

LAKE ASBURY... Factoids

- December 1965 – Lake Asbury Development Company issues Restrictive Covenants for Lake Asbury Unit 1; signed and filed as Official Records through the Circuit Court of Clay County.
- January 1966 – Lake Asbury Development Company issues Restrictive Covenants for Lake Asbury Unit 2; signed and filed as Official Records through the Circuit Court of Clay County.
- April, June, and November 1967 – Lake Asbury Development Company issues Restrictive Covenants for Lake Asbury Units 2A & 3A, 2B, and 5 (respectively); signed and filed as Official Records through the Circuit Court of Clay County.
- January, June 1968 – Lake Asbury Development Company issues Restrictive Covenants for Lake Asbury Units 6 & 7 and 8 (respectively); signed and filed as Official Records through the Circuit Court of Clay County.
- July 1968 – Lake Asbury Inc grants Subordination of Encumbrance to Property Rights to the State Road Department of Florida for the sole purpose to locate, construct, maintain and/or improve a portion of State Road S-739, North of 218.
- January 1969 – Lake Asbury Development Company issues Restrictive Covenants for Lake Asbury Units 9, 11, and 13; signed and filed as Official Records through the Circuit Court of Clay County.
- April, July, August, and October 1969 – Lake Asbury Realty Company issues Restrictive Covenants for Lake Asbury Units 9,11,& 13; Units 14 & 15; and Unit 17; signed and filed as Official Records through the Circuit Court of Clay County.

- June 1970 – Lake Asbury Realty Company issues Restrictive Covenants for Lake Asbury Unit 16; signed and filed as Official Records through the Circuit Court of Clay County.
- March 1971 – Lake Asbury Realty Company issues Restrictive Covenants for Lake Asbury Unit 18; signed and filed as Official Records through the Circuit Court of Clay County.
- February 1972 – Lake Asbury, Inc. receives Florida Public Service Commission certificate (58-W) to provide water service [for Lake Asbury] in accordance with the provisions of Chapter 367, Florida Statutes.
- July 1972 – Lake Asbury Realty files Warranty Deed for the sum of \$10.00 to Lake Asbury Community Association Inc., a Florida Corporation not for profit, for Lake Asbury, South Lake Asbury, and Lake Ryan. “The said land shall be maintained forever as lakes...”
- August 1972 – Asbury Realty Company, Deeds for the sum of \$10.00, to Lake Asbury, Inc., for part of Lot 21, Lake Asbury Unit 17. (this is the lot where the original Lake Asbury Utilities operated)
- December 1973 – Lake Asbury Realty Company files Quit-Claim Deed for the sum of \$10.00; to the Lake Asbury Community Association Inc., a Florida corporation not for profit, for the property known as South Lake Asbury Dam, North Lake Asbury Dam, and Ryan Dam.
- June 1974 – Lake Asbury Realty Company files a Warranty Deed for the sum of \$10.00 to the Lake Asbury Community Association, Inc., a Florida corporation not for profit, for the land on Black Creek side of the North Dam (all the way down to Black Creek) including the Black Creek boat ramp and the Spillway.
- November 1975 – Lake Asbury Community Association Inc., A non-profit corporation, files Warranty Deed for the sum of \$10.00 to Clay County Florida for the property we now know as the Fire Station on Branscomb Rd.

- December 4, 1975 – Certificate of Incorporation of Lake Asbury Lake Lot Owners Association, Inc, Charter Number: 7-34,515; filed State of Florida, Department of State. Articles of Incorporation; the original five (5) Board Members are listed.
- July 1976 – Lake Asbury Community Association, at a called meeting of the Board of Directors, selects the first members to serve on the Plans Approval Committee as required in Section Six of the Restrictive Covenants for Lake Asbury... The Restrictive Covenants for Lake Asbury are still used today as they were written in the 1960s.
- August 1976 – Lake Asbury Lake Lot Owners Association, a non-profit Florida corporation, issues a Quit-Claim Deed for the sum of \$10; for an easement between Lot 90 and the established water line of Lake Asbury.
- May 1980 – Lake Asbury Realty files Warranty Deed for the sum of \$10.00, to Lake Asbury Community Association, a Florida corporation not for profit, a parcel of land approx 1.04 acres located on the North side of the North dam, on Black Creek.
- October 1980 – Easement Agreement between Battery Bluff Partnership (owners of property along Black Creek) and Lake Asbury Lake Lot Owners Association Inc., for a 100ft easement for ‘underground drainage and utility purposes’
- August 1981 – Lake Asbury Community Association Inc., a Florida corporation not for profit, files Quit-Claim Deed for the sum of \$10.00, to Lake Asbury Lake Lot Owners Association, Inc., a Florida corporation not for profit; acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and quit-claims all certain land situate in Clay County, Florida: the land we know as Lake Asbury, South Lake Asbury, Lake Ryan, Lake Asbury Dam, South Lake Asbury Dam, Lake Ryan Dam, and an Easement for “boat launching”
- March 1984 – Lake Asbury, Inc., a corporation organized and existing under the laws of the State of Florida, issues a ‘Bill of Sale’ for the sum of \$10.00 to Lake Asbury Utilities, Inc. All water plants, wells, pumps, water storage tanks, and water distribution systems are transferred to Lake Asbury Utilities, Inc.

- 1986 – House Bill (HB) 696 passes during the 1986 Legislative Session of the Florida State Congress, Tallahassee, Florida. Page 1; “An act relating to Clay County; creating the Lake Asbury Municipal Service Benefit District; specifying boundaries; providing for membership, terms, powers, and duties of the Board of District Trustees;...”
 - Starting at the bottom of Page 1, through pages 2-8, and most all of Page 9 of HB-696 you will find the specific boundaries of the newly created District.
 - Bottom of Page 9, Section 2 states; “The following is the charter of the Lake Asbury Municipal Service Benefit District: (1) The purpose of the district shall be the continuing maintenance of the lakes and dams known as Lake Asbury, South Lake Asbury, and Lake Ryan in Clay County, Florida.”
 - Page 19 of HB-696; Passed and signed by the State Senate on June 5, 1986 then passed and signed by the State House of Representatives on June 6, 1986. The copy posted online has no signature from the governor.
- July 1987 – Lake Asbury Utilities, Inc., issues a ‘Bill of Sale’ for the amount of \$10.00, to Mid-Clay Service Corp. All water plants, wells, pumps, water storage tanks, and water distribution systems are transferred to Mid-Clay Service Corp.
- October 1989 – Lake Asbury Realty Company (f/k/a Lake Asbury Development Company) having sold all lots in the Lake Asbury Development; transfers control to the Lake Asbury Community Association, Inc., a Florida Not for Profit Corporation, including the Restrictive Covenants developed by Asbury Realty Company and recorded in the official public records of Clay County.
- June 1991 – Lake Asbury Lake Lot Owners Association, a Florida corporation not for profit, files Quit-Claim Deed for \$10.00, to Lake Asbury Municipal Service Benefit District establishing “co-ownership of Lake Asbury, South Lake Asbury, Lake Ryan, Lake Asbury Dam, South Lake Asbury Dam, Lake Ryan Dam, and an Easement designated as “Swim Area” (South Lake Boat Ramp). Page 3 states:

- “This deed establishes co-ownership of the aforesaid property in order for the Municipal Service Benefit District to spend public funds for improvement projects in order to comply with State law governing such district and the legislative act that created the district.”
- “The Municipal Service Benefit District assumes no control or enforcement rights over the covenants and restrictions recorded in the public records associated with this property.”
- January 1994 – Mr Ryan & wife files Warranty Deed for the sum of \$10.00 to Lake Asbury Lake Lot Owners Association Inc., a Florida corporation not-for-profit, a parcel of land situated in Lot1, Lake Asbury Unit One. We now know this as the boat ramp for Lake Asbury.
- May 1994 – Lake Asbury Lake Lot Owners Association Inc., a Florida corporation not-for-profit, files a Deed for the sum of \$1.00, to Lake Asbury Municipal Service Benefit District, a parcel of land situated in Lot 1, Lake Asbury Unit One. Approximately 35.5ft X 44.7ft X 6.7ft X 29.2ft. (Boat Ramp, Lake Asbury)
 - “It is the intention of the parties that this Deed establish co-ownership of the aforesaid property in order for the Municipal Service Benefit District to spend public funds for improvement projects in order to comply with state law governing such district and the legislative act that created the district.”
 - “The Municipal Service Benefit District assumes no control or enforcement rights over the covenants and restrictions recorded in the public records associated with this property.”
- January 1995 – Lake Asbury Community Association, a not-for-profit organization files Warranty Deed for the sum of \$10.00, to Lake Asbury Lake Lot Owners Association Inc., a not-for-profit corporation, for a parcel of land known as “Swim Area” on South Lake Asbury...we know it today as the boat launch on South Lake.

- December 1999 – Lake Asbury Community Association, a not-for-profit organization grants an Easement to BellSouth for a 30ft X 30ft parcel of land on Arthur Moore Drive for a communication box.
- 2006 Lake Dredging – Lake Asbury Municipal Service Benefit District, a Special District established by the State Legislature for the purpose of continuing maintenance of the Lakes and Dams, was completed. A 10 year loan was established to fund this project.
- March 2013 – The South Lake Dam improvement project is completed at a total cost of \$684,750; raising the dam height an average of 1.8ft from end to end.