

REC. 570 PAGE 599

RECORDED IN THE PUBLIC  
RECORDS OF LENOIR COUNTY,  
IN THE 75K & 76E BLDG.  
FEB 14 4 54 PM 1973  
AT THE TIME & DATE NOTED  
PAUL C. HARTSFIELD  
CLERK OF COURTS

279814

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That SILVER RIDGE DEVELOPMENT, INC. owner in fee simple of all the land as described by legal descriptions which are herewith attached and made part of these restrictive covenants is desirous to restrict the use and occupancy of all of the land owned by them for the purpose of enhancing their value and for the benefit of present and future owners of the property, do hereby impose upon the same the following covenants and restrictions to run with the land and which shall be binding upon all persons claiming by, through, or under them.

1. LAND USES AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than either one detached single-family dwelling, no structure to exceed two and one-half stories in height, and a private garage for not more than three cars; provided, however that such garage shall not have living quarters above or within.

2. ARCHITECTURAL CONTROL. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to the quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Procedure for approval shall be as specified in paragraph 14 hereof.

3. DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot at a cost less than \$25,000.00 based upon cost levels prevailing on the date these covenants are recorded. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1700 square feet for a one-story dwelling, nor less than 950 square feet on the first floor and not less than 800 on the second floor for a dwelling of more than one story. No dwellings shall exceed more than two and one-half stories, except if unusual design is such that a third floor does not detract from the exterior design and is approved by the architectural control committee.

4. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line than 35 feet, or nearer than 25 feet to any side street line. No building shall be located nearer than 25 feet to an interior lot line. No dwelling shall be located on any lot nearer than 25 feet to the rear lot. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of a building; provided, however, that this shall not be construed to permit any portion of a building on a lot, to encroach upon another lot.

5. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 170 feet at the minimum building setback line, nor shall any dwelling be erected or placed on any lot having an area of less than 34,000 square feet.

6. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

7. TEMPORARY STRUCTURES. No structures of a temporary character trailer, basement, tent shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

8. FENCES. Fences if erected shall be of a conventional design and must be in the keeping of the neighborhood and must be maintained to keep up the appearance of the neighborhood.

9. ANIMALS. No livestock or poultry of any kind shall be raised, bred or kept on any lot for commercial uses. Dogs, cats or other household pets are permitted as pets and not to be raised or bred for commercial purposes. Horses may be permitted on any lot containing an area of one and one-half or more acres, and then only if they do not become an annoyance or nuisance to the neighborhood.

10. OUTBUILDINGS. Detached buildings such as garages, barns or tool sheds must be permanently constructed and must be approved by the architectural control committee before being constructed. Any such building shall not be permitted nearer than 90 feet from any front lot line or closer than 25 feet to any rear lot line or nearer than 30 feet from any side street lot line or nearer than 25 feet from any side lot line. Any out building as described herein must be in keeping with the neighborhood and must be maintained so as not to become a deterrent to the neighborhood.

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11. No lot or any part of any lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or any other waste. All inclinerators or other equipment for storage or disposal of such materials shall be kept in a clean and sanitary condition.

12. No lot or parcel of land once conveyed by SILVER RIDGE DEVELOPMENT, INC. to a purchaser shall be divided in a tract any smaller than was conveyed or subdivided by the purchaser; for the purpose of resale.

13. ARCHITECTURAL CONTROL COMMITTEE. The architectural control committee is composed of WILBUR D. ALBERT, ROBERT M. WILSON and BEN L. CLAYTON. A majority of the committee may designate representatives to act for it. In the event of death or resignation of any member of the committee the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

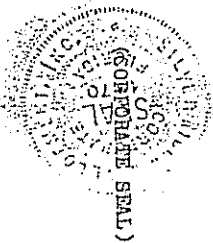
14. PROCEDURE. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

15. TERMS. These covenants are to run with the land and shall be binding on all persons claiming under them for a period of thirty years from the date the covenants are recorded, after which time said covenants shall be automatically extended for a successive period of ten years, unless an instrument signed by a majority of the then owners of the lots have been recorded, agreeing to change said covenants in whole or in part.

16. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages.

17. SEVERABILITY. Invalidation of any one of these covenants by judgments or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, as owners of said land, have herunto set their hands and seals this 15th day of January, 1973.



SILVER RIDGE DEVELOPMENT, INC. (SEAL)  
BY: ROBERT M. WILSON, PRESIDENT (SEAL)

Signed and sealed  
in the presence of:

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 ROBERT M. WILSON, known to me as the president of SILVER RIDGE DEVELOPMENT, INC., who executed the foregoing restrictive covenants, and acknowledged before me that they executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal in the county and state last aforesaid, this 15th day of January, 1973.

NOTARY PUBLIC

This instrument prepared by:  
SILVER RIDGE DEVELOPMENT, INC.  
1450 Lake Bradford Road  
Tallahassee, Florida 32304



4-17-76

Notary Public, State of Florida at Large  
My Commission Expires April 17, 1976  
Notary Seal is Being Used Subject to Act

LAND SURVEYING  
DRAFTING SERVICES  
RESIDENTIAL SUBDIVISIONS  
LAND PLANNING



**BROWARD DAVIS & ASSOC., INC.**

LEON AND P. WATTS, PRESIDENT  
REGISTERED LAND SURVEYOR  
FLORIDA-GEORGIA-ALABAMA  
TALLAHASSEE, FLORIDA 32303

313 N. MONROE STREET  
POST OFFICE BOX 3542  
PHONE 224-4156 OR 224-4157

REF: 570 PART 603

December 13, 1972

(Revised)  
(January 2, 1973)

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SILVER RIDGE DEVELOPMENT CORPORATION

Lots 1, 2, 3, 4, Block "A"

Commence at a concrete monument marking the Northwest corner of Section 7, Township 1 North; Range 1 East, Leon County, Florida, and run thence South 00 degrees 03 minutes 02 seconds West along the Section Line and the East boundary of Marston Road a distance of 1066.00 feet to the North boundary of Audubon Drive, thence East along the North boundary of said Audubon Drive and southerly to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 03 minutes 02 seconds East along the Section Line and along said southerly boundary 190.00 feet to the North right-of-way boundary of Audubon Drive, thence East along said North right-of-way boundary 358.25 feet, thence North 00 degrees 16 minutes West 190.0 feet, thence West 867.09 feet to the POINT OF BEGINNING; containing 3.78 acres, more or less.

ALSO:

Lot 5, Block "A"

Commence at the Northwest corner of Section 7, Township 1 North; Range 1 East, Leon County, Florida, and run thence South 00 degrees 03 minutes 02 seconds West along the Section Line and the East boundary of Marston Road a distance of 1066.00 feet to the North boundary of Audubon Drive, thence East along the North boundary of said Audubon Drive and southerly to the North boundary of said Section 7 a distance of 1207.97 feet to a point of curve to the left, thence along said curve with a radius of 29772 feet, through a central angle of 90 degrees 16 minutes, for an arc distance of 46762 feet, thence North 03 degrees 16 minutes West along the West boundary of Pear Lake 453.71 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 16 minutes West along said West boundary 269.25 feet to a point of curve to the left, thence along said right-of-way curve with a radius of 30,117 feet, through a central angle of 69 degrees 44 minutes for an arc distance of 47,860 feet to the South right-of-way boundary of Timberlane Road (State Road S-142), thence West along said South right-of-way boundary 16772 feet to the Northwest corner of property described in Official Records Book 155, Page 511 of the Public Records of Leon County, Florida,

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thence South 00 degrees 15 minutes East along the East boundary of said property as shown in Official Records Book 152, page 511, and along the East boundary of property described in Deed Book 212, page 94 of the Public Records of Leon County, Florida, a distance of 259.25 feet, thence East 194.72 feet to the POINT OF BEGINNING; containing 1.0 acre, more or less.

ALSO:

lots 1, 2, 3, 4, 5, 6, Block "B"

Commence at the Northwest corner of Section 7, Township 1 North, Range 1 East, Leon County, Florida, and run thence South 00 degrees 05 minutes 02 seconds West along the Section Line and East boundary of Section 7 a distance of 243.0 feet to the South boundary of Timberlane Road, thence East along the South boundary of said Timberlane Road and parallel to the North boundary of said Section 7 a distance of 1322.04 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue thence East along said South right-of-way boundary 632.28 feet to a point of curve to the right, also the Westerly right-of-way boundary of Oakfield Drive, thence along said right-of-way curve with a radius of 30.0 feet, through a central angle of 80 degrees 00 minutes, for an arc distance of 47.72 feet, thence South along said Westerly right-of-way boundary 160.00 feet to a point of curve to the right, through a central angle of 17 degrees 45 minutes, for an arc distance of 288.30 feet, thence South 17 degrees 45 minutes West along said Westerly right-of-way boundary 219.85 feet, thence South 87 degrees 21 minutes 40 seconds West 348.75 feet, thence North 00 degrees 16 minutes West 30.0 feet, thence West 230.50 feet to a point on the Easterly right-of-way boundary of Deer Lake Drive, thence North 00 degrees 10 minutes West along said Easterly right-of-way boundary 373.0 feet to a point of curve to the right, thence Northwest along said Northwesterly right-of-way curve with a radius of 29.72 feet, through a central angle of 80 degrees 16 minutes for an arc distance of 46.82 feet to the Point of Beginning; containing 9.32 acres, more or less.

ALSO:

Lot 1, Block "C"

Commence at the Northwest corner of Section 7, Township 1 North, Range 1 East, Leon County, Florida, and run thence South 00 degrees 05 minutes 02 seconds West along the Section Line and East boundary of Section 7 a distance of 243.0 feet to the South boundary of Timberlane Road, thence East along the South boundary of said Timberlane Road and parallel to the North boundary of said Section 7 a distance of 2362.12 feet to a point of curve to the right, thence Southwesterly along said curve with a radius of 113.26 feet, through a central angle of 03 degrees 05 minutes 30 seconds, for an arc distance of 159.63 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue thence along said curve with a radius of

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1113.28 feet, through a central angle of 12 degrees 33 minutes 53 seconds for an arc distance of 244.14 feet, thence South 20 degrees 43 minutes 50 seconds West 400.0 feet, thence South 84 degrees 59 minutes West 191.55 feet to the Easterly right-of-way boundary of Doe Run Drive, thence North 08 degrees 27 minutes East along said Easterly right-of-way boundary 431.02 feet to a point of curve to the right, thence along said right-of-way curve with a radius of 30.53 feet, through a central angle of 88 degrees 59 minutes, for an arc distance of 47.41 feet to the POINT OF BEGINNING; containing 2.31 acres, more or less.

ALSO:

Lots 1, 2, 3, Block "F"

Commence at a concrete monument marking the Northwest corner of Section 7, Township 1 North; Range 1 East, Leon County, Florida, and run thence South 00 degrees 05 minutes 02 seconds West along the Section Line 243.0 feet to the Southerly right-of-way boundary of Timberlane Road, thence East along said Southerly right-of-way 2362.12 feet to a point of curve to the right, thence along said right-of-way curve with a radius of 1113.28 feet, through a central angle of 44 degrees 52 minutes, for an arc distance of 871.78 feet to a concrete monument, thence South 43 degrees 08 minutes East along said Southerly right-of-way boundary 619.50 feet to a concrete monument, marking a point of curve to the left, thence along said right-of-way curve with a radius of 1179.28 feet, through a central angle of 45 degrees 00 minutes, for an arc distance of 955.26 feet to a concrete monument, thence North 09 degrees 52 minutes East along said Southerly right-of-way boundary 561.24 feet to the Easterly right-of-way of an 80 foot State Road (Timberlane School Road), for the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 09 degrees 52 minutes East along said Southerly right-of-way boundary 241.79 feet, thence South 00 degrees 43 minutes 35 seconds West along a line 41.70 feet from and parallel to the east boundary of said Section 7, said line also being 41.70 feet from and parallel to the West boundary of Lots 13 and 14 of Johnson Subdivision, a subdivision as per map or plat thereof, recorded in Plat Book 2, page 71 of the Public Records of Leon County Florida, a distance of 645.39 feet, thence South 89 degrees 46 minutes 25 seconds West along the Northerly right-of-way boundary of a 60 foot access road and a projection thereof 242.85 feet to the Easterly right-of-way boundary of said 80 foot State Road (Timberlane School Road), thence North 00 degrees 49 minutes 13 seconds East along said Easterly right-of-way boundary 645.80 feet to the POINT OF BEGINNING; containing 3.59 acres, more or less.

ALSO:

Lot 4, Block "F"

Commence at a concrete monument marking the Northwest corner of Section 7, Township 1 North; Range 1 East, Leon County, Florida, and run thence

South 00 degrees 05 minutes 02 seconds West along the Section Line 243.0 feet to the Southerly right-of-way boundary of Timberland Road, thence East along said Southerly right-of-way 2362.12 feet to a point of curve to the right, thence along said right-of-way curve with a radius of 1113.28 feet, through a central angle of 44 degrees 52 minutes, for an arc distance of 871.77 feet to a concrete monument, thence South 45 degrees 08 minutes East along said Southerly right-of-way boundary 619.50 feet to a concrete monument, marking a point of curve to the left, thence along said right-of-way curve with a radius of 1179.28 feet, through a central angle of 45 degrees 00 minutes, for an arc distance of 926.20 feet to a concrete monument, thence North 89 degrees 52 minutes East along said Southerly right-of-way boundary 641.24 feet to the Easterly right-of-way of an 80 foot State Road (Timberland School Road); thence South 00 degrees 49 minutes 13 seconds West along said Easterly right-of-way boundary 687.41 feet, thence South 00 degrees 35 minutes 58 seconds West along said Easterly right-of-way boundary 18.40 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 35 minutes 58 seconds West along said Easterly right-of-way boundary 277.63 feet to the Northwesterly right-of-way boundary of 1.10, thence North 82 degrees 04 minutes 49 seconds East along said Northwesterly right-of-way boundary 117.79 feet to a point lying on a curve concave to the Southeasterly, thence Northwesterly along said right-of-way curve with a radius of 7789.49 feet through a central angle of 00 degrees 40 minutes 01 second, for an arc distance of 90.67 feet (the chord of said arc being North 68 degrees 45 minutes 50 seconds East 90.67 feet) to the East boundary of said Section 7, thence North 00 degrees 43 minutes 35 seconds East along the Section line 229.35 feet to the Southerly right-of-way boundary of a 60 foot access road, thence South 89 degrees 46 minutes 25 seconds West along said Southerly right-of-way boundary 201.17 feet to the POINT OF BEGINNING; containing 1.20 acres, more or less.

ALSO:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, Block "H", and  
Lots 1, 2, 3, 4, 5 Block "G"

Commence at a concrete monument marking the Northwest corner of Section 7, Township 1 North; Range 1 East, Leon County, Florida, and run thence South 00 degrees 05 minutes 02 seconds West along the Section line and along the Easterly boundary of Meridian Road 1566.0 feet to the Southerly right-of-way boundary of Cloverdale Drive for the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 05 minutes 02 seconds West along said Section line and along said Easterly boundary 431.30 feet, thence South 89 degrees 14 minutes 59 seconds East 500.00 feet, thence South 00 degrees 05 minutes 02 seconds West 575.00 feet to the Northerly right-of-way boundary of a Natural Gas Line easement, thence South 89 degrees 14 minutes 59 seconds East along said Northerly right-of-way boundary 1450.00 feet, thence North 00 degrees 18 minutes West 580 feet to a concrete monument, on the Southerly right-of-way boundary of Shantilly Terrace, thence West along said Southerly right-of-way



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boundary 650.10 feet to the westerly right-of-way boundary of Deer Lake Drive, thence North 00 degrees 16 minutes West along said westerly right-of-way boundary 60.0 feet to a concrete monument, thence West 215.0 feet to a concrete monument, thence North 00 degrees 16 minutes West 190.0 feet, thence East 215.0 feet to the westerly right-of-way boundary of said Deer Lake Drive, thence North 00 degrees 16 minutes West along said westerly right-of-way boundary 190.0 feet to the southerly right-of-way boundary of said Cloverdale Drive, thence West along said southerly right-of-way boundary 12-1.0<sub>3</sub> feet to the POINT OF BEGINNING; containing 41.33 acres, more or less.

ALSO:

Lots 1 - 11, Block "J"

Commence at a concrete monument marking the Northwest corner of Section 7 Township 1 North; Range 1 East, Leon County, Florida, and run thence South 00 degrees 05 minutes 02 seconds West along the Section line and along the Easterly boundary of Meridian Road 1126.0 feet to the South right-of-way boundary of Audubon Drive for the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 05 minutes 02 seconds West along the Section line and along said Easterly boundary 380.0 feet to the North right-of-way boundary of Cloverdale Drive, thence East along said North right-of-way boundary 1240.66 feet to the westerly right-of-way boundary of Deer Lake Drive, thence North 00 degrees 16 minutes West along said westerly right-of-way boundary 190.0 feet, thence West 232.0 feet, thence North 00 degrees 16 minutes West 190.0 feet to the South right-of-way boundary of said Audubon Drive, thence West along said South right-of-way boundary 1006.34 feet to the POINT OF BEGINNING; containing 9.79 acres, more or less.

ALSO:

Triangle South of 1-10

Commence at a concrete monument marking the Northwest corner of Section 7, Township 1 North; Range 1 East, Leon County, Florida, and run thence South 00 degrees 05 minutes 02 seconds West along the Section line 243.0 feet to the Southerly right-of-way boundary of Timberlane Road, thence East along said Southerly right-of-way 2362.12 feet to a point of curve to the right, thence along said right-of-way curve with a radius of 1117.28 feet, through a central angle of 44 degrees 52 minutes, for an arc distance of 871.78 feet to a concrete monument, thence South 45 degrees 08 minutes East along said Southerly right-of-way boundary 619.50 feet to a concrete monument, marking a point of curve to the left, thence along said right-of-way curve with a radius of 1179.28 feet, through a central angle of 45 degrees 00 minutes, for an arc distance of 926.20 feet to a concrete monument, thence North 89 degrees 52 minutes East along said Southerly right-of-way boundary 641.24 feet to the East-

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erly right-of-way of an 80 foot State Road (Timberlane Sec. 7) road, thence South 00 degrees 49 minutes 13 seconds West along said easerly right-of-way boundary 337.47 feet, thence South 00 degrees 35 minutes 58 seconds West along said easterly right-of-way boundary 250.03 feet to the Northwestly right-of-way boundary of 1-10, thence North 52 degrees 04 minutes 49 seconds East along said Northwestly right-of-way boundary 177.19 feet to a point lying on a curve concave to the Southeastly, thence Northwesterly along said right-of-way curve with a radius of 7789.49 feet, through a central angle of 66 degrees 40 minutes 01 seconds, for an arc distance of 50.67 feet (before of said arc being North 68 degrees 45 minutes 50 seconds East 90.67 feet) to the East boundary of said Section 7, thence South 00 degrees 43 minutes 35 seconds West along the Section Line 322.15 feet to the Southeastly right-of-way boundary of 1-10 for the POINT OF BEGINNING. From said Point of BEGINNING continue South 00 degrees 42 minutes 35 seconds West along the Section Line 39.09 feet to a concrete monument on the North right-of-way boundary of the Northeast Quarter of said Section 7, marking the Southeast corner of the Northeast Quarter of said Section 7, thence North 89 degrees 14 minutes 39 seconds West along said Northerly right-of-way boundary 50.22 feet to the Southeastly right-of-way boundary of said 1-10, said point lying on a curve concave to the Southeastly, thence Northwesterly along said right-of-way curve with a radius of 7489.49 feet, through a central angle of 60 degrees 44 minutes 37 seconds, for an arc distance of 97.91 feet (before of said arc being North 67 degrees 51 minutes 25 seconds East 97.91 feet to the POINT OF BEGINNING) containing 0.04 acre, more or less.

ALSO:

Lots 1 - 5 and 7 - 19, Block "D", Lots 1 - 10, Block "E"

Commence at a concrete monument marking the Northwest corner of Section 7, Township 1 North, Range 1 East, Leon County, Florida, and run thence South 00 degrees 05 minutes 02 seconds West along the Section Line and along the Eastern boundary of Meridian Road 2572.30 feet to a point on the Northerly right-of-way boundary of a natural gas line easement, thence South 39 degrees 14 minutes 39 seconds East 400 feet Northerly right-of-way boundary 3481.38 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence North 00 degrees 45 minutes West 540.15 feet, thence South 39 degrees 13 minutes West 3.44 feet to a point of curve to the right, thence Southeastly and Northwestly along said curve with a radius of 210.0 feet, through a central angle of 46 degrees 22 minutes 53 seconds, for an arc distance of 170.0 feet, thence North 69 degrees 14 minutes 59 seconds West 369.71 feet, thence North 00 degrees 18 minutes West 438.40 feet to a concrete monument, thence North 44 degrees 52 minutes East 349.27 feet to a concrete monument on the Southeastly right-of-way boundary of Timberlane Road, thence South 42 degrees 06 minutes East along said Southeastly right-of-way boundary 35.50 feet to a concrete monument marking a point of curve to the left, thence Southeastly and Northwesterly along said Southeastly right-of-way boundary and said curve with a radius of 1179.28 feet, through a central

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angle of 45 degrees 00 minutes, for an arc distance of 926.25 feet to a concrete monument, thence North 89 degrees 52 minutes East along said southerly right-of-way boundary 561.25 feet to a point on the westerly boundary of the 60.0 foot right-of-way of Timberlane School, thence South 09 degrees 49 minutes 13 seconds West along said westerly right-of-way boundary 633.42 feet, thence South 00 degrees 35 minutes 56 seconds West along said westerly right-of-way boundary 308.42 feet to a point on the westerly right-of-way boundary of Interstate 10, thence South 82 degrees 04 minutes 49 seconds West along said northerly right-of-way boundary 11.92 feet, thence South 86 degrees 41 minutes 29 seconds West along said northerly right-of-way boundary 247.24 feet to a point on a curve concave to the Southeast, thence Southeast, by a long said right-of-way curve with a radius of 7829.49 feet, 209.51 & central angle of 03 degrees 09 minutes 53 seconds, for an arc distance of 433.03 feet (the chord of said arc being South 64 degrees 12 minutes 11 seconds West 432.97 feet) to a point on the Northerly boundary of said Natural Gas Line easement, thence North 89 degrees 14 minutes 59 seconds West along the Northerly boundary of said Natural Gas Line easement, 859.57 feet to the POINT OF BEGINNING; containing 53.48 acres, more or less.

ALSO:

Lot 5, Block "A"

Commence at a concrete monument marking the Northwest corner of Section 7, Township 1 North, Range 1 East, Leon County, Florida, and run thence South 00 degrees 05 minutes 02 seconds West along the Section line and along the easterly boundary of Marietta Road 243.0 feet to the South right-of-way boundary of Timberlane Road (State Road No. S-140), thence East along said South right-of-way boundary 180.0 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue East along said South right-of-way boundary 175.0 feet, thence South 213.0 feet, thence West 175.0 feet, thence North 213.0 feet to the POINT OF BEGINNING, containing 0.88 acre, more or less.

  
ROWARD P. DAVIS  
Registered Florida Land Surveyor, NO. 1254

Prepared by:  
W. CRIT SMITH, Esq.  
SUSAN S. THOMPSON, Esq.

3520 Thomasville Road  
Fourth Floor  
Tallahassee, Florida 32308-2459

## RESTRICTIVE COVENANTS

THIS DECLARATION made this 14 day of June, 1994 by GENE DAVIDSON and LARETTE DAVIDSON, hereinafter referred to as Declarant.

WHEREAS Declarant is the owner of certain property located in Leon County, Florida, more particularly described in the attached Exhibit "A". Declarant declares that all of the property described above shall be held, sold and conveyed, subject to these restrictions, covenants, and conditions, which shall run with the real property and be binding on all parties having any right, title or interest in the described property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each other. Each owner of any lot by acceptance of a deed therefore is deemed to covenant and agree to pay his pro rata share, hereafter referred to as assessment of the cost of maintenance of the assessments described on the recorded plat of the property described herein. The assessment, together with interest, costs and reasonable attorney's fees shall be a charge on the land and shall be a continuing lien upon the property against which such assessment is made. If any assessment is not paid within 30 days after the due date any owner may bring an action at law against the other owner personally obligated to pay the lien or foreclose the lien against the property.

The lien of the assessment provided herein shall be subordinate to the lien of any first mortgage.

DATED this 14 day of June, 1994

*Gene Davidson*  
GENE DAVIDSON

*Larette Davidson*  
LARETTE DAVIDSON

OR 1749 PG 101

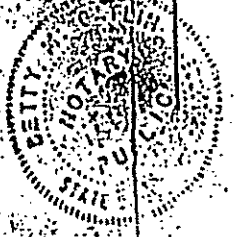
STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 14  
day of June, 1994, by GENE DAVIDSON and LARETTE DAVIDSON (who are  
personally known to me/produced \_\_\_\_\_ as  
identification) and who (did/did not) take an oath.

*Betty M. Smith*  
NOTARY PUBLIC



BETTY M. SMITH  
MY COMMISSION EXPIRES  
SEPTEMBER 02, 1995  
LEON COUNTY, FLORIDA



RECORDING NOTICE  
 Document legibility unsatisfactory  
 for clean reproduction in the public  
 records.

Commence at the Northwest corner of Section 7, Township 1 North, Range 1 East, Leon County, Florida, and run thence South along the Section line and the East boundary of Meridian Road a distance of 1126.0 feet to the South boundary of a 60.0-foot roadway known as Audubon Drive, thence East along the South boundary of said Audubon Drive and parallel to the North boundary of said Section 7 a distance of 1642.59 feet to the Point of Beginning. From said Point of Beginning continue thence East along said South boundary of Audubon Drive and parallel to the North boundary of said Section 7 a distance of 49.14 feet to a point of curve to the left, thence Northwesterly along said South boundary of Audubon Drive and said curve with a radius of 721.74 feet through a central angle of 14° 30' for an arc distance of 182.65 feet, thence North 75° 30' East along said South boundary of Audubon Drive 536.16 feet to a point of curve to the right, thence North-easterly and Southeasterly along said South boundary of Audubon Drive and said curve with a radius of 142.46 feet through a central angle of 38° 22' for an arc distance of 95.39 feet to a point of compound curve concave to the South-westerly, thence Southeasterly along said compound curve and said South boundary of Audubon Drive with a radius of 509.55 feet through a central angle of 21° 00' for an arc distance of 185.76 feet, thence South 45° 08' East along said South boundary of Audubon Drive 14.94 feet to a point of curve to the right, thence Southeasterly and Southwesterly along said curve with a radius of 30.0 feet through a central angle of 90° 00' for an arc distance of 47.12 feet to a point on the Westerly boundary of a 60.0 foot roadway known as Woody Road, thence South 44° 52' West along said Westerly boundary 149.10 feet to a point of curve to the left, thence Southwesterly along said Westerly boundary and said curve with a radius of 390.65 feet through a central angle of 45° 10' for an arc distance of 307.95 feet (the chord of said arc being South 22° 17' West 300.04 feet) thence run South 00° 18' East along said Westerly boundary 427.75 feet to a point on the North boundary of a 60.0-foot roadway known as Shantilly Terrace, thence West along said North boundary and parallel to the North boundary of said Section 7 a distance of 1134.80 feet to a point on the East boundary of 60.0-foot roadway, known as Deer Lane Drive, thence North 00° 16' West along said East boundary 199.0 feet, thence run East parallel to the North boundary of said Section 7 a distance of 350.72 feet, thence run North 00° 16' West 621.0 feet to the Point of Beginning, containing 18.15 acres, more or less.

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GAY LANG  
 CLERK CIRCUIT COURT  
 LEON COUNTY, FLORIDA

EXHIBIT "A"