

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR WOODBRIAR**

THIS DECLARATION made this 26th day of January, 2005, by

GOOSECREEK DEVELOPERS, INC., hereinafter referred to as the Declarant,

WITNESSETH:

WHEREAS, Declarant is the record fee simple title owner of fifty-eight (58) residential lots in Tallahassee, Leon County, Florida, which are more particularly described on the plat thereof attached hereto as Exhibit "A"; and

ARTICLE I - DEFINITIONS

(a) "Association" shall mean the Woodbriar Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns.

(b) "Declarant" is Goosecreek Development, Inc.

(c) "Property" Shall mean that certain real property described in Exhibit "A" attached hereto and any additions thereto which may hereafter be brought within the jurisdiction of the Association.

(d) "Lot" shall mean any lot shown on the plat which is part of Exhibit "A" attached hereto.

(e) "Owner" shall mean any record owner of a fee interest or undivided fee interest in a Lot, whether one or more persons or entities, including contract sellers, but excluding any person or entity having an interest in a Lot as security or surety for the performance of an obligation.

(f) "Member" shall mean a member of the Association as defined in Article III hereinbelow.

(g) "Easement Areas" shall mean those easements for ingress and egress, roadways, pedestrian walkways, bikeways, utilities, drainage, and parks, as shown on any recorded or unrecorded map or plat of the Property, and which may include those Easement Areas shown on the plat attached hereto as party of Exhibit "A".

ARTICLE II – PROPERTY RIGHTS

(a) Every Owner shall have a right and easement of enjoyment in and to the Easement Areas which shall be appurtenant to and shall pass with the title to every Lot, subject to the following conditions:

(1) The right of the Association to make and enforce reasonable rules and regulations relating to the Easement Areas;

(2) The right of the Declarant or the Association or any other owner of record to dedicate all or any part of the Easement Areas to any public agency or authority. No such dedication by the Association shall occur unless, at a meeting of the Members of the Association, excluding the Declarant, called for such purpose, two-thirds (2/3) of those votes cast at such meeting of the Members excluding the Declarant are cast in favor of the proposed dedication; and

(3) No Owner shall have any greater rights in that easement and right of way described in the Plat than granted to an Owner in said Plat.

(b) Any Owner may delegate his right of enjoyment to the Easement Areas to members of his family, his tenants or contract purchasers who reside on the property, and to his invitees.

ARTICLE III – MEMBERSHIP

Every person or entity who is a record owner of a fee interest or undivided fee interest in any Lot which is subject to the Declaration, including contract sellers,

shall be a Member of the Association. Membership shall be appurtenant to and not severable from ownership of any Lot which is subject to the Declaration. Membership shall terminate immediately upon the transfer of all Member's fee interest(s) or undivided fee interest(s) in any Lot(s) subject to the Declaration. The Association shall not issue any certificates of membership.

ARTICLE IV - VOTING RIGHTS

(a) The association shall have two classes of voting membership as follows:

Class A. Class A Members shall be all Members with the exception of the Declarant. Class A Members shall be entitled to one vote for each Lot owned. If two or more Members own a fee interest in any Lot, then their vote shall be exercised as they so determine, but in no event shall such Class A Members be allowed more than one vote for each Lot which is co-owned by them.

Class B. The Class B Member shall be the Declarant. The Declarant shall be entitled to three votes for each Lot owned by him. The Declarant's Class B membership shall be converted to Class A membership on the date when the Declarant owns or record a fee interest in five or fewer Lots subject to the Declaration.

(b) Annexation of additional properties, dedication of Easement Areas, and amendment of these Covenants, Conditions and Restrictions shall require the approval of HUD and the VA, as the case may be, so long as there exist a Class B membership. Nothing herein contained shall restrict or prevent the Declarant from converting his membership to Class A membership at any time.

ARTICLE V – COVENANTS FOR ASSESSMENTS

(a) The Declarant, for each Lot owned within the properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefore, whether or

not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association annual assessments or charges and 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 charge on an owner's lot and shall be a continuing lien upon the lot against which each such lot assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the Owner of such lot at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to the Owner's successors in title unless expressly assumed by them.

(b) The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the Owners and for the improvement and maintenance of the Easement Areas and of the residences situated upon the Property to the extent authorized hereunder.

(c) The annual assessment, to include law ^{250.00} care, for each Duplex is ~~\$2000.00~~ ^{360.00} per year and for each Single Family Unit is ~~\$4200.00~~ per year, and shall be collected in January of each year. The annual assessment can be paid in monthly installments if approved by the Association.

(d) 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 maintenance, construction, reconstruction, repair or replacement of an improvement upon the Easement Areas, including fixtures and personal property related thereto, provided that any such special assessment must have the assent of two-thirds (2/3) of the votes of Members who are

voting in person or by proxy at a meeting duly called for this purpose. Once approved by the Members, a special assessment shall be collected in the manner determined by the Board of Directors. A special assessment must be fixed at a uniform rate for all

Lots.

(e) Written notice of any meeting called for the purpose of taking any action authorized under Article V, paragraph (c) hereinabove shall be mailed or delivered 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 the Members shall constitute a quorum.

(f) In the event an Owner of any Lot shall fail to maintain the premises and the improvements situated thereon in a manner satisfactory to the Board of Directors, the Association, through the Board of Directors and after approval by a two-thirds (2/3) vote of the Board of Directors, shall have the right, through agents or contractors or otherwise, to enter upon said Lot and to repair, maintain, and restore the Lot and the exterior of any building and any other improvements erected thereon. The cost of such maintenance shall be added to and become part of the assessment to which such lot is subject.

(g) Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of 10 percent per annum. The association may bring an action at law against the Owner personally for non-payment of the assessment, or it may foreclose the lien against the lot. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Easement Areas or Abandonment of his Lot.

(h) In the event that the City of Tallahassee does not maintain the easement described on Exhibit "B" attached hereto, which easement benefits the property, the Association shall maintain said easement. Nothing herein contained shall diminish the obligation of the city of Tallahassee to maintain said easement or its liability to the Association for failing to do so.

ARTICLE VI – ARCHITECTURAL CONTROL

(a) No Owner shall erect or maintain any building, fence, light post, mailbox, wall, or other structure, nor commence or make any exterior addition to or alteration of the shape, color or appearance of the exterior of existing improvements, nor make any material alteration, addition or deletion to the landscaping of any Lot, unless and until the plans and specifications showing the nature, kind, shape, height, materials, color, location and all other details shall have been submitted to and approved in writing by an Architectural Control committee of the Board of Directors as to the quality of materials, harmony of external design and color, and the location in relation to surrounding structures and topography. The Architectural Control Committee must also approve the site plan for each dwelling or improvement with respect to its proximity to dwellings or improvements on adjacent Lots and the effect it will have on the privacy of adjacent Lot Owners. Except with respect to the minimum requirements set forth in Article VI, paragraph (c) hereinbelow, if the Architectural Control Committee fails to take action on the Owner's plans and specifications within 30 days after its receipt of same, its approval will not be required.

(b) The Declarant, or his designee, shall comprise the Architectural Control Committee until such time as it owns no lots in the subdivision or otherwise resigns. After that date, the Board of Directors shall appoint the Architectural Control Committee which shall be comprised of one or more Members of the Association.

(c) The minimum building and architectural control requirements applicable to the property are as follows:

(1) The minimum size of a residential dwelling constructed on a Lot shall be 1150 heated square feet. Porches, garages, and deck areas, even if heated, shall not be included in this minimum square footage requirement.

(2) No building or other structure of any type constructed on a Lot shall exceed two (2) stories in height.

(3) Each single family detached unit shall have an enclosed garage capable of accommodating one automobile.

(4) No fence of any kind shall be placed or constructed on any Lot nearer to the front lot line than the back corners of the residential dwelling.

(5) Each residential dwelling shall be connected to the utility systems of the City of Tallahassee, the cost of which is to be borne by the Owner.

(6) All residential dwellings shall have a front elevation which architectural detail is consistent with other dwellings located on the Property.

(7) All roof pitches shall be a minimum of 6/12. All shingles must be approved by the Architectural Control Committee, including color and type.

(8) Landscaping consistent with other dwellings located on the Property is required with respect to each new residential dwelling.

(9) All disturbed areas of land between the front of a residential dwelling and the curb shall be sodded in an uninterrupted pattern or mulched in a controlled manner. All other disturbed land areas on each Lot must at least be seeded and/or mulched in such a way that erosion and sediment runoff is controlled.

(10) All mailboxes shall be approved by the association.

(11) All structures erected on a lot shall comply with all applicable building codes. In no event shall a residential dwelling be constructed nearer to the front lot line than 15 feet, or nearer to the rear lot line than 15 feet or nearer to a corner lot line than 5 feet. The minimum side lot line setback shall be 5 feet; provided that the combination of the two side lot line setbacks for each Lot shall be at least 10 feet.

(12) Satellite dishes must be approved by the Architectural Control Committee and must be attached to the rear or side of the house.

(13) Each residential dwelling shall have a driveway of appropriate dimensions which shall be constructed of concrete.

ARTICLE VII – LAND USE RESTRICTIONS

(a) No house, Lot, or any part thereof may be subdivided. No house shall be occupied or used except for residential purposes, except that home offices incidental to residential purposes are permitted, and except further that the Declarant and his successors or assigns may use houses as model homesites and for display and sales offices. All residential dwellings must be single-family detached dwellings or attached duplexes.

(b) No noxious or offensive activities shall be carried on, in, upon or around any house or in or upon any Easement Areas, nor shall anything be done thereon which may be or may become any annoyance or a nuisance to other Owners.

(c) No structure of a temporary character, trailer, shack, barn or other out building shall be erected or used on any Lot at any time, either temporarily or permanently unless approved by the Architectural Control Committee, provided, however, Declarant may maintain offices or storage facilities during the construction and sales periods. Likewise, a contractor may maintain a temporary storage facility to store the contractor's materials during construction.

(d) No sign or billboard of any kind shall be displayed to the public view on any Lot or any portion of the Easement Areas except one (1) sign of customary and reasonable dimension advertising the house for sale or rent or except signs used by Declarant, his successors or assigns to advertise the property during the construction and sales periods.

(e) All rubbish, trash and garbage shall be regularly removed from each Lot and shall not be allowed to accumulate thereon. All trash and garbage shall be kept in sanitary closed containers.

(f) No Owner may construct or use and operate an external radio or television antenna without the prior written consent of the Architectural Control Committee.

(g) No disabled vehicle shall be parked or stored on any of the Easement areas, nor parked or stored on any Lot except in a garage. No boat, trailer, or recreational vehicle shall be parked or stored on any of the Easement Areas nor parked or stored on any Lot except in a garage or at a location behind the front setback line of the Owner's Lot.

(h) Household pets such as dogs or cats are permitted but shall not be kept, maintained, bred, or raised for commercial purposes.

(i) The Owners shall have the right to lease their houses provided that the lease is made subject to the covenants, conditions, restrictions, limitations and uses contained in this Declaration and those contained in the Articles of Incorporation and Bylaws of the Association.

ARTICLE VIII – DEDICATION OF EASEMENT AREAS

Declarant, his successors and assigns reserve the right to dedicate all or part of the Easement Areas to any public agency or governmental unit, and all easements in favor of the Owners created by this Declaration are subject to this condition. This right is subject to the provisions of Article IV (b) hereinabove.

ARTICLE IX – 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, restriction, condition, reservation, lien or charge herein contained shall in no event be deemed a waiver of the right to do so.

ARTICLE X – DURATION AND AMENDMENT

The covenants, conditions and restrictions of this Declaration shall run with and bind the Property for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended by an instrument signed by not less than two-thirds (2/3) of the Owners. For the purposes of amendment of this Declaration, co-owners of a Lot shall be considered as one owner. To become effective, an amendment must be recorded.

IN WITNESS WHEREOF, the Declarant has caused this Declaration of Restrictive Covenants to be executed the date and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Signature

GOOSECREEK DEVELOPERS, INC.

[Signature]
Printed Name

MEHRDAD GHAZVINI, President

[Signature]
Signature

NICOLE J HEATH
Printed Name

STATE OF FLORIDA
COUNTY OF LEON

MEHRDAD GHAZVINI, President of GOOSECREEK DEVELOPERS, INC. known to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form of identification of the above-named person: [Signature] and that an oath was/ was not taken.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of January, 2009.

[Signature]
NOTARY PUBLIC

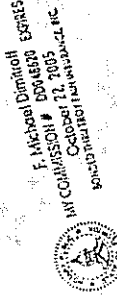


Exhibit A

COMMENCE AT AN IRON PIPE MARKING THE NORTHEAST CORNER OF LOT 1-B OF THE FLORIDA PECAN ENDOWMENT COMPANY, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 89 DEGREES 45 MINUTES 54 SECONDS EAST 337.34 FEET TO A CONCRETE MONUMENT (X-TOP) FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 89 DEGREES 45 MINUTES 54 SECONDS EAST 674.63 FEET, THENCE RUN NORTH 01 DEGREES 14 MINUTES 14 SECONDS WEST 1314.56 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF FRED GEORGE ROAD (COUNTY ROAD NO. C-263-A). THENCE RUN EASTERLY ALONG SAID RIGHT OF WAY BOUNDARY AS FOLLOWS: NORTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 94.45 FEET, THENCE SOUTH 03 DEGREES 26 MINUTES 50 SECONDS EAST 7.01 FEET, THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 484.82 FEET TO THE WESTERLY BOUNDARY OF THE SEABOARD COAST LINE RAILROAD (150 FEET WIDE), THENCE RUN SOUTHEASTERLY ALONG SAID WESTERLY BOUNDARY AS FOLLOWS: SOUTH 16 DEGREES 40 MINUTES 33 SECONDS EAST 45.56 FEET TO THE POINT OF A CURVE TO THE LEFT, THENCE ALONG SAID CURVE HAVING A RADIUS OF 2951.06 FEET, THROUGH A CENTRAL ANGLE OF 23 DEGREES 10 MINUTES 50 SECONDS FOR AN ARC DISTANCE OF 1193.92 FEET (THE CHORD OF SAID ARC BEARS SOUTH 28 DEGREES 15 MINUTES 58 SECONDS EAST 1185.80 FEET), THENCE SOUTH 39 DEGREES 51 MINUTES 23 SECONDS EAST 994.04 FEET TO THE POINT OF A CURVE TO THE RIGHT, THENCE ALONG SAID CURVE HAVING A RADIUS OF 1351.99 FEET, THROUGH A CENTRAL ANGLE OF 35 DEGREES 32 MINUTES 28 SECONDS FOR AN ARC DISTANCE OF 838.65 FEET (THE CHORD OF SAID ARC BEARS SOUTH 22 DEGREES 05 MINUTES 09 SECONDS EAST 825.27 FEET) TO A CONCRETE MONUMENT (#1254), THENCE LEAVING SAID WESTERLY BOUNDARY RUN SOUTH 53 DEGREES 21 MINUTES 25 SECONDS WEST 90.73 FEET, THENCE RUN SOUTH 42 DEGREES 40 MINUTES 08 SECONDS WEST 424.50 FEET, THENCE RUN SOUTH 89 DEGREES 29 MINUTES 30 SECONDS WEST 83.79 FEET, THENCE RUN NORTH 30 DEGREES 58 MINUTES 00 SECONDS WEST 426.55 FEET, THENCE RUN SOUTH 89 DEGREES 53 MINUTES 25 SECONDS WEST 584.77 FEET TO A CONCRETE MONUMENT (#1254), THENCE RUN SOUTH 89 DEGREES 49 MINUTES 33 SECONDS WEST 1470.13 FEET TO A CONCRETE MONUMENT (#1254), THENCE RUN NORTH 01 DEGREES 15 MINUTES 51 SECONDS WEST 1317.39 FEET TO THE POINT OF BEGINNING, BEING LOCATED IN SECTION 17, TOWNSHIP 1 NORTH, RANGE 1 WEST, LEON COUNTY, FLORIDA.

Approved By

Michael DeBart This document was prepared by:

~~Richard W. Wiener, Attorney-at-Law~~
Gardner, Duggar, Best & Wiener, P.A.
300 Thomas Wood Drive
2811-E Industrial Pk.
Tallahassee, Florida 32312
Mytel No. 00.2467

32301

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS**

for
WOODBRIAR SUBDIVISION

This FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (hereafter "First Amendment") is made this 26th day of January, 2005, by Goose Creek Developers, Inc., a Florida corporation, having as an address in Leon County, Florida, 2811-E Industrial Plaza Drive, Tallahassee, Florida 32301 (hereafter "Declarant").

STATEMENT OF PRELIMINARY FACTS:

The Declarant has caused a DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (hereafter "the Declaration") to be recorded in Official Records Book 3227 at Page 1097 of the Public Records of Leon County, Florida, with respect to Woodbriar Subdivision. The Declarant is desirous of amending the Declaration pursuant thereto as provided below.

TERMS:

In consideration of \$10.00 and other good and valuable consideration, and incorporating the above Statement of Preliminary Facts herein, the Declarant does hereby amend the Declaration as follows:

It is understood that the Homeowners Association of Woodbriar Subdivision will be granted a 30' Drainage Easement behind Lots 1-20 of Block E on the Plat to be known as Woodbriar Subdivision. The Easement will be located on the southern portion of the above referenced lots. All maintenance for the Easement shall be the responsibility of the Homeowners Association of Woodbriar Subdivision.

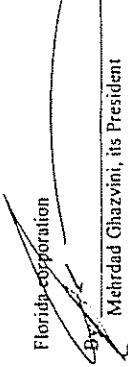
IN WITNESS WHEREOF, the Declarant has caused this First Amendment to be executed as of the day and year first above written.

WITNESSES:


Print Name: ELIZABETH J. COLVIN

GOOSE CREEK DEVELOPERS, INC. a


Print Name: Mehrdad Ghazvini

~~Florida Corporation~~
By: 
Mehrdad Ghazvini, its President

STATE OF FLORIDA,
COUNTY OF LEON.

The foregoing instrument was acknowledged before me this 26th day of January, 2005, by Mehrdad Ghazvini as President of Goose Creek Developers, Inc., a Florida corporation, on behalf of said corporation.

He is personally known to me; or
 He has produced _____ as identification.



NOTARY PUBLIC
My Commission Expires:



ELIZABETH J. COLVIN
MY COMMISSION # DD 685120
EXPIRES January 17, 2006
1403 S. JOHNNY FL. NOTARY SERVICE & BONDING, INC.

