

902133

This instrument was prepared by:
JOHN K. FOLSOM
Attorney at Law
122 South Calhoun Street
Tallahassee, Florida 32301

SEP 9 2 11 PM '88

CLERK OF DISTRICT COURT

0133970193

AVONDALE, UNIT II
IMPOSITION OF COVENANTS AND RESTRICTIONS

This indenture is made and entered into this 9th day of September, 1988, by Ochlocknee Management Corporation.

Ochlocknee Management Corporation, the owner in fee simple of the real property described in Exhibit "A" attached hereto, known as Avondale, Unit II, does hereby impose the Declaration of Covenants and Restrictions contained in Avondale Unit I Declaration of Covenants and Restrictions recorded October 22, 1987, in Official Records Book 1287 at Page 1546 of the public records of Leon County, Florida, on the real property described in Exhibit "A" attached hereto, which covenants and restrictions shall be binding on all future owners of the real property described in Exhibit "A" attached hereto and which shall run with the land and said real property shall be held, transferred, sold, conveyed and occupied subject to said covenants and restrictions.

IN WITNESS WHEREOF Ochlocknee Management Corporation has caused these presents to be signed as of the day and year above written.

Signed and delivered
in the presence of:

OCHLOCKNEE MANAGEMENT CORPORATION

Sam Elliott

By:

Jody W. Elliott
JODY W. ELLIOTT, Vice-President

Corporate Seal

James Janett

STATE OF FLORIDA

COUNTY OF LEON

This instrument was acknowledged before me by JODY W. ELLIOTT as Vice-President of Ochlocknee Management Corporation, a Georgia corporation, on behalf of the corporation, this 9th day of September, 1988.

Brenda R. Shaw
NOTARY PUBLIC

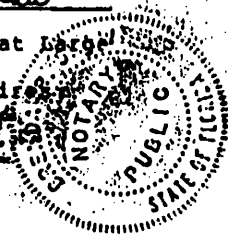
State of Florida at Tallahassee

My commission expires

Notary Public, State of Florida

My Commission Expires April 6, 1993

Bonded Three Thousand Dollars - Insurance No.



PARCEL ONE

DR13181220

DR13390184

Commence at the Northeast corner of Section 25, Township 1 North, Range 1 East, Leon County, Florida, and run thence South 00 degrees 11 minutes 09 seconds East 47.62 feet along the Eastern boundary of said section to the point of intersection with the Southern right-of-way of Buck Lake Road; thence South 00 degrees 11 minutes 09 seconds East 1861.54 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 11 minutes 09 seconds East 676.94 feet; thence West 190.40 feet; thence South 52 degrees 23 minutes 40 seconds West 220.00 feet; thence North 37 degrees 36 minutes 20 seconds West 67.08 feet to a point of curve to the left; thence along said curve with a radius of 30.00 feet, through a central angle of 90 degrees 21 minutes 15 seconds, for an arc length of 47.31 feet (chord of said arc being North 82 degrees 32 minutes 48 seconds West 42.56 feet); thence South 52 degrees 30 minutes 44 seconds West 26.43 feet; thence North 37 degrees 29 minutes 16 seconds West 240.00 feet; thence South 52 degrees 30 minutes 44 seconds West 400.00 feet; thence West 237.28 feet; thence North 00 degrees 11 minutes 09 seconds West 821.61 feet; thence East 1170.00 feet to the POINT OF BEGINNING; containing 19.62 acres, more or less.

AND

PARCEL TWO

Commence at the Northeast corner of section 25, Township 1 North, Range 1 East, Leon County, Florida, and run thence South 00 degrees 11 minutes 09 seconds East 47.62 feet along the Eastern boundary of said section to the point of intersection with the Southern right-of-way of Buck Lake Road; thence continue along said section line South 00 degrees 11 minutes 09 seconds East 1054.65 feet to the Southeast corner of Avondale Unit 1 as per map or plat thereof recorded in Plat Book 9, Page 82 of the Public Records of Leon County, said point also being the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 11 minutes 09 seconds East 806.89 feet; thence leaving said section line run West 1170 feet; thence North 00 degrees 11 minutes 09 seconds West 632.45 feet to the Southwest corner of said Avondale Unit 1; thence along the South boundary of said Avondale Unit 1 as follows: East 109.88 feet; thence South 41 degrees 49 minutes 05 seconds East 353.11 feet to a point on a curve concave to the Southeast; thence Northeasterly along said curve with a radius of 190.00 feet through a central angle of 23 degrees 13 minutes 08 seconds for an arc length of 77.00 feet (chord of said arc being North 41 degrees 31 minutes 14 seconds East 76.47 feet); thence North 53 degrees 07 minutes 50 seconds East 418.43 feet to a point on a curve concave to the Northeast; thence Southerly along said curve with a radius of 1560.00 feet through a central angle of 04 degrees 59 minutes 46 seconds for an arc length of 136.03 feet (chord of said arc being South 26 degrees 33 minutes 13 seconds East 135.99 feet); thence North 60 degrees 56 minutes 52 seconds East 192.72 feet to a point of curve to the left; thence along said curve with a radius of 440.00 feet through a central angle of 26 degrees 52 minutes 28 seconds for an arc length of 206.38 feet (chord of said arc being North 39 degrees 41 minutes 34 seconds East 204.49 feet); thence North 89 degrees 48 minutes 51 seconds East 78.81 feet to the POINT OF BEGINNING; containing 15.82 acres, more or less.

Less and except the North 265.35 feet of the East 30.0 feet of the above described property being subject to a county road (Nabb Road).

EXHIBIT "A"

The above described parcels one and two also being described by recent consolidated legal description as set forth on EXHIBIT "B", attached hereto and made a part hereof.

LEGAL DESCRIPTION

OR1339/0185

OR1318/1221

Commence at the Northeast corner of Section 25, Township 1 North, Range 1 East, Leon County, Florida, and run thence South 00 degrees 11 minutes 09 seconds East 47.62 feet along the Eastern boundary of said section to the point of intersection with the Southern right-of-way of Buck Lake Road; thence continue along said section line South 00 degrees 11 minutes 09 seconds East 1054.65 feet to the Southeast corner of Avondale Unit 1, as per map or plat thereof recorded in Plat Book 9, Page 82 of the Public Records of Leon County, said point also being the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 11 minutes 09 seconds East 1403.79 feet; thence leaving said section line run West 190.40 feet; thence South 52 degrees 23 minutes 40 seconds West 220.00 feet; thence North 37 degrees 36 minutes 20 seconds West 67.08 feet to a point of curve to the left; thence along said curve with a radius of 30.00 feet through a central angle of 90 degrees 21 minutes 15 seconds for an arc length of 47.31 feet (chord of said arc being North 82 degrees 32 minutes 40 seconds West 42.56 feet); thence South 52 degrees 30 minutes 44 seconds West 26.43 feet; thence North 37 degrees 29 minutes 16 seconds West 240.00 feet; thence South 52 degrees 30 minutes 44 seconds West 400.00 feet; thence West 237.28 feet; thence North 00 degrees 11 minutes 09 seconds West 1454.02 feet to the Southwest corner of said Avondale Unit 1; thence along the South boundary of said Avondale Unit 1 as follows: East 109.88 feet; thence South 41 degrees 49 minutes 05 seconds East 353.11 feet to a point on a curve concave to the Southeast; thence Northeasterly along said curve with a radius of 190.00 feet through a central angle of 23 degrees 13 minutes 08 seconds for an arc length of 77.00 feet (chord of said arc being North 41 degrees 31 minutes 14 seconds East 76.47 feet); thence North 53 degrees 07 minutes 50 seconds East 418.43 feet to a point on a curve concave to the Northeast; thence Southerly along said curve with a radius of 1560.00 feet through a central angle of 04 degrees 59 minutes 46 seconds for an arc length of 136.03 feet (chord of said arc being South 26 degrees 33 minutes 15 seconds East 135.99 feet); thence North 60 degrees 56 minutes 52 seconds East 192.72 feet to a point of curve to the left; thence along said curve with a radius of 440.00 feet through a central angle of 26 degrees 52 minutes 28 seconds for an arc length of 206.38 feet (chord of said arc being North 39 degrees 41 minutes 34 seconds East 204.49 feet); thence North 89 degrees 48 minutes 51 seconds East 78.81 feet to the POINT OF BEGINNING; containing 35.10 acres, more or less.

Less and except the North 265.35 feet of the East 30.0 feet of the above described property being subject to a county road (Nabb Road).

EXHIBIT "B"

ARTICLES OF INCORPORATION
OF
AVONDALE UNIT I
PROPERTY OWNERS ASSOCIATION, INC.

02128701529

The undersigned, acting as incorporator of a non-profit corporation under Chapter 617 of the Florida Statutes, hereby adopts the following Articles of Incorporation:

ARTICLE I

The name of the corporation (hereinafter called the Association) is Avondale Unit I Property Owners Association, Inc.

ARTICLE II

The owners of property in Avondale must be members of this Association. The legal description of the property composing AVONDALE is described as exhibit "A".

The specific primary purposes for which the Association is formed are to provide for maintenance of the green area, entrance, signs, parks, lighting, and architectural control of buildings on the residence lots within the subdivision. Generally, the Association's purpose is to promote the health, safety, and welfare of the residents within the subdivision.

In furtherance of the specific and general purposes, the Association shall have power to:

(a) Perform all of the duties and obligations of the Association as set forth in restrictive covenants applicable to the subdivision;

(b) Affix, levy and collect and enforce payment by any lawful means of, all charges and assessments pursuant to the

OR1287PC1540

terms of the applicable restrictive covenants; and pay all expenses in connection therewith, and all office and other expenses incidental to the conduct of the business of the Association;

(c) Acquire (by gift, purchase, or otherwise), own, hold and improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of, real and personal property in connection with the affairs of the Association;

(d) Participate in merges and consolidations with other non-profit corporations organized for the same purposes; or annex additional residential property or common areas, provided that any merger, consolidation or annexation shall have the assent by vote or written instrument of one-half (1/2) of each class of members;

(e) Have and exercise any and all powers, rights, and privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the restrictive covenants, and no part of any net earnings of the Association will inure to the benefit of any member.

ARTICLE III

021287701541

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is within the property described in Exhibit "A", but excluding persons or entities holding title merely as security for performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a lot.

ARTICLE IV

The period of duration of the Association shall be perpetual.

ARTICLE V

The address of the principal office of the Association, and the name of the registered agent at such address is: (Also Incorporator)

Ochlocknee Management Corporation
1288 Timberlane Road
Tallahassee, FL 32312

ARTICLE VI

The affairs of the Association shall be managed by a board of directors, a president and vice president, who shall at all times be members of the board of directors, and a secretary and treasurer. Such officers shall be elected at the first meeting of the board of directors following each annual meeting of members.

The names of the officers who are to serve until the first election are:

STEPHEN L. IVIE President
JODY ELLIOTT Secretary

071287:1542

ARTICLE VII

The number of persons constituting the first board of directors of the Association shall be three (3), and the names and addresses of the persons who shall serve as directors until the first election are:

James A. Jarrett
1288 Timberlane Road
Tallahassee, FL 32312

Stephen L. Ivie
101 Gordon Street
Ashburn, GA 31714

Jody W. Elliott
3825 Leane Drive
Tallahassee, FL 32308

ARTICLE VIII

The Bylaws of the Association may be made, altered, or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose, on the affirmative vote of a majority of each class of members existing at the time of and present at such meeting except that the initial Bylaws of the Association shall be made and adopted by the board of directors.

ARTICLE IX

Amendments to these Articles of Incorporation may be proposed by any member of the Association. These Articles may be amended at any annual meeting of the Association or at any special meeting duly called and held for such purpose, on the affirmative vote of a majority of each class of members existing at the time of, and present at such meeting.

ARTICLE X

00128701543

The Association shall have two (2) classes of voting members as follows:

Class A - Class A members shall be all owners of property within the subdivision with the exception of Declarant, and shall be entitled to one (1) vote for each unit owned as defined in the restrictive covenants. When more than one (1) person holds an interest in any lot, all such persons shall be members. The vote or votes for such lot shall be exercised as such members may determine among themselves.

Class B - The Class B member shall be the Declarant, Ochlocknee Management Corporation, as such term is defined in the Declaration of Restrictive Covenants of AVONDALE, who shall be entitled to two (2) votes for each lot within the subdivision owned by Declarant. The Class B membership shall cease and be converted to Class A membership as provided in the Declarations of AVONDALE.

ARTICLE XI

In the event of dissolution, the residual assets of the Association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed, and assigned to any non-profit corporation, association, trust, or other organization organized and operated for such similar purposes.

EXECUTED this 22nd day of October, 1987.

DR1287FC1544

Jody Elliott
JODY ELLIOTT
Vice President
Ochlocknee Management Corporation

STATE OF FLORIDA,
COUNTY OF LEON.

BEFORE ME, the undersigned authority, personally appeared JODY ELLIOTT, who, first being duly sworn by me, and to me well known to be the individual described in the foregoing Articles of Incorporation, acknowledges to and before me that he executed the same for the purposes expressed therein.

WITNESS my hand and official seal on this 22nd day of October, 1987.

Diane E. Brown
NOTARY PUBLIC
Notary Public, State of Florida
My commission expires Jan. 13, 1988
My commission expires: Insurance, Inc.

FILED
OCT 22 PM 3:21
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

EXHIBIT "A"

08128776.154

Commence at the Northeast corner of Section 25, Township 1 North, Range 1 East, Leon County, Florida, and run thence South 00 degrees 11 minutes 09 seconds East 47.62 feet along the Eastern boundary of said section to the point of intersection with the Southern right-of-way of Buck Lake Road, said point also being the POINT OF BEGINNING. From said POINT OF BEGINNING run thence West 1170.00 feet along said Southern right-of-way; thence leaving said right-of-way South 00 degrees 11 minutes 09 seconds East 1229.10 feet; thence East 109.00 feet; thence South 41 degrees 49 minutes 05 seconds East 353.11 feet to a point on a curve concave to the Southeast; thence Northeasterly along said curve with a radius of 190.00 feet through a central angle of 23 degrees 13 minutes 00 seconds for an arc length of 77.00 feet (chord of said arc being North 41 degrees 31 minutes 14 seconds East 76.47 feet); thence North 53 degrees 07 minutes 50 seconds East 410.43 feet to a point on a curve concave to the Northeast; thence Southerly along said curve with a radius of 1560.00 feet through a central angle of 04 degrees 59 minutes 46 seconds for an arc length of 136.03 feet (chord of said arc being South 26 degrees 33 minutes 15 seconds East 135.99 feet); thence North 60 degrees 56 minutes 52 seconds East 192.72 feet to a point of curve to the left; thence along said curve with a radius of 440.00 feet through a central angle of 26 degrees 52 minutes 20 seconds for an arc length of 206.30 feet (chord of said arc being North 39 degrees 41 minutes 34 seconds East 204.49 feet); thence North 09 degrees 40 minutes 51 seconds East 78.81 feet; thence North 00 degrees 11 minutes 09 seconds West 1054.40 feet to the POINT OF BEGINNING; containing 34.18 acres, more or less.

The East 30.00 feet being subject to the right-of-way of Nabb Road, a County Road.

FILED
2007 OCT 22 PM 3:21
SECRETARY OF STATE
TALLAHASSEE, FLORIDA