

DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS FOR COUNTRY OAKS TOWNHOUSES

The undersigned owners, hereinafter called "Declarants," are the owners of portions of the land described as follows:

Part of Block "E" of Hays Division of Magnolia Heights Addition, according to the plat thereof recorded in Deed Book "KK," Page 600, Public Records of Leon County, Florida, described as follows:

Commence at the intersection of the East boundary of Oak Street, as shown on said plat, with the centerline of Park Avenue (formerly McCarty Street) and run thence North 340 feet, along the East boundary of said Oak Street, to the Southwest corner of said Block "E," the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 196.20 feet, along said East boundary of Oak Street, thence run East 279.93 feet, thence South 97.82 feet, thence East 110.01 feet, thence South 98.38 feet to the North boundary of Hays Street, thence West 389.94 feet, along said North boundary of Hays Street, to the POINT OF BEGINNING.

hereinafter called "the Property," upon which there have been constructed twenty-one (21) townhouses on twenty-one (21) separate Lots, known as the Country Oaks Townhouses.

For the purpose of enhancing and protecting the value, attractiveness, and desirability of the lots or tracts constituting such Country Oaks Townhouses, Declarants hereby declare that, upon execution hereof or upon separate joinder herein by the owners of any Lot within the Property or of the common areas, as such Lots and common areas are hereinafter described, said Lots and common areas, and each part thereof, shall be held, sold, and conveyed only subject to the following easements, covenants, conditions, and restrictions, which shall constitute covenants running with the land and shall be binding on all parties having any right, title, or interest in such Lots or common areas or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I. DEFINITIONS

Section 1. "Association" shall mean and refer to Country Oaks Townhouses, Inc., a Florida corporation, its successors and assigns.

Section 2. "Common area" shall mean all real property owned by the Association for the common use and enjoyment of the owners. The common areas owned by the Association at the time of its execution hereof consist of the swimming pool area and buffer area, as described below.

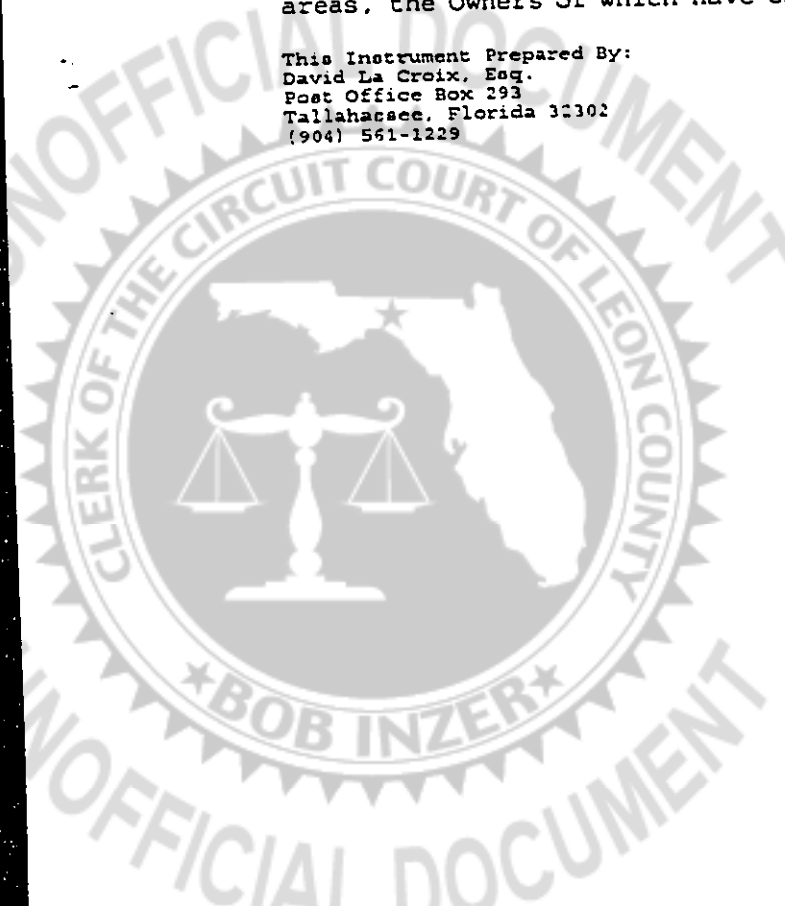
Section 3. "Declarants" shall mean the Association and the owners of all Lots, as described below, within the Property, who have executed this Declaration or who have joined in this Declaration by separate document.

Section 4. "Lot" shall mean any of the twenty-one (21) separately-owned parcels of land within the Property, as described below, not including the common areas, the Owners of which have executed this Declaration or have joined in this

This Instrument Prepared By:
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RECORDS OF LEON CO. FLA.
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DAVE LANG
CLERK CIRCUIT COURT
LEON COUNTY, FLORIDA

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Declaration by separate document.

Section 5. "Maintenance" shall mean the exercise of reasonable care to keep structures, driveways, landscaping, lighting, and other related improvements and fixtures in a condition comparable to their original condition, normal wear and tear excepted. Maintenance of landscaping shall further mean the exercise of generally accepted garden-management practices necessary to promote a healthy, weed-free environment for optimum plant growth.

Section 6. "Member" shall mean every person or entity who holds membership in the Association.

Section 7. "Mortgage" shall mean a conventional mortgage or deed of trust.

Section 8. "Mortgagee" shall mean a holder of a conventional mortgage or a beneficiary under or holder of a deed of trust.

Section 9. "Owner" shall mean the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Property, and shall include contract sellers, but shall not include those holding title merely as security for performance of an obligation.

ARTICLE II. MEMBERSHIP IN ASSOCIATION; VOTING RIGHTS

Section 1. The owner of any Lot, who has executed this Declaration or who has joined in this Declaration by separate document, shall be a member of the Association; membership shall be appurtenant to and may not be separated from ownership of a Lot.

Section 2. When more than one person or entity holds an ownership interest in a given Lot, all such persons or entities shall be members and the vote for such Lot shall be exercised as they may determine among themselves. In no event shall more than one vote be cast with respect to any Lot.

Section 3. Only members of the Association, their guests, tenants, and invitees, may have access to and use the swimming pool and other common areas.

Section 4. (a) Notwithstanding the foregoing Section 3, a Lot owner who has not executed this Declaration and has not joined in this Declaration by separate document, and such owner's guests, tenants, and invitees, shall be entitled to the use of the swimming pool and other common areas if all assessments which have been made by the Association for the year after the year in which this Declaration is recorded, and for all subsequent years, the same as if such Owner had executed this Declaration in the year it is recorded, have been paid for such Lot.

(b) Any Lot owner who executes a separate document joining in and agreeing to be bound by this Declaration shall thereafter be a member of the Association and entitled to all rights thereof, provided that such owner first pay all assessments which have been made by the Association for such Lot for the year after the year in which this Declaration is recorded, and for all subsequent years, the same as if such Owner had executed this Declaration in the year it is recorded.

(c) The Association shall provide to any prospective purchaser of a Lot, upon request, notification of (1) whether the owner (or a prior owner) of such Lot has previously executed this Declaration or joined in this Declaration by separate document; (2) if the owner (or a prior owner) has executed this Declaration or joined in this Declaration by separate document, the amount of any unpaid assessments outstanding; and (3) if the owner (and no prior owner) has

executed this Declaration or joined in this Declaration by separate document, the amounts of all past assessments levied and unpaid for such Lot which must be paid before the owner may join in this Declaration and become a member of the Association and be entitled to all rights thereof.

ARTICLE III. MEETINGS OF MEMBERS; ELECTION OF DIRECTORS

Section 1. The annual meeting of the members for the election of directors and the transaction of such other business as may properly come before the meeting shall be held as set by the Board of Directors. The place of the annual meeting shall be at one of the units within the Property.

Section 2. Special meetings of the members may be called by the President, the Board of Directors, or members constituting one-half or more of the members entitled to vote at the meeting. Special meetings shall be held at a unit on the Property, as may be designated by the President, the Board of Directors, or the stockholders calling the meeting.

Section 3. Written notice stating the place, day and hour of the meeting and, in the case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered not less than ten (10) days nor more than fifty (50) days before the date of the meeting, either personally or by mail, by or at the discretion of the President, the Secretary, or the officer or person calling the meeting, to each member entitled to vote at such meeting. Any member may waive notice of meetings.

Section 4. If mailed, notice shall be deemed to be delivered when deposited in the United States mail addressed to the member at his or her address as it appears in the records of the Association, with postage thereon paid. If three successive letters mailed to the last-known address of any member are returned as undeliverable, no further notices to such member shall be necessary, until another address for such shareholder is made known to the Association.

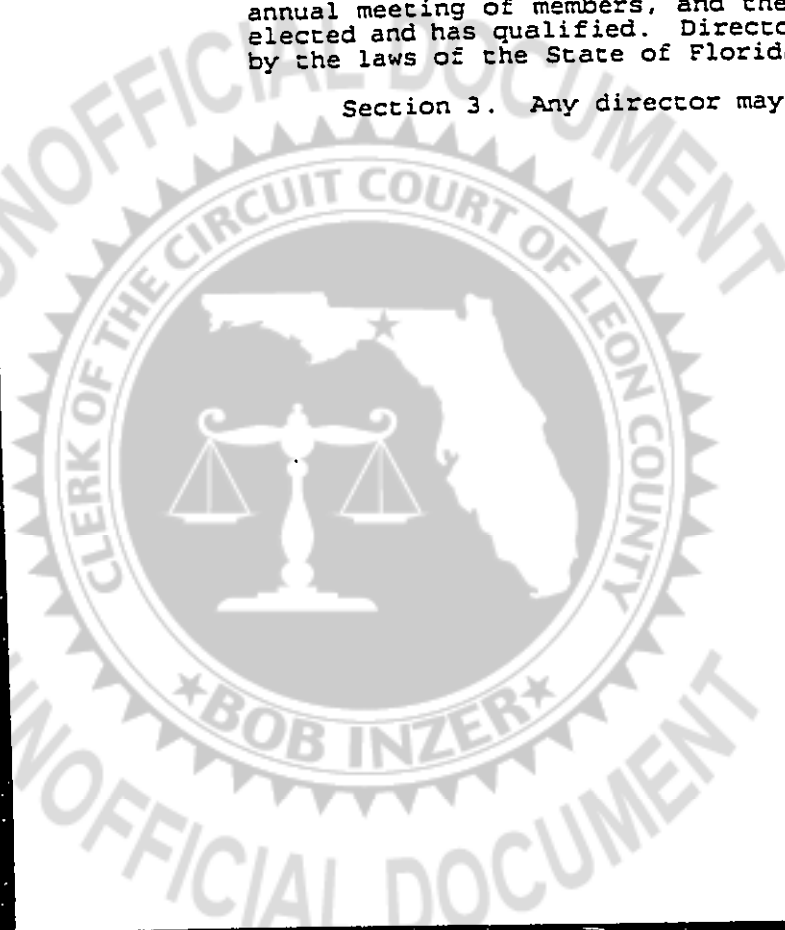
Section 5. A quorum at any meeting of the members shall consist of a majority of the members entitled to vote, represented in person or by proxy. If a quorum is present, the affirmative vote of the majority of the members represented at the meeting entitled to vote on the subject matter shall be the act of the members. If less than a majority of the members entitled to vote be represented at a meeting, a majority of the members so represented may adjourn the meeting for a period not to exceed sixty (60) days at any one adjournment. At such later meeting at which a quorum shall be present or represented, any business may be transacted which might have been transacted at a meeting as originally noticed.

ARTICLE IV. DIRECTORS

Section 1. The business and affairs of the Association shall be managed by a Board of Directors, except as otherwise provided by the laws of the State of Florida or the Articles of Incorporation.

Section 2. There shall be three (3) directors of the Association who shall be natural persons of the age of eighteen (18) years or older. The number of directors may be increased or decreased from time to time by the Board of Directors, but shall not be less than three (3). Directors shall be elected at each annual meeting of members. Each director shall hold office until the next annual meeting of members, and thereafter until his or her successor has been elected and has qualified. Directors shall be removable in the manner provided by the laws of the State of Florida.

Section 3. Any director may resign at any time by mailing or delivering



written notice of his or her resignation, which resignation shall take effect at the time specified therein, or, if no time be specified, then at the time of receipt thereof.

Section 4. Any vacancy occurring in the Board of Directors may be filled by the affirmative vote of a majority of the remaining directors though less than a quorum of the Board of Directors. A director elected to fill a vacancy shall be elected for the unexpired term of his or her predecessor in office. Any directorship to be filled by reason of any increase in the number of directors may be filled by the directors then in office, or by election at any annual or special meeting of members called for that purpose.

Section 5. The annual meeting of the Board of Directors shall be held without notice (other than this Section) immediately after, and at the same place as, the annual meeting of members.

Section 6. Special meetings of the Board of Directors or any committee designated by the Board may be called by or at the request of the President or any director, upon such notice as is reasonable under the circumstances.

Section 7. A majority of the actual number of directors shall constitute a quorum for the transaction of business. The act of the majority of the directors present at a meeting in which a quorum is present shall be the act of the Board of Directors.

ARTICLE V. OFFICERS AND AGENTS

Section 1. The officers of the Association shall consist of a President, a Secretary, and a Treasurer, each of whom shall be natural person of the age of eighteen (18) years or older and elected by the Board of Directors. The Board of Directors may elect or appoint such other officers and assistant officers and agents as may be deemed necessary.

Section 2. Any officer or agent may be removed by the Board of Directors whenever, in its judgment, the best interests of the Association will be served thereby.

Section 3. The President shall be the chief executive officer of the Association; shall preside at any meeting of the members or Board of Directors at which he or she is present; and shall see that all orders and resolutions of the Board are carried into effect; and he or she shall have the authority and powers necessary to perform such duties, including the execution of contracts and other documents in the ordinary course of business of the Association.

Section 4. The Secretary shall, if requested by the President, attend all meetings of the members and record all votes and the minutes of all proceedings in a book or books to be kept for that purpose, and shall perform like duties for the standing committees when required. He or she shall cause due notice to be given of all meetings of the members and Board of Directors; shall keep in safe custody the corporate records and the seal of the Association; and when authorized by the Board shall affix the seal to any instrument requiring it, which, when so affixed, shall be attested by his or her signature. He or she shall keep at the principal place of business of the Association a record of the members, including names and addresses of all members. He or she shall in general perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned to him or her by the President or by the Board of Directors.

Section 5. The Treasurer shall have custody of Association funds and shall keep full and accurate accounts of receipts and disbursements in books belonging to the Association, and shall deposit all monies and other valuable effects in

the name and to the credit of the Association in such depositories as may be designated by the Board of Directors. He or she shall disburse the funds of the Association as may be ordered by the Board and render to the President and the directors whenever they may require it an account of all transactions and of the financial condition of the Association.

ARTICLE VI. ASSESSMENTS

Section 1. Lien and personal obligation of assessments. Declarants hereby covenant for each Lot within the Property, and each owner of a Lot is hereby deemed to covenant by execution hereof or by joinder herein, to pay the Association (1) annual assessments and (2) special assessments for capital improvements. Such assessments will be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorneys' fees, shall be a charge on the land and a continuing lien on each Lot against which such assessment is made. Each such assessment, together with interest, costs, and reasonable attorneys' fees, shall also be the personal obligation of the person or persons who owned the Lot at the time the assessment fell due, but such personal obligation shall not pass to the successors in title of such person or persons unless expressly assumed by them.

Section 2. Purpose of annual assessments. The annual assessments levied by the Association shall be used exclusively to promote the health, safety, welfare, and recreation of the residents of the Property, and for the improvement and maintenance of the common areas. Annual assessments shall include, and the Association shall acquire and pay for out of the funds derived from annual assessments, the following:

- (a) Maintenance and repair of the common areas.
- (b) Water, sewer, garbage, electrical, lighting, and other necessary utility services for the common areas.
- (c) Acquisition of equipment for the common areas as may be determined by the Association, including without limitation all equipment necessary or proper for the use of the recreational facilities.
- (d) Maintenance and repair of driveways, and the proper drainage thereof, regardless of whether or not such driveways are part of the common areas or are part of any Lot within the Property.
- (e) Such fire insurance covering the common area and other casualty insurance, including flood insurance, as is deemed necessary and desirable by the Association.
- (f) Liability insurance insuring the Association and its officers and directors against any and all liability to the public, to any owner, or to the invitees or tenants of any owner arising out of their occupation or use of the common areas. The policy limits shall be set by the Association, and shall be reviewed at least annually and increased or decreased in the discretion of the Association.
- (g) Any other materials, supplies, labor, services, maintenance, repairs, structural alterations, insurance, taxes, or assessments which the Association is required to secure or pay pursuant to the terms of this Declaration or by law, or which shall be necessary or proper in the opinion of the board of directors of the Association for the operation of the common areas, for the benefit of the Lot owners, or for the enforcement of these restrictions.

Section 3. Maximum annual assessment. (a) Until December 31 of the year immediately following the year in which this Declaration is recorded, the maximum



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annual assessment shall be Four Hundred Dollars (\$400.00).

(b) From and after December 31 of the year immediately following the year in which this Declaration is recorded, the maximum annual assessment may be increased each year by the Association, but shall not be increased by more than ten percent (10%) of the maximum assessment for the previous year except as provided in subsection (c), below.

(c) From and after December 31 of the year immediately following the year in which this Declaration is recorded, the maximum annual assessment may be increased by more than ten percent of the maximum assessment for the previous year only by the affirmative vote or written assent of members representing a majority of the total number of votes entitled to be cast by all of the members of the Association.

(d) The board of directors of the Association may fix the annual assessment at an amount not in excess of the maximum.

Section 4. Special assessments for capital improvements. In addition to the annual assessments authorized above, the Association may levy in any assessment year a special assessment applicable to that year only for the purpose of defraying in whole or in part the cost of any construction, reconstruction, repair, or replacement of a capital improvement on the common areas, including fixtures and personal property related thereto. Any such assessment must be approved by a majority of the Association members.

Section 5. Notice and quorum for action authorized under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized by Section 3 or 4 shall be sent to all members not less than fifteen (15) nor more than thirty (30) days in advance of such meeting. In the event the proposed action is favored by a majority of the votes cast at such meeting, but less than the requisite majority of all Association members, members who were not present in person or by proxy may give their assent in writing within thirty (30) days after the date of such meeting.

Section 6. Uniform rate of assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots.

Section 7. Commencement and collection of annual assessments. The annual assessments provided for herein shall commence as to all Lots on the first day of the year immediately following the year in which this Declaration is recorded. The board of directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of the due date thereof and shall fix the dates such amounts become due. Assessments may be made payable annually, semi-annually or quarterly. Notice of the annual assessments shall be sent to every owner subject thereto. The Association shall, on demand and for a reasonable charge, furnish a certificate signed by an officer of the Association, setting forth whether the assessments against a specific Lot have been paid.

Section 8. Effect of nonpayment of assessments; remedies of the Association. Any assessment or partial assessment not paid within sixty (60) days after the due date shall be deemed in default and shall bear interest from the due date at the rate of ten percent (10%) per annum. The Association may bring an action at law against the owner personally obligated to pay the same, or may foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the common areas or abandonment of his or her Lot.

Section 9. Subordination of assessment lien to mortgages. The assessment lien provided for herein shall be subordinate to the lien of any first mortgage. A sale or transfer of any Lot shall not affect the assessment lien. However, the

sale or transfer of any Lot pursuant to a mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the assessment lien as to payments which become due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

Section 10. The Association may contract with any Lot owner to perform regular or special maintenance services on such owner's Lot or residence and to include the agreed-upon charge therefor as an additional amount in the annual assessment for such Lot.

ARTICLE VII. PROPERTY RIGHTS

Section 1. Owner's easements of enjoyment. Every owner of a Lot shall have a right of enjoyment in and to the common areas, subject to the following rights of the Association:

(a) The right to suspend the right of use of recreational facilities and the voting rights of any owner for periods during which assessments against his or her Lot remain unpaid; and

(b) The right to dedicate or transfer all or part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed upon by the members. No such dedication or transfer shall be effective unless an instrument executed by two-thirds of the members agreeing to such dedication or transfer has been duly recorded.

Section 2. Delegation of use. Subject to such limitations as may be imposed by the bylaws of the Association, each owner may delegate his right of enjoyment in and to the common area and facilities to the members of his family, his guests, tenants, and invitees.

Section 3. Easements of encroachment. There shall exist reciprocal appurtenant easements as between adjacent Lots and between each Lot and any portion or portions of the common areas adjacent thereto for any encroachment due to the unwillful placement, settling, or shifting of the improvements constructed, reconstructed, or altered thereon, provided such construction, reconstruction, or alteration is in accordance with the terms of this Declaration. Such easement shall exist to a distance of not more than one (1) foot as measured from any point on the common boundary between adjacent Lots, and between each Lot and any adjacent portion of the common areas, along a perpendicular to such boundary at such point. No easement for encroachment shall exist as to any encroachment occurring due to the wilful conduct of an owner.

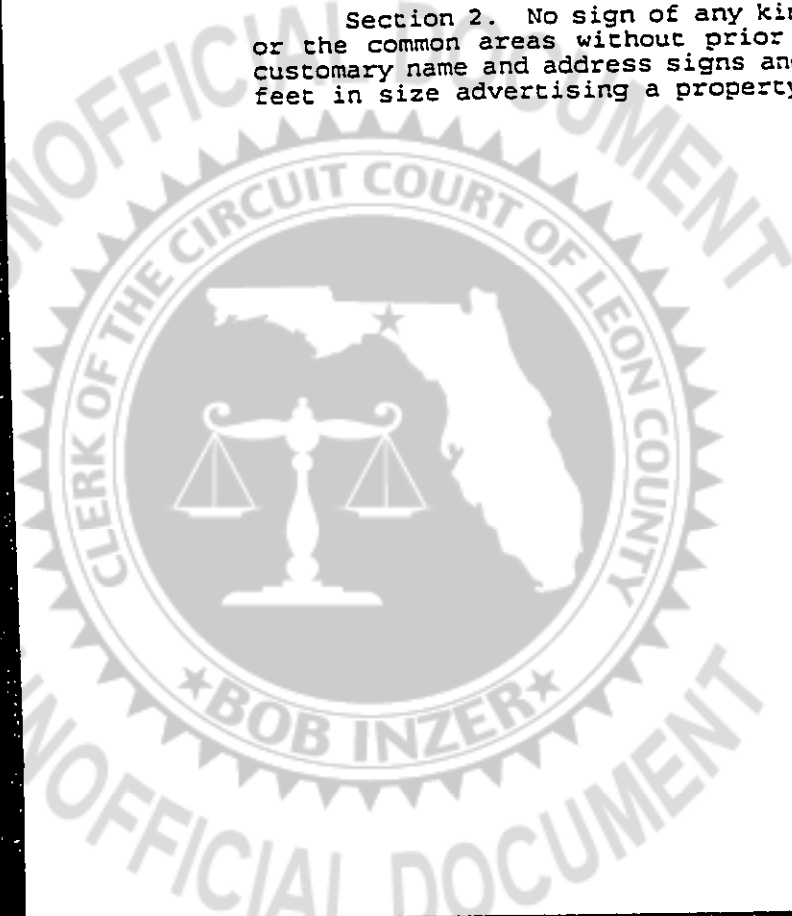
Section 5. Right of entry. The Association, through its duly authorized employees and contractors, shall have the right after reasonable notice to the owner thereof, to enter any Lot at any reasonable hour on any day to perform such maintenance as may be authorized therein.

ARTICLE VIII. USE RESTRICTIONS

The Property shall be occupied and used only as follows:

Section 1. No noxious or offensive activity shall be carried on in or on any Lot.

Section 2. No sign of any kind shall be displayed to public view on a Lot or the common areas without prior written consent of the Association, except customary name and address signs and lawn signs of not more than five (5) square feet in size advertising a property for sale.



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Section 3. Nothing shall be done or kept on a Lot or on the common areas which would increase the rate of insurance relating thereto without the prior written consent of the Association, and no owner shall permit anything to be done or kept on his Lot or the common areas which would result in the cancellation of insurance on any residence or on any part of the common areas, or which would be in violation of any law.

Section 4. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot or on the common areas. However, dogs, cats, and other household pets may be kept on Lots subject to such rules and regulations as may be adopted by the Association, as long as they are not kept, bred, or maintained for commercial purposes.

Section 5. No rubbish, trash, garbage, or other waste material shall be kept or permitted on any Lot or on the common area except in sanitary containers located in appropriate areas or in areas designated by the City of Tallahassee for pickup.

Section 6. No outbuilding, tent, shack, trailer, shed, or temporary building of any kind shall be used as a residence, either temporarily or permanently.

Section 7. No owner of a Lot shall repair or restore any motor vehicle, boat, trailer, aircraft, or other vehicle on any portion of any Lot or on the common areas, except for emergency repairs, and then only to the extent necessary to enable movement thereof to a proper repair facility. No owner shall park a vehicle in his driveway or elsewhere on his Lot in such a manner that the vehicle extends into the street or blocks access to any other Lot or to the common areas.

Section 8. Nothing shall be altered in, constructed on, or removed from the common areas except on the prior written consent of the Association.

ARTICLE IX. OWNERS' OBLIGATION
TO REPAIR

Each owner shall, at his sole cost and expense, repair his residence, keeping the same in a condition comparable to the condition of such residence at the time of its initial construction, excepting only normal wear and tear.

ARTICLE X. OWNERS' OBLIGATION
TO REBUILD

If all or any portion of a residence is damaged or destroyed by fire or other casualty, it shall be the duty of the owner thereof, with all due diligence, to rebuild, repair, or reconstruct such residence in a manner which will substantially restore it to its appearance and condition immediately prior to the casualty. Reconstruction shall be undertaken within twelve (12) months after the damage occurs, and shall be completed within thirty (30) months after the damage occurs, unless prevented by causes beyond the control of the owner or the owners.

ARTICLE XI. OWNERS' OBLIGATION
TO INSURE

It shall be the duty of the owner of each Lot to keep all improvements on such Lot insured against losses due to fire, flood, and other customary and usual insured casualties, in the amount of at least eighty percent (80 %) of their full insurable value.

ARTICLE XII. GENERAL PROVISIONS

Section 1. Enforcement. The Association or any Lot owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, easements, reservations, liens, and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or any Lot owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. In any action brought by a Lot owner or the Association to enforce any covenant or restriction herein contained, the prevailing party shall be entitled to a judgment for its costs and attorneys' fees, including any incurred on appeal.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

Section 3. Amendments. Covenants and restrictions of this declaration may be amended by duly recording an instrument executed and acknowledged by members representing a majority of the members of the Association.

Section 4. Subordination. No breach of any of the conditions herein contained or re-entry by reason of such breach shall defeat or render invalid the lien of any mortgage made in good faith and for value as to the Property or any Lot therein; provided, however, that such conditions shall be binding on any owner whose title is acquired by foreclosure, trustee's sale, or otherwise.

Section 5. Duration. The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association or any member thereof for a period of fifty (50) years from the date hereof. Thereafter, they shall be automatically extended for additional periods of ten (10) years each unless otherwise agreed to in writing by the then owners of at least three-quarters of the Lots.

ARTICLE XIII. DESCRIPTIONS OF LOTS AND COMMON AREAS

The Lots and common areas included within the Property are described as follows:

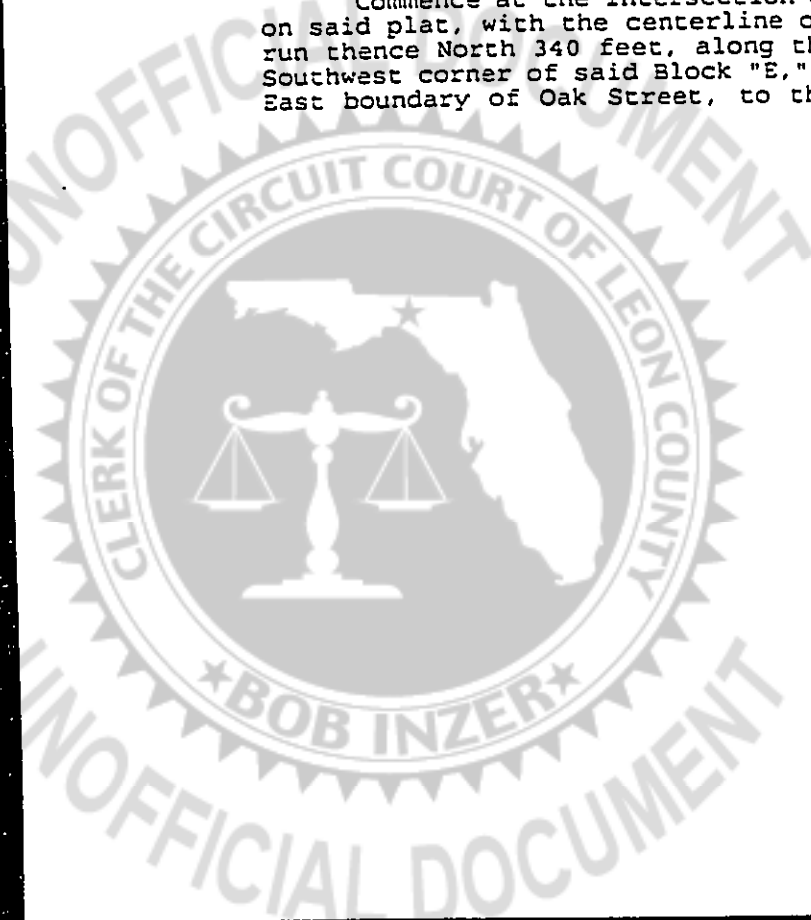
All parts of Block "E" of Hays Division of Magnolia Heights Addition, according to the plat thereof recorded in Deed Book "KK," Page 600, Public Records of Leon County, Florida, described as follows:

Common AreasSwimming Pool Area

Commence at the intersection of the East boundary of Oak Street, as shown on said plat, with the centerline of Park Avenue (formerly McCarty Street) and run thence North 340 feet, along the East boundary of said Oak Street, to the Southwest corner of said Block "E," thence continue North 196.20 feet, along the East boundary of Oak Street, thence run East 101.12 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue East 45.32 feet, thence run South 115.00 feet, thence West 46.44 feet, thence North 3.90 feet, thence East 1.12 feet, thence North 110.10 feet to the POINT OF BEGINNING.

Buffer Area

Commence at the intersection of the East boundary of Oak Street, as shown on said plat, with the centerline of Park Avenue (formerly McCarty Street) and run thence North 340 feet, along the East boundary of said Oak Street, to the Southwest corner of said Block "E," thence continue North 85.10 feet, along the East boundary of Oak Street, to the POINT OF BEGINNING. From said POINT OF



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BEGINNING continue North along the East boundary of Oak Street 111.10 feet, thence run East 13.50 feet, thence South 111.10 feet, thence West 13.50 feet to the POINT OF BEGINNING.

Lots

Lot 1

Commence at the intersection of the East boundary of Oak Street, as shown on said plat, with the centerline of Park Avenue (formerly McCarty Street) and run thence North 340 feet, along the East boundary of said Oak Street, to the Southwest corner of said Block "E," thence continue North 85.10 feet, along the East boundary of Oak Street, thence run East 13.50 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run North along a line 13.50 feet from and parallel to the East boundary of Oak Street 111.10 feet, thence East 23.81 feet, thence South 111.10 feet, thence West 23.81 feet to the POINT OF BEGINNING.

Lot 2

Commence at the intersection of the East boundary of Oak Street, as shown on said plat, with the centerline of Park Avenue (formerly McCarty Street) and run thence North 340 feet, along the East boundary of said Oak Street, to the Southwest corner of said Block "E," thence continue North 85.10 feet, along the East boundary of Oak Street, thence run East 37.31 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run North along a line 37.31 feet from and parallel to the East boundary of Oak Street 111.10 feet, thence East 20.00 feet, thence South 111.10 feet, thence West 20.00 feet to the POINT OF BEGINNING.

Lot 3

Commence at the intersection of the East boundary of Oak Street, as shown on said plat, with the centerline of Park Avenue (formerly McCarty Street) and run thence North 340 feet, along the East boundary of said Oak Street, to the Southwest corner of said Block "E," thence continue North 85.10 feet, along the East boundary of Oak Street, thence run East 57.31 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run North along a line 57.31 feet from and parallel to the East boundary of Oak Street 111.10 feet, thence East 20.00 feet, thence South 111.10 feet, thence West 20.00 feet to the POINT OF BEGINNING.

Lot 4

Commence at the intersection of the East boundary of Oak Street, as shown on said plat, with the centerline of Park Avenue (formerly McCarty Street) and run thence North 340 feet, along the East boundary of said Oak Street, to the Southwest corner of said Block "E," thence continue North 85.10 feet, along the East boundary of Oak Street, thence run East 77.31 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run North along a line 77.31 feet from and parallel to the East boundary of Oak Street 111.10 feet, thence East 23.81 feet, thence South 111.10 feet, thence West 23.81 feet to the POINT OF BEGINNING.

Lot 5

Commence at the intersection of the East boundary of Oak Street, as shown on said plat, with the centerline of Park Avenue (formerly McCarty Street) and run thence North 340 feet, along the East boundary of said Oak Street, to the Southwest corner of said Block "E," thence continue North 81.20 feet, along the East boundary of Oak Street, thence run East 146.44 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue East 28.33 feet, thence run North 115.00 feet, thence West 28.33 feet, thence South 115.00 feet to the POINT OF BEGINNING.

Lot 6

Commence at the intersection of the East boundary of Oak Street, as shown on said plat, with the centerline of Park Avenue (formerly McCarty Street) and run thence North 340 feet, along the East boundary of said Oak Street, to the Southwest corner of said Block "E," thence continue North 81.20 feet, along the East boundary of Oak Street, thence run East 174.77 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue East 22.00 feet, thence run North 115.00 feet, thence West 22.00 feet, thence South 115.00 feet to the POINT OF BEGINNING.

Lot 7

Commence at the intersection of the East boundary of Oak Street, as shown on said plat, with the centerline of Park Avenue (formerly McCarty Street) and run thence North 340 feet, along the East boundary of said Oak Street, to the Southwest corner of said Block "E," thence continue North 81.20 feet, along the East boundary of Oak Street, thence run East 196.77 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue East 22.00 feet, thence run North 115.00 feet, thence West 22.00 feet, thence South 115.00 feet to the POINT OF BEGINNING.

Lot 8

Commence at the intersection of the East boundary of Oak Street, as shown on said plat, with the centerline of Park Avenue (formerly McCarty Street) and run thence North 340 feet, along the East boundary of said Oak Street, to the Southwest corner of said Block "E," thence continue North 81.20 feet, along the East boundary of Oak Street, thence run East 218.77 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue East 22.00 feet, thence run North 115.00 feet, thence West 22.00 feet, thence South 115.00 feet to the POINT OF BEGINNING.

Lot 9

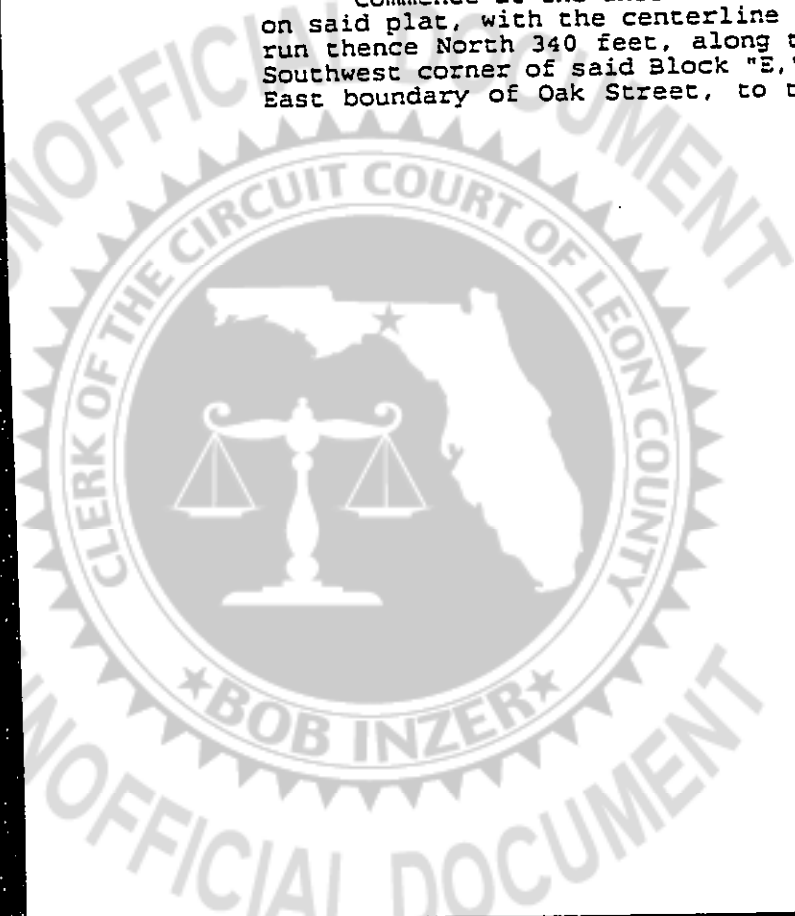
Commence at the intersection of the East boundary of Oak Street, as shown on said plat, with the centerline of Park Avenue (formerly McCarty Street) and run thence North 340 feet, along the East boundary of said Oak Street, to the Southwest corner of said Block "E," thence continue North 81.20 feet, along the East boundary of Oak Street, thence run East 240.77 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue East 39.16 feet, thence run North 115.00 feet, thence West 39.16 feet, thence South 115.00 feet to the POINT OF BEGINNING.

Lot 11

Commence at the intersection of the East boundary of Oak Street, as shown on said plat, with the centerline of Park Avenue (formerly McCarty Street) and run thence North 340 feet, along the East boundary of said Oak Street, to the Southwest corner of said Block "E," the POINT OF BEGINNING. From said POINT OF BEGINNING run East 96.50 feet, along the North boundary of Hays Street, thence run North 34.08 feet, thence West 96.50 feet, thence South 34.08 feet to the POINT OF BEGINNING.

Lot 12

Commence at the intersection of the East boundary of Oak Street, as shown on said plat, with the centerline of Park Avenue (formerly McCarty Street) and run thence North 340 feet, along the East boundary of said Oak Street, to the Southwest corner of said Block "E," thence continue North 34.08 feet, along the East boundary of Oak Street, to the POINT OF BEGINNING. From said POINT OF



OR 1785 PG 1119

BEGINNING continue North 22.00 feet, along said East boundary of Oak Street, thence run East 96.50 feet, thence South 22.00 feet, thence West 96.50 feet to the POINT OF BEGINNING.

Lot 13

Commence at the intersection of the East boundary of Oak Street, as shown on said plat, with the centerline of Park Avenue (formerly McCarty Street) and run thence North 340 feet, along the East boundary of said Oak Street, to the Southwest corner of said Block "E," thence continue North 56.08 feet, along the East boundary of Oak Street, to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 29.02 feet, along said East boundary of Oak Street, thence run East 100.00 feet, thence South 29.02 feet, thence West 100.00 feet to the POINT OF BEGINNING.

Lot 14

Commence at the intersection of the East boundary of Oak Street, as shown on said plat, with the centerline of Park Avenue (formerly McCarty Street) and run thence North 340 feet, along the East boundary of said Oak Street, to the Southwest corner of said Block "E," thence continue North 56.00 feet, along the East boundary of Oak Street, thence run East 100.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue East 97.94 feet, thence run North 25.20 feet, thence West 97.94 feet, thence South 25.20 feet to the POINT OF BEGINNING.

Lot 15

Commence at the intersection of the East boundary of Oak Street, as shown on said plat, with the centerline of Park Avenue (formerly McCarty Street) and run thence North 340 feet, along the East boundary of said Oak Street, to the Southwest corner of said Block "E," thence continue North 34.00 feet, along the East boundary of Oak Street, thence run East 96.50 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue East 101.44 feet, thence run North 22.00 feet, thence West 101.44 feet, thence South 22.00 feet to the POINT OF BEGINNING.

Lot 16

Commence at the intersection of the East boundary of Oak Street, as shown on said plat, with the centerline of Park Avenue (formerly McCarty Street) and run thence North 340 feet, along the East boundary of said Oak Street, to the Southwest corner of said Block "E," thence run East, along the North boundary of Hays Street 96.50 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue East 101.44 feet, along said North boundary of Hays Street, thence run North 34.00 feet, thence West 101.44 feet, thence South 34.00 feet to the POINT OF BEGINNING.

Lot 17

Commence at the intersection of the East boundary of Oak Street, as shown on said plat, with the centerline of Park Avenue (formerly McCarty Street) and run thence North 340 feet, along the East boundary of said Oak Street, to the Southwest corner of said Block "E," thence run East, along the North boundary of Hays Street, 197.94 feet, thence run North 56.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run East 96.00 feet, thence North 25.20 feet, thence West 96.00 feet, thence South 25.20 feet to the POINT OF BEGINNING.

Lot 18

Commence at the intersection of the East boundary of Oak Street, as shown on said plat, with the centerline of Park Avenue (formerly McCarty Street) and run thence North 340 feet, along the East boundary of said Oak Street, to the Southwest corner of said Block "E," thence run East, along the North boundary of Hays Street, 197.94 feet, thence run North 34.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run East 96.00 feet, thence North 22.00 feet, thence West 96.00 feet, thence South 22.00 feet to the POINT OF BEGINNING.

Lot 19

Commence at the intersection of the East boundary of Oak Street, as shown on said plat, with the centerline of Park Avenue (formerly McCarty Street) and run thence North 340 feet, along the East boundary of said Oak Street, to the Southwest corner of said Block "E," thence run East, along the North boundary of Hays Street, 197.94 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue East 96.00 feet, along said North boundary of Hays Street, thence run North 34.00 feet, thence West 96.00 feet, thence South 34.00 feet to the POINT OF BEGINNING.

Lot 20 (as referred to in deeds. Physically, the unit is identified as No. 22.)

Commence at the intersection of the East boundary of Oak Street, as shown on said plat, with the centerline of Park Avenue (formerly McCarty Street) and run thence North 340 feet, along the East boundary of said Oak Street, to the Southwest corner of said Block "E," thence run East, along the North boundary of Hays Street, 293.94 feet, thence run North 56.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run East 96.00 feet, thence North 42.38 feet, thence West 110.01 feet, thence South 17.18 feet, thence East 14.00 feet, thence South 25.20 feet to the POINT OF BEGINNING.

Lot 21

Commence at the intersection of the East boundary of Oak Street, as shown on said plat, with the centerline of Park Avenue (formerly McCarty Street) and run thence North 340 feet, along the East boundary of said Oak Street, to the Southwest corner of said Block "E," thence run East, along the North boundary of Hays Street, 293.94 feet, thence run North 34.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run East 96.00 feet, thence North 22.00 feet, thence West 96.00 feet, thence South 22.00 feet to the POINT OF BEGINNING.

Lot 22 (as referred to in deeds. Physically, the unit is identified as No. 20.)

Commence at the intersection of the East boundary of Oak Street, as shown on said plat, with the centerline of Park Avenue (formerly McCarty Street) and run thence North 340 feet, along the East boundary of said Oak Street, to the Southwest corner of said Block "E," thence run East, along the North boundary of Hays Street, 293.94 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue East 96.00 feet, along said North boundary of Hays Street, thence run North 34.00 feet, thence West 96.00 feet, thence South 34.00 feet to the POINT OF BEGINNING.

IN WITNESS WHEREOF, the parties hereto have hereupon set their hands and seals on the day and year designated below each signature



OR 1785 PG 1 | 2 |

As to Common Areas

Country Oaks Townhouses, Inc.

By: David La Croix
David La Croix, President

Attest

Linda Nelson
Linda Nelson, Secretary

Date: 12/15/94

STATE OF FLORIDA
COUNTY OF LEON

15th Execution of the foregoing instrument was acknowledged before me this 15th day of December, 1994, by David La Croix, as President of Country Oaks Townhouses, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced as identification and did not take an oath.

Vicki L. Holley
Print name:
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires:



VICKI L. HOLLEY
MY COMMISSION # CC355827 EXPIRES
April 21, 1998
BONDED THRU TROY FAIR INSURANCE, INC.

My commission number:

STATE OF FLORIDA
COUNTY OF LEON

15 Execution of the foregoing instrument was acknowledged before me this 15 day of December, 1994, by Linda Nelson, as Secretary of Country Oaks Townhouses, Inc., a Florida corporation, on behalf of the corporation. She is personally known to me ✓ or has produced as identification and did not take an oath.

Melisa C. Smith
Print name:
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires:

My commission number:



MELISA C. SMITH
MY COMMISSION # CC294531 EXPIRES
June 16, 1997
BONDED THRU TROY FAIR INSURANCE, INC.

As to Lot 1

WITNESSES:

Print Name:

James Fielding Weatherly III

Date:

Print Name:

STATE OF FLORIDA

COUNTY OF _____

Execution of the foregoing instrument was acknowledged before me this _____ day of _____, 1994, by James Fielding Weatherly III. He is personally known to me _____ or has produced _____ as identification and did / did not take an oath.

Print name: _____
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires: _____
My commission number: _____

As to Lot 2

WITNESSES:

Print Name: _____

George G. Kirkpatrick, Jr.

Date: _____

Print Name: _____

Print Name: _____

Monika G. Kirkpatrick

Date: _____

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

Execution of the foregoing instrument was acknowledged before me this _____ day of _____, 1994, by George G. Kirkpatrick, Jr. He is personally known to me _____ or has produced _____ as identification and did / did not take an oath.

Print name: _____
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires: _____
My commission number: _____



DR 1785 PG 1123

STATE OF FLORIDA

COUNTY OF _____

Execution of the foregoing instrument was acknowledged before me this _____ day of _____, 1994, by Monika G. Kirkpatrick. She is personally known to me _____ or has produced _____ as identification and did / did not take an oath.

Print name:
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires:

My commission number:

As to Lot 3

WITNESSES:

Print Name: Paul Magalian

Print Name: Date: _____

STATE OF FLORIDA

COUNTY OF LEON

Execution of the foregoing instrument was acknowledged before me this _____ day of _____, 1994, by Paul Magalian. He is personally known to me _____ or has produced _____ as identification and did / did not take an oath.

Print name:
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires:

My commission number:

As to Lot 5

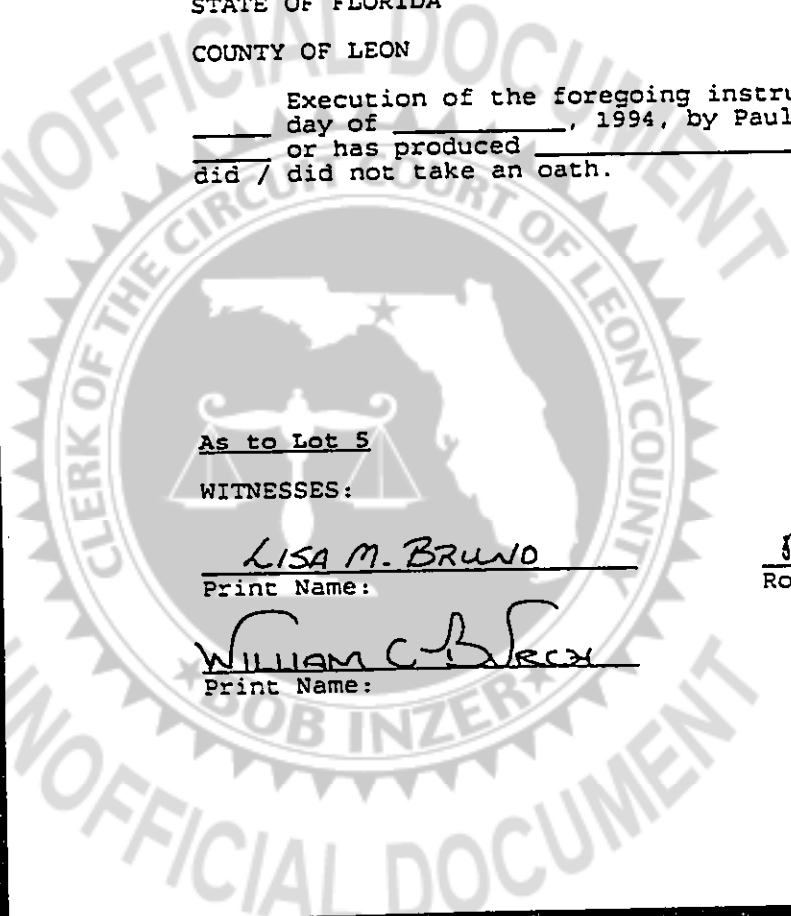
WITNESSES:

LISA M. BRUNO
Print Name:

WILLIAM C. BRECK
Print Name:

Robert L. Schlichenmaier
Robert L. Schlichenmaier

Date: 12/12/94



LISA M. BRUNO
Print Name:

Maxine L. Schlichenmaier

WILLIAM C. BURCH
Print Name:

Date: 12/15/94

STATE OF FLORIDA
COUNTY OF LEON

Execution of the foregoing instrument was acknowledged before me this 13 day of Dec., 1994, by Robert L. Schlichenmaier. He is personally known to me or has produced _____ as identification and did / did not take an oath.



RTA W. LACY
MY COMMISSION # CC 284376
NOTARY PUBLIC -
STATE OF FLORIDA
MY COMMISSION # CC 284376
March 22, 1997
BONDED THRU TROY FARM INSURANCE, INC.

Rita McLacy

Print name:
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires:
My commission number:

STATE OF FLORIDA
COUNTY OF LEON

Execution of the foregoing instrument was acknowledged before me this _____ day of _____, 1994, by Maxine L. Schlichenmaier. She is personally known to me _____ or has produced _____ as identification and did / did not take an oath.

Print name:
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires:
My commission number:

As to Lot 6
WITNESSES:

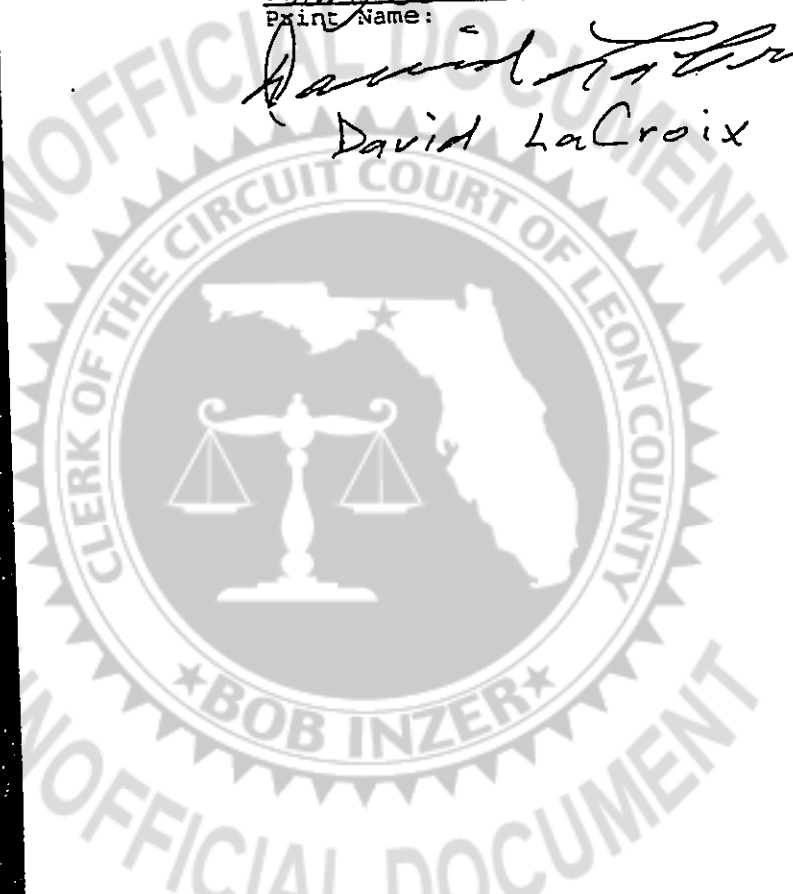
Mary E. Morton
Print Name:

Susan E. Morton
Susan E. Morton

Mary E. Morton
Print Name:

Date: 12/30/94

David LaCroix
David LaCroix



CR 1785 PG 1125

STATE OF FLORIDA

COUNTY OF LEON

Execution of the foregoing instrument was acknowledged before me this 30 day of February, 1994, by Susan E. Morton. She is personally known to me or has produced _____ as identification and did / did not take an oath.

David La Croix

Print name:
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires _____



DAVID LA CROIX
MY COMMISSION # CC418874 EXPIRES
November 6, 1998
BONDED THRU TROY FAH INSURANCE, INC.

My commission number: _____

As to Lot 7

WITNESSES:

~~Print Name: _____ John R. Geissler~~

~~Print Name: _____ Date: _____~~

~~Print Name: _____ E. Jane Geissler~~

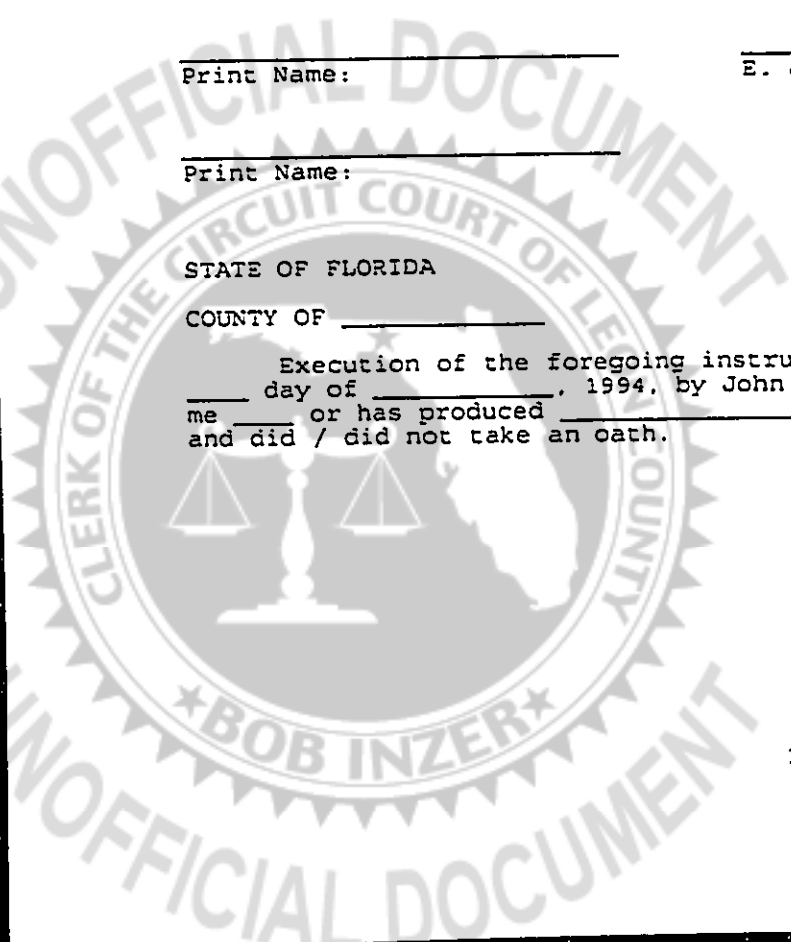
~~Print Name: _____ Date: _____~~

STATE OF FLORIDA

COUNTY OF _____

Execution of the foregoing instrument was acknowledged before me this _____ day of _____, 1994, by John R. Geissler. He is personally known to me _____ or has produced _____ as identification and did / did not take an oath.

Print name: _____
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires: _____
My commission number: _____



STATE OF FLORIDA

COUNTY OF _____

Execution of the foregoing instrument was acknowledged before me this _____ day of _____, 1994, by E. Jane Geissler. She is personally known to me _____ or has produced _____ as identification and did / did not take an oath.

Print name: _____
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires: _____
My commission number: _____

As to Lot 8

WITNESSES:

Print Name: _____ John H. Beck

Date: _____

Print Name: _____

Print Name: _____ Claudia B. Beck

Date: _____

Print Name: _____

STATE OF FLORIDA

COUNTY OF LEON

Execution of the foregoing instrument was acknowledged before me this _____ day of _____, 1994, by John H. Beck. He is personally known to me _____ or has produced _____ as identification and did / did not take an oath.

Print name: _____
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires: _____
My commission number: _____



OR 1785 PG 1127

STATE OF FLORIDA

COUNTY OF LEON

Execution of the foregoing instrument was acknowledged before me this ___ day of ___, 1994, by Claudia B. Beck. She is personally known to me ___ or has produced ___ as identification and did / did not take an oath.

Print name: _____
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires: _____
My commission number: _____

As to Lot 9

WITNESSES:

~~Print Name: _____~~

~~_____ Dana H. Plummer~~

~~Print Name: _____~~

~~Date: _____~~

STATE OF FLORIDA

COUNTY OF LEON

Execution of the foregoing instrument was acknowledged before me this ___ day of ___, 1994, by Dana H. Plummer. He is personally known to me ___ or has produced ___ as identification and did / did not take an oath.

Print name: _____
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires: _____
My commission number: _____

As to Lot 11

WITNESSES:

~~David LaCroix~~
Print Name: David LaCroix

Heinz Backfisch
Heinz Backfisch

Dolores Williams
Print Name: Dolores Williams

Date: 12/10/94

David LaCroix
Print Name: David LaCroix

Marguerite Backfisch
Marguerite Backfisch

Dolores Williams
Print Name: Dolores Williams

Date: 12/10/94

STATE OF FLORIDA
COUNTY OF LEON

Execution of the foregoing instrument was acknowledged before me this 10th day of December, 1994, by Heinz backfisch. He is personally known to me or has produced _____ as identification and did did not take an oath.

David LaCroix

Print name:
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires _____
My commission number:



DAVID LA CROIX
MY COMMISSION # CC418874 EXPIRES
November 6, 1998
BONDED THRU TROY FAIR INSURANCE, INC.

STATE OF FLORIDA
COUNTY OF LEON

Execution of the foregoing instrument was acknowledged before me this 10th day of December, 1994, by Marguerite Backfisch. She is personally known to me or has produced _____ as identification and did did not take an oath.

David LaCroix

Print name:
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires _____
My commission number:



DAVID LA CROIX
MY COMMISSION # CC418874 EXPIRES
November 6, 1998
BONDED THRU TROY FAIR INSURANCE, INC.

As to Lot 12

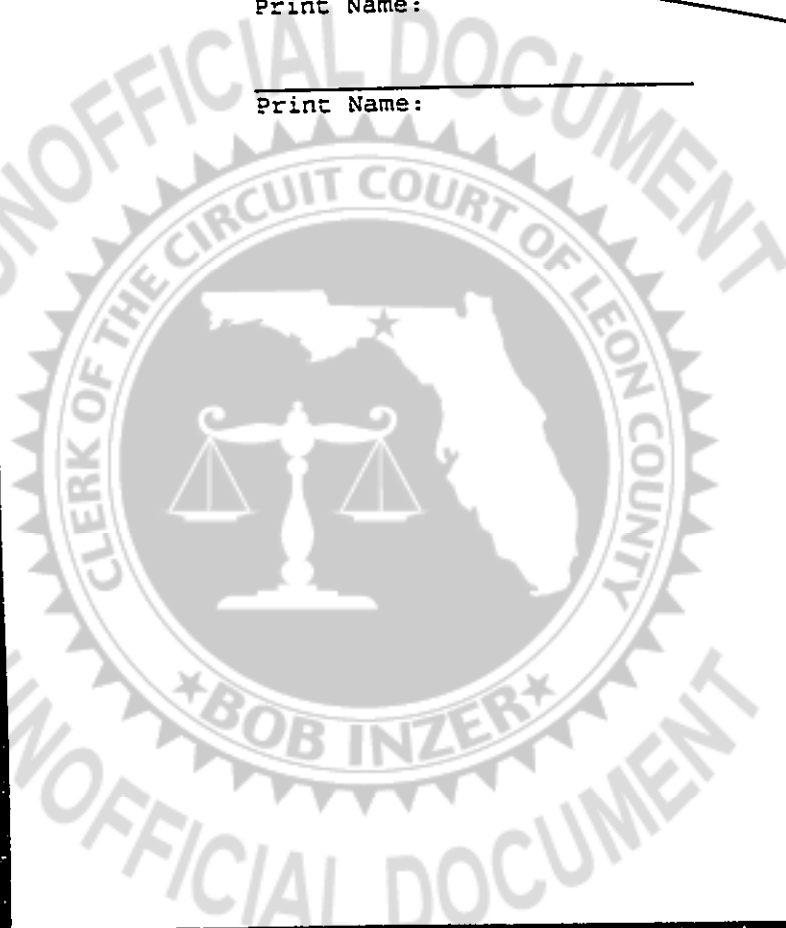
WITNESSES:

Print Name: _____

Timoth W. Eddy

Print Name: _____

Date: _____



OR 1785PG1129

Print Name:

Hilda Frazier

Print Name:

Date:

STATE OF FLORIDA

COUNTY OF _____

Execution of the foregoing instrument was acknowledged before me this _____ day of _____, 1994, by Timothy W. Eddy. He is personally known to me _____ or has produced _____ as identification and did / did not take an oath.

Print name:

NOTARY PUBLIC -
STATE OF FLORIDA

My commission expires:

My commission number:

STATE OF FLORIDA

COUNTY OF _____

Execution of the foregoing instrument was acknowledged before me this _____ day of _____, 1994, by Hilda Frazier. She is personally known to me _____ or has produced _____ as identification and did / did not take an oath.

Print name:

NOTARY PUBLIC -
STATE OF FLORIDA

My commission expires:

My commission number:

As to Lot 13

WITNESSES:

Print Name:

Ronald Q. Harris

Print Name:

Date:

Print Name: Julie C. Harris

Date: _____

Print Name: _____

STATE OF FLORIDA

COUNTY OF LEON

Execution of the foregoing instrument was acknowledged before me this _____ day of _____, 1994, by Ronald Q. Harris. He is personally known to me _____ or has produced _____ as identification and did / did not take an oath.

Print name: _____
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires:

My commission number:

STATE OF FLORIDA

COUNTY OF LEON

Execution of the foregoing instrument was acknowledged before me this _____ day of _____, 1994, by Julie C. Harris. She is personally known to me _____ or has produced _____ as identification and did / did not take an oath.

Print name: _____
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires:

My commission number:

As to Lot 14

WITNESSES:

David LaCroix
Print Name: David LaCroix

Linda Phyllis Nelson
Linda Phyllis Nelson

Jane McNeely
Print Name: JANE McNEELY

Date: 12/15/94



OR 1785 PG 1131

STATE OF FLORIDA
COUNTY OF LEON

Execution of the foregoing instrument was acknowledged before me this 15 day of December 1994, by Linda Phyllis Nelson. She is personally known to me or has produced _____ as identification and did / did not take an oath.



MELISA C. SMITH
MY COMMISSION # CC294831 EXPIRES
June 15, 1997
BONDED THRU TROY FAIR INSURANCE, INC.

Melissa C. Smith

Print name:
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires:

My commission number:

As to Lot 15

WITNESSES:

David LaCroix
Print Name: David LaCroix

Brian D. Clovis
Brian D. Clovis

Date: 12/11/94

Linda D. Nelson
Print Name: LINDA D. NELSON

David LaCroix
Print Name: David LaCroix

Mari Kay Clovis
Mari Kay Clovis

Date: 12/11/94

Linda D. Nelson
Print Name: LINDA D. NELSON

STATE OF FLORIDA
COUNTY OF Leon

Execution of the foregoing instrument was acknowledged before me this 11 day of December, 1994, by Brian D. Clovis. He is personally known to me or has produced _____ as identification and did / did not take an oath.

David LaCroix

Print name:
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires:

My commission number:



DAVID LA CROIX
MY COMMISSION # CC418874 EXPIRES
November 5, 1998
BONDED THRU TROY FAIR INSURANCE, INC.

STATE OF FLORIDA

COUNTY OF Leon

11th Execution of the foregoing instrument was acknowledged before me this 11th day of December, 1994, by Mari Kay Clovis. She is personally known to me or has produced _____ as identification and did / ~~did not~~ take an oath.

David La Croix

Print name:
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires:
My commission number:



DAVID LA CROIX
MY COMMISSION # CC418874 EXPIRES
November 6, 1998
BONDED THROUGH TRACY FARM INSURANCE, INC.

As to Lot 16

WITNESSES:

~~Print Name: _____ Mallory H. Williams~~

~~Date: _____~~

~~Print Name: _____~~

David La Croix
Print Name: David La Croix

Delores G. Williams
Delores G. Williams

Date: 12/10/94

Marguerite Backfisch
Print Name: MARGUERITE BACKFISCH

STATE OF FLORIDA

COUNTY OF BAY

Execution of the foregoing instrument was acknowledged before me this _____ day of _____, 1994, by Mallory H. Williams. He is personally known to me _____ or has produced _____ as identification and did / did not take an oath.

Print name: _____
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires:
My commission number:



DR 1785 PG 1133

STATE OF FLORIDA
COUNTY OF LEON

10th Execution of the foregoing instrument was acknowledged before me this day of December 1994, by Delores G. Williams. She is personally known to me or has produced identification and did / did not take an oath.

David La Croix
Print name:

NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires:



DAVID LA CROIX
MY COMMISSION # CC418874 EXPIRES
November 6, 1998
BONDED THRU TROY FAIR INSURANCE, INC.

My commission number:

As to Lot 17

WITNESSES:

Angela Marie Williams
Print Name: ANGELA MARIE WILLIAMS

Mary Anne Hoffman
Mary Anne Hoffman

Latesha Freeman
Print Name: Latesha Freeman

Date: 12.1.94

STATE OF FLORIDA
COUNTY OF Leon

Execution of the foregoing instrument was acknowledged before me this 1st day of December, 1994, by Mary Anne Hoffman. She is personally known to me or has produced identification and did / did not take an oath.



BRIDGET E. WARRING
MY COMMISSION # 183479 EXPIRES
November 24, 1995
BONDED THRU TROY FAIR INSURANCE, INC

Bridget E. Warring
Print name:

NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires:

My commission number:

As to Lot 18

WITNESSES:

Charles Murphy
Print Name: Charles Murphy

Vicki L. Holley
Print Name: Vicki L. Holley

David La Croix
David La Croix

Date: 12-15-94

STATE OF FLORIDA
COUNTY OF LEON

Execution of the foregoing instrument was acknowledged before me this 15th day of December, 1994, by David La Croix. He is personally known to me or has produced _____ as identification and did did not take an oath.

Vicki L. Holley

Print name:
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires



VICKI L. HOLLEY
MY COMMISSION # CC359827 EXPIRES
April 21, 1998
BONDED THRU TROY FAIR INSURANCE, INC.

My commission number:

As to Lot 19

WITNESSES:

David La Croix
Print Name: David La Croix

Kenneth R. Wasson
Kenneth R. Wasson

Elizabeth J. Eskew
Print Name: ELIZABETH J. ESKEW

Date: 12/22/94

Suzanne La Croix
Print Name: SUZANNE LA CROIX

Merilee A. Wasson
Merilee A. Wasson

David La Croix
Print Name: David La Croix

Date: 12-21-94

STATE OF FLORIDA
COUNTY OF LEON

Execution of the foregoing instrument was acknowledged before me this 22nd day of December, 1994, by Kenneth R. Wasson. He is personally known to me or has produced _____ as identification and did did not take an oath.

David La Croix

Print name:
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires



DAVID LA CROIX
MY COMMISSION # CC419874 EXPIRES
November 5, 1998
BONDED THRU TROY FAIR INSURANCE, INC.

My commission number



DR 1785 PG 1135

STATE OF FLORIDA

COUNTY OF LEON

Execution of the foregoing instrument was acknowledged before me this 21st day of December, 1994, by Merilee A. Wasson. She is personally known to me or has produced _____ as identification and did / did not take an oath

David La Croix

Print name:
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires:



DAVID LA CROIX
MY COMMISSION # CC418874 EXPIRES
November 6, 1998
BONDED THRU TROY FAIR INSURANCE, INC.

My commission number:

As to Lot 20 (as referred to in deeds. Physically, the unit is identified as No. 22.)

WITNESSES:

Print Name: _____

Pat F. Thomas

Date: _____

Print Name: _____

Print Name: _____

Mary Ann Thomas

Date: _____

STATE OF FLORIDA

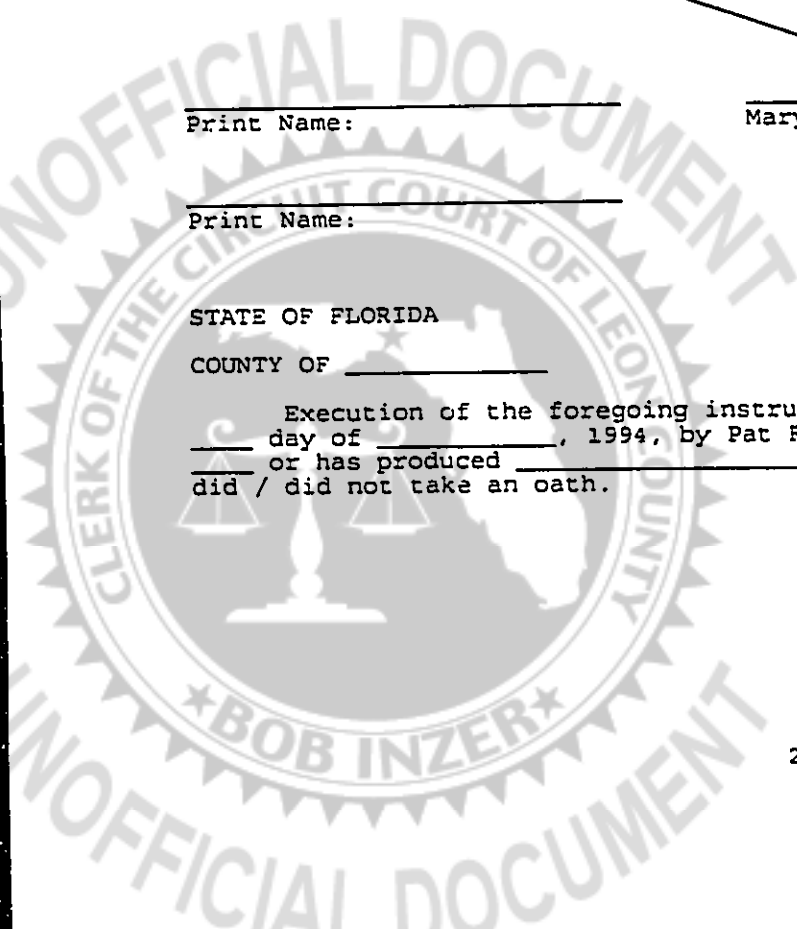
COUNTY OF _____

Execution of the foregoing instrument was acknowledged before me this _____ day of _____, 1994, by Pat F. Thomas. He is personally known to me _____ or has produced _____ as identification and did / did not take an oath.

Print name: _____

NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires:

My commission number:



STATE OF FLORIDA

COUNTY OF _____

Execution of the foregoing instrument was acknowledged before me this _____ day of _____, 1994, by Mary Ann Thomas. She is personally known to me _____ or has produced _____ as identification and did / did not take an oath.

Print name:
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires:

My commission number:

As to Lot 21

WITNESSES:

[Signature]
Print Name:
[Signature]
Print Name: Vicki L. Holley

[Signature]
David La Croix

Date: 12-15-94

STATE OF FLORIDA

COUNTY OF LEON

Execution of the foregoing instrument was acknowledged before me this 15th day of December, 1994, by David La Croix. He is personally known to me _____ or has produced _____ as identification and did did not take an oath.

[Signature]
Print name:
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires:



VICKI L. HOLLEY
MY COMMISSION # CC359827 EXPIRES
April 21, 1998
BONDED THRU TROY FARM INSURANCE, INC.

My commission number:

As to Lot 22 (as referred to in deeds. Physically, the unit is identified as No. 20.)

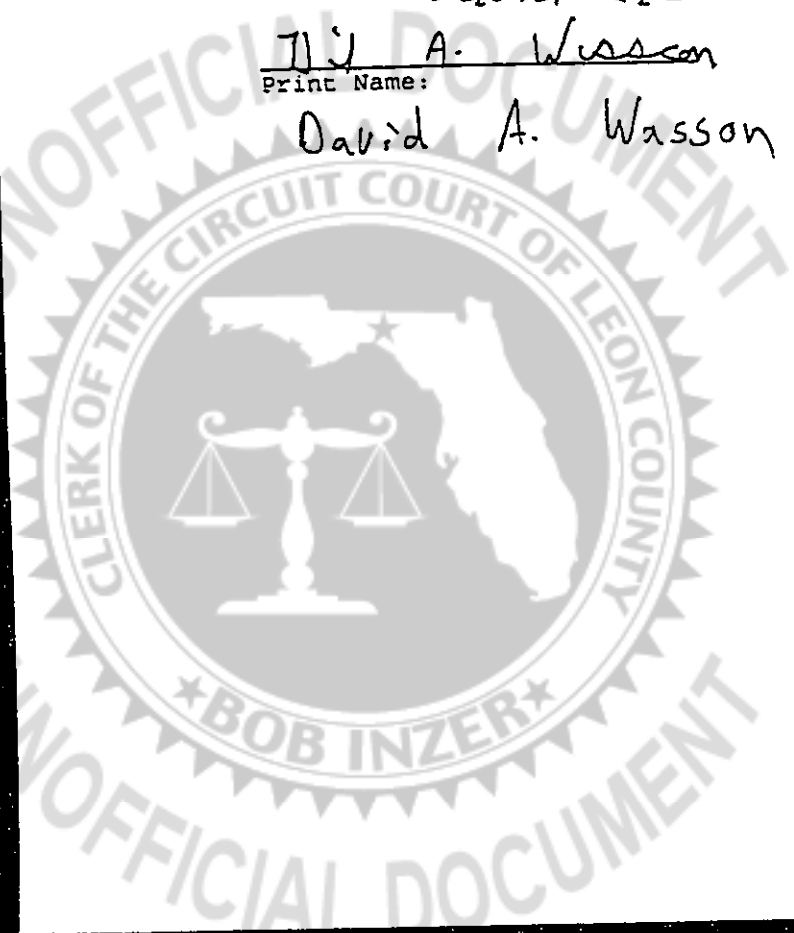
WITNESSES:

[Signature]
Print Name: David La Croix

[Signature]
John B. Eskew

[Signature]
Print Name:
David A. Wasson

Date: 12/10/94



OR 1785 PG 1137

David LaCroix
Print Name: David LaCroix

Elizabeth J. Eskew
Elizabeth J. Eskew

David A. Wasson
Print Name: David A. Wasson

Date: 12/10/94

STATE OF FLORIDA
COUNTY OF LEON

10th Execution of the foregoing instrument was acknowledged before me this 10th day of December, 1994, by John B. Eskew. He is personally known to me or has produced _____ as identification and did / did not take an oath.

David LaCroix

Print name:
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires:
My commission number:



DAVID LA CROIX
MY COMMISSION # CC418874 EXPIRES
November 6, 1998
BONDED THRU TROY FARM INSURANCE, INC.

STATE OF FLORIDA
COUNTY OF LEON

10th Execution of the foregoing instrument was acknowledged before me this 10th day of December, 1994, by Elizabeth J. Eskew. She is personally known to me or has produced _____ as identification and did / did not take an oath.

David LaCroix

Print name:
NOTARY PUBLIC -
STATE OF FLORIDA
My commission expires:
My commission number:



DAVID LA CROIX
MY COMMISSION # CC418874 EXPIRES
November 6, 1998
BONDED THRU TROY FARM INSURANCE, INC.

