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OR1164PC 775

DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS

JUN 14 3 13 PM 1985
PAUL F. HARTSFIELD
CLERK OF CIRCUIT COURT

THIS DECLARATION, made on the date hereinafter set forth by GULF SUN BUILDERS, INC. a Florida Corporation, hereinafter referred to as "Declarant."

W I T N E S S E T H :

WHEREAS, Declarant is the owner of certain property in Leon County, State of Florida, which is more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF;

NOW, THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties 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

VICTORY GARDENS HOMEOWNERS ASSOCIATION, INC.

its successors and assigns.

Section 2.

"Owner" shall mean and refer to the

record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

DR1164PC 776

Section 3. "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean and refer to all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the owners, or covered by a grant of easement to the "Association" for that same purpose. The Common Area to be covered by a grant of easement to the Association at the time of conveyance of the first lot is described in Exhibit "B" attached hereto and by reference made a part hereof.

Section 5. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties, with the exception of the Common Areas, or in the event said subdivision is unrecorded, each plot of land described as a Lot in Exhibit "C" attached hereto and by reference made a part hereof.

Section 6. "Declarant" shall mean and refer to
a Florida corporation,

its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

ARTICLE II

Property Rights

Section 1. Owners' Easements of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every lot, subject to the following provisions:

- (a) The right of the Association to charge reasonable admission and other fees for the use of any recreational facility, if any, situated upon the Common Area;
- (b) The right of the Association to suspend the voting rights and right to use of the recreational facilities, if any, by an owner for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed 60 days for any infraction of its published rules and regulations;

OR1164PG 777

(c) The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by two-thirds of each class of members has been recorded.

Section 2. Delegation of Use. Any owner may delegate, in accordance with the Bylaws, his right of enjoyment to the Common Area and facilities, if any, to the members of his family, his tenants, or contract purchasers who reside on the property.

ARTICLE III

Membership and Voting Rights

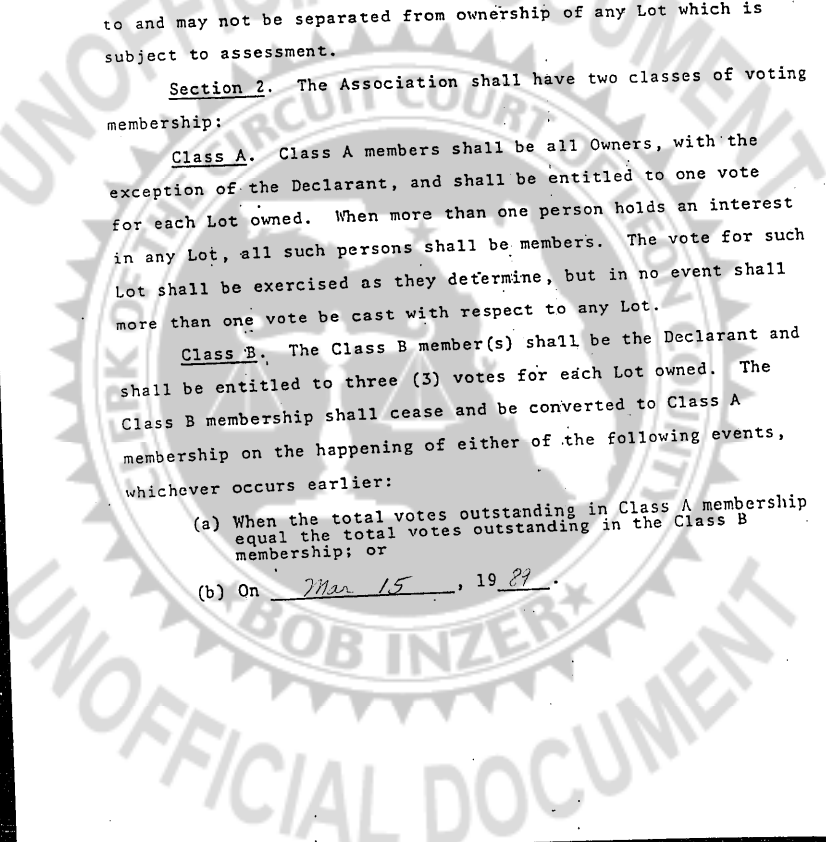
Section 1. Every owner of a lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) When the total votes outstanding in Class A membership equal the total votes outstanding in the Class B membership; or
- (b) On Mar 15, 1989.



ARTICLE IV

Covenant for Maintenance Assessments

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, 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 each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area.

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be

one hundred dollars dollars (\$ 100.00) per Lot.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than 5% above the maximum assessment for the previous year without a vote of the membership.

OR1164PG 779

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above 5% by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.

(c) The Board of Directors 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 upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Sections 3 and 4 shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At such meeting, the presence of members or of proxies entitled to cast a majority of all the votes of each class of membership shall constitute a quorum.

If a quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting.

Section 6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all lots and may be collected on a monthly basis.

DR1164PG 780

Section 7. Date of Commencement of Annual Assessments:

Due Dates. The annual assessments provided for herein shall commence as to all Lots on the first day of the month following the conveyance of the Common Area. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a lot is binding upon the Association as of the date of its issuance.

Section 8. Effect of Nonpayment of Assessments: Remedies of the Association.

Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of 12 percent per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became 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.

ARTICLE V

OR1164PC 781

Land Use and Building Type

No lot shall be used except for residential purposes.

ARTICLE VI

Dwelling Size

No dwelling shall be permitted on any lot unless it is
at least 928 square feet.

ARTICLE VII

Building Location

No building shall be located on any Lot nearer to the
front lot line or nearer to the side street than the minimum
setback lines determined by the Leon County Building Codes.

ARTICLE VIII

Nuisances

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

ARTICLE IX

Signs

No sign of any kind shall be displayed to the public view
on any lot except one sign of not more than ten square feet
to advertise the property for sale or lease.

ARTICLE X

Livestock and Poultry

No animals, livestock, or poultry of any kind shall be
raised, bred or kept on any lot, except that dogs, cats or other
household pets may be kept, provided they are not kept, bred or
maintained for any commercial purpose.

ARTICLE XI

DR1164PC 782

Architectural Control

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

ARTICLE XII

General Provisions

Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

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

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date of this Declaration recordation, after which time they shall be automatically extended for

DR1164PC 783

successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety per cent (90%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five per cent (75%) of the Lot Owners. Any amendment must be recorded.

Section 4. Annexation. No additional land may be annexed without the consent of two-thirds vote of the Association.

Section 5. FHA/VA Approval. As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: Annexation of additional properties, dedication of Common Area, and amendment of this Declaration of Covenants, Conditions and Restrictions.

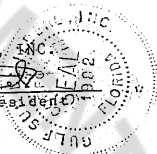
IN WITNESS WHEREOF, the undersigned, being the Declarant, has herein, has hereunto set its hand and seal this 28th day of May, 1985.

Signed, sealed and delivered in our presence as witnesses:

Sandra L. Grampa
AA Hill

GULF SUN BUILDERS, INC.

By: John Futch
John Futch, President



STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by JOHN FUTCH as President of GULF SUN BUILDERS, INC. a Florida corporation, this 28th day of May, 1985.

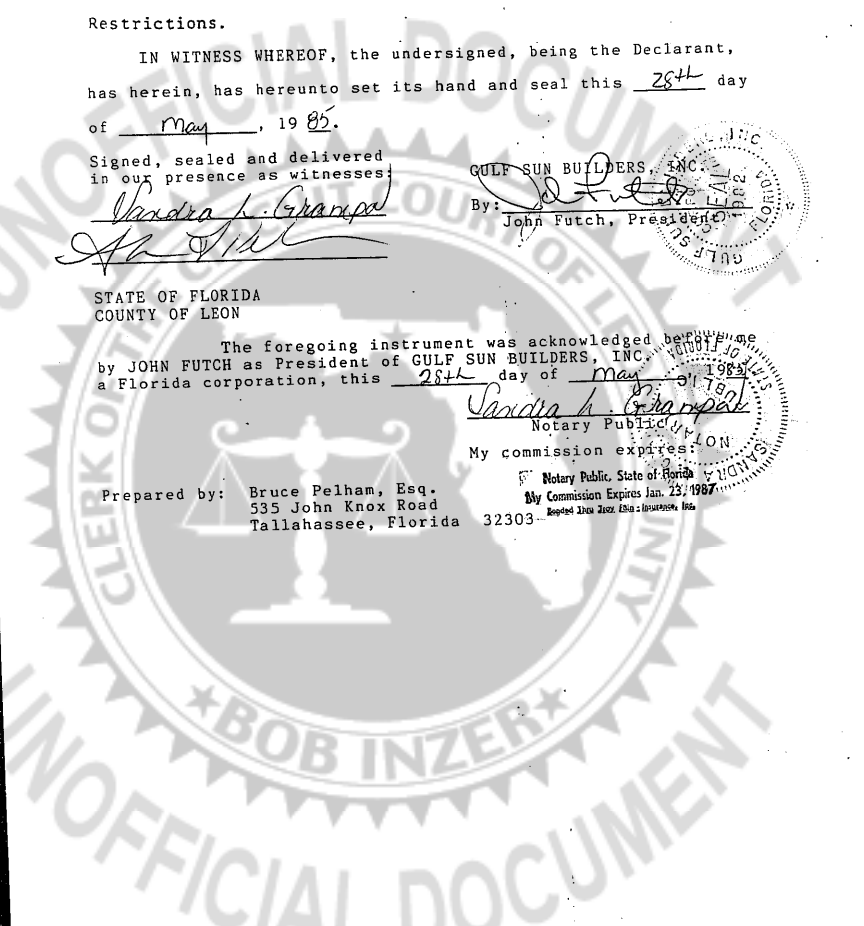
Sandra L. Grampa
Notary Public, Leon County, Florida

My commission expires:

Notary Public, State of Florida
My Commission Expires Jan. 23, 1987
Kopel 200 2002 2300-10000000, Inc.

Prepared by: Bruce Pelham, Esq.
535 John Knox Road
Tallahassee, Florida 32303

32303



POOLE ENGINEERING COMPANY, INC.
Cedars Executive Center
Suite 181-B • 2639 North Monroe Street
Tallahassee, Florida 32303-4095
SURVEYORS - ENGINEERS - ARCHITECTS
Phone: (904) 386-5117

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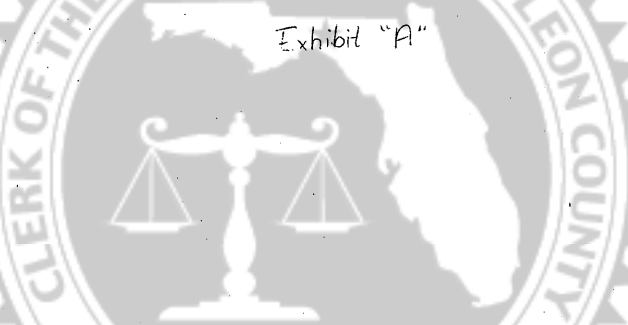
Page 2 of 2
S83-602
August 15, 1984

LEGAL DESCRIPTION
of
VICTORY GARDENS
Phase I
for
GULF SUN BUILDERS, INC.

Commence at the southwest corner of Section 33, Township 1 North, Range 1 East, Leon County, Florida; and run North 00 degrees 02 minutes 22 seconds West along the Westerly boundary of said Section 33, 1,277.68 feet; then leaving said Westerly boundary run South 89 degrees 52 minutes 25 seconds East 705.21 feet to the Westerly Right-of-Way of Victory Garden Drive; then run North 00 degrees 11 minutes 46 seconds East along said Westerly Right-of-Way 146.41 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 11 minutes 46 seconds East along said Right-of-Way 209.98 feet; then leaving said Right-of-Way, run North 89 degrees 45 minutes 37 seconds West 126.98 feet to a point on the boundary of that property described in Official Records Book 949, Page 841 of the Public Records of Leon County, Florida; then run South 00 degrees 10 minutes 56 seconds West along said boundary 209.98 feet; then leaving said boundary, run South 89 degrees 45 minutes 37 seconds East 126.93 feet to the POINT OF BEGINNING; containing 0.6123 acre, more or less.

Subject to: an ingress/egress, parking and utility easement over the easterly 51.00 feet of the above described property.

Exhibit "A"



BOB INZER

UNOFFICIAL DOCUMENT

POOLE ENGINEERING COMPANY, INC.
ARCHITECTS - ENGINEERS - SURVEYORS

1641-A Metropolitan Circle

Metropolitan Centre
Tallahassee, Florida 32308

Phone 386-5117

OR1164PG 785

Page 2 of 2
S83-602
4-3-84

LEGAL DESCRIPTION
OF
INGRESS/EGRESS
PARKING AND UTILITY EASEMENT
VICTORY GARDENS - PHASE I
For
GULF SUN BUILDERS, INC.

Commence at the southwest corner of Section 33, Township 1 North, Range 1 East, Leon County, Florida; and run North 00 degrees 02 minutes 22 seconds West along the Westerly boundary of said Section 33, 1,277.68 feet; then leaving said Westerly boundary run South 89 degrees 52 minutes 25 seconds East 705.21 feet to the Westerly Right-of-Way of Victory Garden Drive; then run North 00 degrees 11 minutes 46 seconds East along said Westerly Right-of-Way 146.41 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 11 minutes 46 seconds East along said Right-of Way 209.98 feet; then leaving said Right-of-Way run North 89 degrees 45 minutes 37 seconds West 51.00 feet; then run South 00 degrees 11 minutes 46 seconds West 209.98 feet; then run South 89 degrees 45 minutes 37 seconds East 51.00 feet to the POINT OF BEGINNING; containing 0.2458 acre, more or less.

SUBJECT TO: a blanket drainage easement over the entire above described property.

Exhibit "B"



★ BOB INZER ★

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OR1164PC 786

Page 2 of 2
S83-602
4-3-84

LEGAL DESCRIPTION
of
Lot 1
of
VICTORY GARDENS - Phase I
for
GULF SUN BUILDERS, INC.

Commence at the southwest corner of Section 33, Township 1 North, Range 1 East, Leon County, Florida; and run North 00 degrees 02 minutes 22 seconds West along the Westerly boundary of said Section 33, 1,277.68 feet; then leaving said Westerly boundary run South 89 degrees 52 minutes 25 seconds East 705.21 feet to the Westerly Right-of-Way of Victory Garden Drive; then run North 00 degrees 11 minutes 46 seconds East along said Westerly Right-of-Way 146.41 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 11 minutes 46 seconds East along said Right-of-Way 31.50 feet; then leaving said right-of-way run North 89 degrees 45 minutes 37 seconds West 126.93 feet; then run South 00 degrees 10 minutes 56 seconds West 31.50 feet; then run South 89 degrees 45 minutes 37 seconds East 126.93 feet to the POINT OF BEGINNING; containing 0.0919 acre, more or less.

SUBJECT TO: a blanket drainage easement over the entire above described property.

Exhibit "C"

1 of 9



LEGAL DESCRIPTION
of
Lot 2
of
VICTORY GARDENS - Phase I
for
GULF SUN BUILDERS, INC.

Commence at the southwest corner of Section 33, Township 1 North, Range 1 East, Leon County, Florida; and run North 00 degrees 02 minutes 22 seconds West along the Westerly boundary of said Section 33, 1,277.68 feet; then leaving said Westerly boundary run South 89 degrees 52 minutes 25 seconds East 705.21 feet to the Westerly Right-of-Way of Victory Garden Drive; then run North 00 degrees 11 minutes 46 seconds East along said Westerly Right-of-Way 177.91 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 21 minutes 46 seconds East along said Right-of-Way 16.00 feet; then leaving said right-of-way run North 89 degrees 45 minutes 37 seconds West 126.94 feet; then run South 00 degrees 10 minutes 56 seconds West 16.00 feet; then run South 89 degrees 45 minutes 37 seconds East 126.93 feet to the POINT OF BEGINNING; containing 0.0467 acre, more or less.

SUBJECT TO: a blanket drainage easement over the entire above described property.

Exhibit "c"

2 of 9



POOLE ENGINEERING COMPANY, INC.

Cedars Executive Center

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DR1164PG 788

Page 2 of 2
S83-602
4-3-84

LEGAL DESCRIPTION
of
Lot 3
of
VICTORY GARDENS - Phase I
for
GULF SUN BUILDERS, INC.

Commence at the southwest corner of Section 33, Township 1 North, Range 1 East, Leon County, Florida; and run North 00 degrees 02 minutes 22 seconds West along the Westerly boundary of said Section 33, 1,277.68 feet; then leaving said Westerly boundary run South 89 degrees 52 minutes 25 seconds East 705.21 feet to the Westerly Right-of-Way of Victory Garden Drive; then run North 00 degrees 11 minutes 46 seconds East along said Westerly Right-of-Way 193.91 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 11 minutes 46 seconds East along said Right-of-Way 16.00 feet; then leaving said right-of-way run North 89 degrees 45 minutes 37 seconds West 126.94 feet; then run South 00 degrees 10 minutes 56 seconds West 16.00 feet; then run South 89 degrees 45 minutes 37 seconds East 126.94 feet to the POINT OF BEGINNING; containing 0.0467 acre, more or less.

SUBJECT TO: a blanket drainage easement over the entire above described property.

Exhibit "C"

3 of 9



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POOLE ENGINEERING COMPANY, INC.
Cedars Executive Center
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OR1164PG 789

Page 2 of 2
S83-602
4-3-84

LEGAL DESCRIPTION
of
Lot 4
of
VICTORY GARDENS - Phase I
for
GULF SUN BUILDERS, INC.

Commence at the southwest corner of Section 33, Township 1 North, Range 1 East, Leon County, Florida; and run North 00 degrees 02 minutes 22 seconds West along the Westerly boundary of said Section 33, 1,277.68 feet; then leaving said Westerly boundary run South 89 degrees 52 minutes 25 seconds East 705.21 feet to the Westerly Right-of-Way of Victory Garden Drive; then run North 00 degrees 11 minutes 46 seconds East along said Westerly Right-of-Way 209.91 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 11 minutes 46 seconds East along said Right-of-Way 16.00 feet; then leaving said right-of-way run North 89 degrees 45 minutes 37 seconds West 126.95 feet; then run South 00 degrees 10 minutes 56 seconds West 16.00 feet; then run South 89 degrees 45 minutes 37 seconds East 126.94 feet to the POINT OF BEGINNING; containing 0.0467 acre, more or less.

SUBJECT TO: a blanket drainage easement over the entire above described property.

Exhibit "C"

4 of 9



BOB INZER

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OR1164PC 790

Page 2 of 2
S83-602
4-3-84

LEGAL DESCRIPTION
of
Lot 5
of
VICTORY GARDENS - Phase I
for
GULF SUN BUILDERS, INC.

Commence at the southwest corner of Section 33, Township 1 North, Range 1 East, Leon County, Florida; and run North 00 degrees 02 minutes 22 seconds West along the Westerly boundary of said Section 33, 1,277.68 feet; then leaving said Westerly boundary run South 89 degrees 52 minutes 25 seconds East 705.21 feet to the Westerly Right-of-Way of Victory Garden Drive; then run North 00 degrees 11 minutes 46 seconds East along said Westerly Right-of-Way 225.91 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 11 minutes 46 seconds East along said Right-of-Way 16.00 feet; then leaving said right-of-way run North 89 degrees 45 minutes 37 seconds West 126.95 feet; then run South 00 degrees 10 minutes 56 seconds West 16.00 feet; then run South 89 degrees 45 minutes 37 seconds East 126.95 feet to the POINT OF BEGINNING; containing 0.0467 acre, more or less.

SUBJECT TO: a blanket drainage easement over the entire above described property.

Exhibit "C"

5 of 9



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OR1164PC 791

Page 2 of 2
S83-602
4-3-84

LEGAL DESCRIPTION
of
Lot 6
of
VICTORY GARDENS - Phase I
for
GULF SUN BUILDERS, INC.

Commence at the southwest corner of Section 33, Township 1 North, Range 1 East, Leon County, Florida; and run North 00 degrees 02 minutes 22 seconds West along the Westerly boundary of said Section 33, 1,277.68 feet; then leaving said Westerly boundary run South 89 degrees 52 minutes 25 seconds East 705.21 feet to the Westerly Right-of-Way of Victory Garden Drive; then run North 00 degrees 11 minutes 46 seconds East along said Westerly Right-of-Way 241.91 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 11 minutes 46 seconds East along said Right-of-Way 24.50 feet; then leaving said right-of-way run North 89 degrees 45 minutes 37 seconds West 126.96 feet; then run South 00 degrees 10 minutes 56 seconds West 24.50 feet; then run South 89 degrees 45 minutes 37 seconds East 126.95 feet to the POINT OF BEGINNING; containing 0.0714 acre, more or less.

SUBJECT TO: a blanket drainage easement over the entire above described property.

Exhibit "C"

6 of 9



BOB INZER

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OR1164PC 792

Page 2 of 2
S83-602
4-3-84

LEGAL DESCRIPTION
of
Lot 7
of
VICTORY GARDENS - Phase I
for
GULF SUN BUILDERS, INC.

Commence at the southwest corner of Section 33, Township 1 North, Range 1 East, Leon County, Florida; and run North 00 degrees 02 minutes 22 seconds West along the Westerly boundary of said Section 33, 1,277.68 feet; then leaving said Westerly boundary run South 89 degrees 52 minutes 25 seconds East 705.21 feet to the Westerly Right-of-Way of Victory Garden Drive; then run North 00 degrees 11 minutes 46 seconds East along said Westerly Right-of-Way 266.41 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 11 minutes 46 seconds East along said Right-of-Way 24.50 feet; then leaving said right-of-way run North 89 degrees 45 minutes 37 seconds West 126.96 feet; then run South 00 degrees 10 minutes 56 seconds West 24.50 feet; then run South 89 degrees 45 minutes 37 seconds East 126.96 feet to the POINT OF BEGINNING; containing 0.0714 acre, more or less.

SUBJECT TO: a blanket drainage easement over the entire above described property.

Exhibit "C"

7 of 9



★ BOB INZER ★

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OR1164PG 793

Page 2 of 2
S83-602
4-3-84

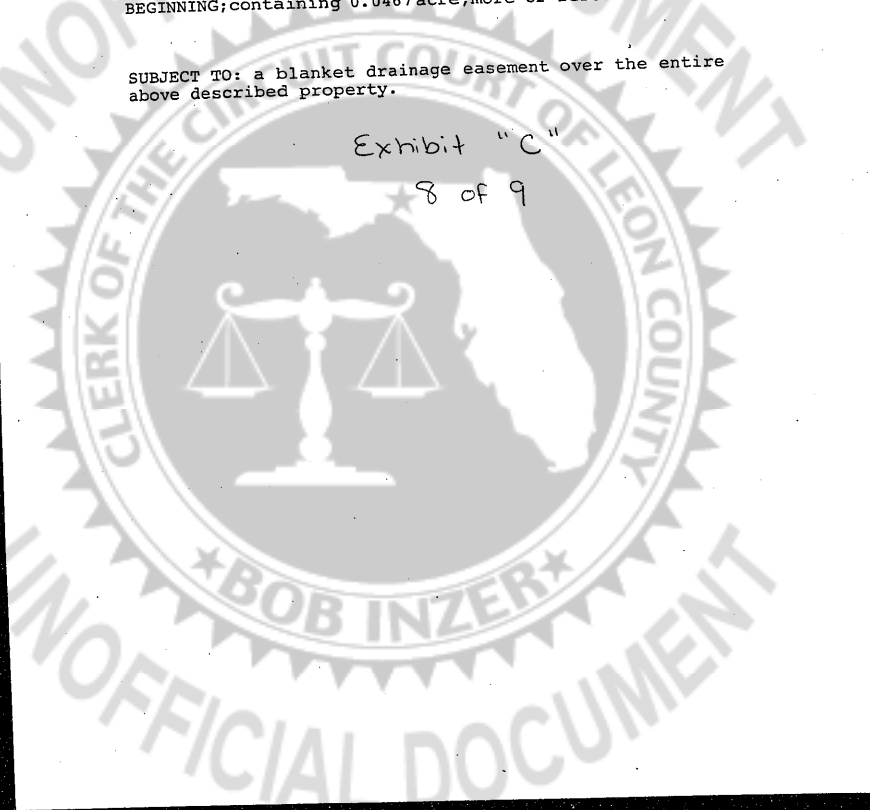
LEGAL DESCRIPTION
of
Lot 8
of
VICTORY GARDENS - Phase I
for
GULF SUN BUILDERS, INC.

Commence at the southwest corner of Section 33, Township 1 North, Range 1 East, Leon County, Florida; and run North 00 degrees 02 minutes 22 seconds West along the Westerly boundary of said Section 33, 1,277.68 feet; then leaving said Westerly boundary run South 89 degrees 52 minutes 25 seconds East 705.21 feet to the Westerly Right-of-Way of Victory Garden Drive; then run North 00 degrees 11 minutes 46 seconds East along said Westerly Right-of-Way 290.91 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 11 minutes 46 seconds East along said Right-of-Way 16.00 feet; then leaving said right-of-way run North 89 degrees 45 minutes 37 seconds West 126.97 feet; then run South 00 degrees 10 minutes 56 seconds West 16.00 feet; then run South 89 degrees 45 minutes 37 seconds East 126.96 feet to the POINT OF BEGINNING; containing 0.0467 acre, more or less.

SUBJECT TO: a blanket drainage easement over the entire above described property.

Exhibit "C"

8 of 9



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DR1164PG 794

Page 2 of 2
S83-602
4-3-84

LEGAL DESCRIPTION
of
Lot 9
of
VICTORY GARDENS - Phase I
for
GULF SUN BUILDERS, INC.

Commence at the southwest corner of Section 33, Township 1 North, Range 1 East, Leon County, Florida; and run North 00 degrees 02 minutes 22 seconds West along the Westerly boundary of said Section 33, 1,277.68 feet; then leaving said Westerly boundary run South 89 degrees 52 minutes 25 seconds East 705.21 feet to the Westerly Right-of-Way of Victory Garden Drive; then run North 00 degrees 11 minutes 46 seconds East along said Westerly Right-of-Way 306.91 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 11 minutes 46 seconds East along said Right-of-Way 49.48 feet; then leaving said right-of-way run North 89 degrees 45 minutes 37 seconds West 126.98 feet; then run South 00 degrees 10 minutes 56 seconds West 49.48 feet; then run South 89 degrees 45 minutes 37 seconds East 126.97 feet to the POINT OF BEGINNING; containing 0.1443 acre, more or less.

SUBJECT TO: a blanket drainage easement over the entire above described property.

Exhibit "C"

9 of 9



BOB INZER

UNOFFICIAL DOCUMENT