prior owner's violation of the Covenant. Failure of the Buyer to have the Property inspected prior to closing shall create a presumption that the Buyer is responsible for violations of this Covenant found at the next inspection. The current property owner is required to provide notice to Buyer and their heirs, successors or assigns of the existence of this covenant.

5. In the event of the non-performance or violation of the maintenance provision of the Covenant by the Owner or any successor-in-interest during the term of the Covenant, the Local Historic Preservation Office, will report such violation to the Property Appraiser and Tax Collector, who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s.212.12 (3), F.S.

6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform the Local Historic Preservation Office, in writing, of the damage to the Property, including (1) an assessment of the nature and extent of the damage; and (2) an estimate of

the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office.

7. If the Property has been destroyed or severely damaged by accidental or natural causes during the Covenant period, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment or the archaeological integrity which made the Property eligible for inclusion under the terms of the local preservation ordinance have been lost or so damaged that the restoration is not feasible, the Owner will notify the Local Historic Preservation Office, in writing, of the loss. The Local Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the Local Historic Preservation Office determines that the Property should be removed from eligibility for tax exemption, it will notify the Alachua County Property Appraiser in writing so that the tax exemption can be canceled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity that made the Property eligible for inclusion under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the Local Historic Preservation Office shall notify the Owner in writing. For the purpose of this covenant, "gross negligence" means the omission of care that a reasonable person would take of their own Property. The Owner shall have 30 days to respond, indicating any circumstances that show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the Local Historic Preservation Office will report such a violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The

Owner shall be required to pay the differences between the total amount of taxes that would have been due in March in each of the previous years in which the Covenant was in effect had the Property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

9. The terms of this Covenant shall be binding on the current Property Owner, transferees, and their heirs, successors, or assigns.

WITNESSES:

Onelia Lazzari  
Print Name: ONELIA LAZZARI

Jason Simmons

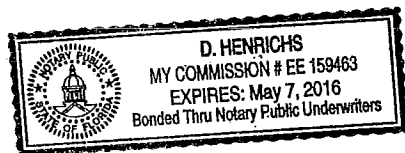
Print Name: Jason Simmons

OWNER:

Carla Jane Harvey  
Carla Jane Harvey

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 7 day of MAY, 2015, by Carla Jane Harvey, who is personally known to me or has produced DRIVER'S LICENSE as identification.



D. Henrichs  
Notary Public, State of Florida  
Print Name: S/7/15 D. HENRICHS  
My Commission Expires:

CITY:

ATTEST:

*Kurt M. Lannon*  
Kurt M. Lannon  
Clerk of the Commission

*Edward B. Braddy*  
Edward B. Braddy  
Mayor

Approved as to Form and Legality  
By: *Nicole M. Shalley*  
in absence of **Nicolle M. Shalley**  
City Attorney

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2015, by EDWARD B. BRADDY and KURT M. LANNON, Mayor and Clerk of the Commission, respectively, of the City of Gainesville, Florida, a municipal corporation, who are personally known to me and duly sworn, who acknowledged that as such officers, and pursuant to authority from said corporation, they executed the foregoing instrument and affixed the corporate seal for an on behalf of said corporation, as its act and deed, and for the uses and purposes set forth and contained in said instrument.

*Shaneka R. Young*  
Notary Public, State of Florida  
Print Name: *Shaneka R. Young*  
My Commission Expires: *July 30, 2015*

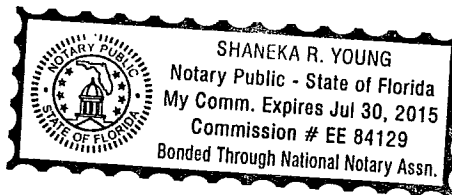


Exhibit "A" to Historic Preservation Property Tax Exemption Covenant

LEGAL DESCRIPTION FOR PARCEL NO. 11876-000-000 LOCATED AT 712 NE 3<sup>rd</sup>  
AVENUE, GAINESVILLE, FLORIDA

Commence at Southeast corner of Block One (1), Range One (1) of Doig and Robertson's Addition to Gainesville, Florida, and run West along the South line of said Block 200 feet to the Southeast corner of Lot Eight (8) of said Block One (1) Range One (1) to the point of beginning, run thence North 150 feet to the Northeast corner of said Lot Eight (8), thence West 72 feet; thence South 150 feet to the South line of said Lot Eight (8); thence East 72 feet to the point of beginning, being the East 72 feet of said Lot Eight (8).