

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

Whereas, Holly Hills Development Corporation, a Florida corporation, is the owner of the following described land in Leon County, Florida, to wit:

The Northeast Quarter of the Southwest Quarter of Section 22, Township 1 North, Range 1 West containing 40 acres more or less.

Also part of the Northwest Quarter of the Southeast Quarter of Section 22, Township 1 North, Range 1 West, containing 39.92 acres more or less, and also part of the Northeast Quarter of the Southeast Quarter of Section 22, Township 1 North, Range 1 West, containing 0.39 acres, more or less, described as follows: Commence at the northwest corner of the Northeast Quarter of the Southeast Quarter of Section 22, Township 1 North, Range 1 West, and run thence south 89 degrees, 14 minutes west 12.53 feet to the point of beginning. From the point of beginning run thence south 00 degrees, 46 minutes east 210 feet to a point on the south boundary of Myrick Road, thence north 89 degrees, 14 minutes east 4.25 feet along the south boundary of Myrick Road, thence south 00 degrees, 46 minutes east 584 feet, thence south 26 degrees 24 minutes, 30 seconds east 122.60 feet, thence south 40 degrees, 09 minutes west 50.52 feet, thence south 00 degrees, 19 minutes east 210 feet to a point on the south boundary of Raa Avenue, thence north 89 degrees, 41 minutes east 13.65 feet along the south boundary of Raa Avenue, thence south 00 degrees, 06 minutes east 150 feet to a point on the south line of the North Half of the Southeast Quarter of Section 22, Township 1 North, Range 1 West, thence south 89 degrees, 41 minutes west along the south line of the North Half of the Southeast Quarter of Section 22, 39.37 feet more or less to the southeast corner of the Northwest Quarter of the Southeast Quarter of Section 22, thence westerly along the south line of the Northwest Quarter of the Southeast Quarter of Section 22, 1320 feet more or less to the southwest corner of the Northwest Quarter of the Southeast Quarter of Section 22, thence northerly 1320 feet more or less to the northwest corner of the Northwest Quarter of the Southeast Quarter of Section 22, thence easterly along the north line of the Northwest Quarter of the Southeast Quarter of Section 22, Township 1 North, Range 1 West, 1307.47 feet more or less to the point of beginning, containing in the total aggregate 80.31 acres, more or less.

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HOLLY HILLS DEVELOPMENT CORPORATION
RECORDS OF LEON CO., FLA.
BOOK 100, PAGE 119

1966 AUG -3 PM 4: 11

ATTEST: C. R. BROWN, JR.
PAUL E. HANKS, FIELD
CLERK OF LEON COUNTY

REC-235 FEB 75

Whereas, Holly Hills Development Corporation obtained title to said land by a warranty deed from J. B. Myrick and Ida Raa Myrick, his wife, dated April 15, 1966, recorded in Official Records Book 220, page 227, of the public records of Leon County, Florida, and

Whereas, said conveyance created certain restrictive covenants specified therein running with the land, but the grantors therein omitted from said restrictive covenants a provision for an Architectural Control Committee so that Holly Hills Development Corporation could appoint such committee and have unrestricted control of the identity of such committee at all times.

Now, therefore, Holly Hills Development Corporation, a Florida Corporation, does hereby impose upon said land the following restrictive covenants, to wit:

No building shall be erected, placed, or altered on any building lot in this subdivision until the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the buildings with respect to topography and finished ground elevation, by the Architectural Control Committee. The Architectural Control Committee as presently constituted is composed of Leo Crutchfield, Forrest R. Coxen and J. Vern Williams, all of Tallahassee, Florida. The committee may designate a representative to act for it. Holly Hills Development Corporation shall have the power to change the membership of the committee at any time by a recorded written instrument. In the event said committee, or its designated representative, fails to approve or disapprove the design and location of any plan submitted, within a period of thirty days after the same has been submitted to it, such approval shall be deemed to have been granted and this covenant deemed to have been fully complied with.

82.31 ac 76

The foregoing restrictive covenants shall run with the land for the same period of time stated in said deed recorded in Official Records Book 220, pages 227-232, and shall be deemed to be a part of the restrictive covenants and provisions governing the restrictive covenants imposed by said deed, and shall be construed in all respects as if contained in said deed.

(A portion of said 80.31-acre tract has been subdivided as Holly Hills Unit No. 7, the plat of which was recorded June 14, 1966 in Plat Book 5, page 9, in the office of the clerk of Circuit Court of Leon County. The recital, on page 1 of this instrument, of ownership of the entire 80.31-acre tract is not an assertion of a claim adverse to the rights of the public created by the dedication of streets incidental to said plat, but is in recognition thereof, and such rights are hereby ratified and confirmed. The restrictive covenants involved herein shall apply equally to the subdivided portion of said land and the unsubdivided portion.)

IN WITNESS WHEREOF, Holly Hills Development Corporation has executed this instrument this 13th day of July, 1966.

Signed, sealed and delivered in the presence of:

Sylvan Strickland
Patricia C. Hicks

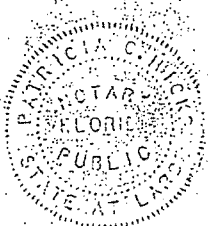
HOLLY HILLS DEVELOPMENT CORPORATION

By: Leo Crutchfield
Leo Crutchfield, President

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared LEO CRUTCHFIELD, to me known to be the person described in and who executed the foregoing instrument, and he acknowledged before me that he executed the same for the uses and purposes therein mentioned, as President of Holly Hills Development Corporation, a Florida corporation.

WITNESS my hand and official seal in the county and state last aforesaid this 2nd day of August, 1966.



Patricia C. Hicks
Notary Public

NOTARY PUBLIC, STATE OF FLORIDA at LARGE
MY COMMISSION EXPIRES SEPT. 16, 1968
BONDED THROUGH FRED W. QUATELHOOSE