

DECLARATION OF
RESTRICTIVE COVENANTS OF EDGEWOOD SUBDIVISION
A RECORDED SUBDIVISION IN WAKULLA COUNTY, FLORIDA

JIMMY BOYNTON REALTY, INC, a Florida corporation, DANIEL W. MILLER and NORMAN BRANTLEY, are the owners of the property described in Exhibit "A" located in Wakulla County, Florida. By this instrument, the owners impose upon the land described in Exhibit "A" for the benefit of the present and the future owners of the land, the following conditions, restrictions and limitations which shall be the covenants running with the land, binding upon the owners, their heirs and assigns, and all persons claiming any right, title or interest in the land and all subsequent purchasers of the land, their heirs, personal representatives and assigns.

COMMON RESTRICTIONS

1. Each lot shall be used as a residence for a single family and for no other purpose.
2. Each driveway must have at least a 20 foot length of pipe, being 15" in diameter placed in the driveway access road to the lot.
3. No mobile home that is five (5) years or older, regardless of size, shall be placed within the subdivision until approved by the Declarant (i.e. Jimmy Boynton Realty, Inc., Daniel W. Miller and Norman Brantley). Approval shall be based on compliance with these restrictions and location on the property. No mobile home shall be moved upon the property prior to obtaining approval for same.
4. All conventionally built homes shall contain at least nine hundred (900) square feet of heated and cooled area, exclusive of porches and garages. All mobile homes shall contain at least six hundred (600) square feet, and all modular homes shall contain at least seven hundred (700) square feet of heated and cooled space, exclusive of porches and garages.
5. No animals, except household pets, may be kept on any lots within the subdivision.
6. No noxious or offensive activity shall be carried on upon any lot, nor shall any act be committed which would constitute an annoyance or nuisance to the other residents in the subdivision or to the general public.
7. No commercial enterprise shall be allowed to operate within the subdivision.
8. Any major mechanical or repair work performed on any motor vehicle shall be done in an enclosed garage or carport and shall not be visible from the street. All inoperable motor vehicles must be removed from the subdivision within fourteen days (14) unless stored out of sight in a barn or shed.

MOBILE HOME RESTRICTIONS:

9. No mobile home shall be placed on any lot unless such mobile home has been manufactured by a company engaged in the manufacture of mobile homes.
10. All mobile homes must be skirted within six (6) weeks of placement upon a lot. Skirting must be mobile home skirting, lattice work, wooden or masonry. No tin skirting will be allowed. All mobile homes must be placed on the lot with the front door facing the street.

ENFORCEMENT

The Declarant, JIMMY BOYNTON REALTY, INC., DANIEL W. MILLER and NORMAN BRANTLEY, the owner of any lot subject to these restrictions may bring an action to enforce these restrictions in any court of competent jurisdiction.

EFFECT

Each and every conveyance of any lot in this subdivision is expressly made subject to the provisions of this Declaration of Restrictive Covenants, whether or not the terms of such conveyance incorporates or refers to these provisions.

IN WITNESS WHEREOF, this instrument is executed this 30th day of March, 1988.

WITNESSES:

David Jean Lasham
Arthur K. Pugh

Daniel W. Miller
DANIEL W. MILLER

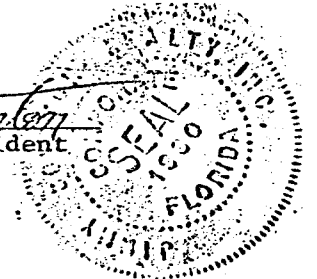
David Jean Lasham
Arthur K. Pugh

Norman Brantley
NORMAN BRANTLEY

JIMMY BOYNTON REALTY, INC.

David Jean Lasham
Arthur K. Pugh

By: *James M. Boynton*
James M. Boynton, President



STATE OF FLORIDA
COUNTY OF LEON

The foregoing Declaration was acknowledged before me by DANIEL W. MILLER on this 30th day of March, 1988.

RECORDED
AT TIME & DATE NOTED

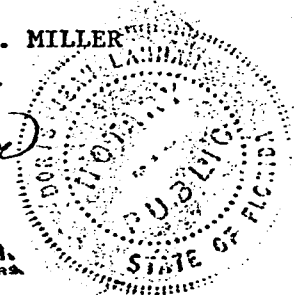
STATE OF FLORIDA
COUNTY OF LEON

1988 JUL -7 AM 8:30
BEATRICE DUGGER

The foregoing Declaration was acknowledged before me by NORMAN BRANTLEY on this 30th day of March, 1988.

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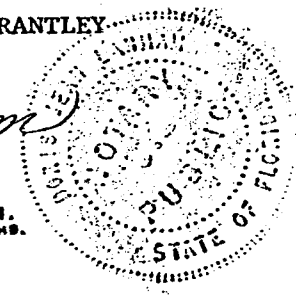
David Jean Lasham
Notary Public
My commission expires
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: FEB. 17, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.



STATE OF FLORIDA
COUNTY OF LEON

The foregoing Declaration was acknowledged before me by JAMES M. BOYNTON, President, Jimmy Boynton Realty, Inc. on this 30 day of March, 1988.

David Jean Lasham
Notary Public
My commission expires:
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: FEB. 17, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.



OFF REC: 142 PAGE 697

David Jean Lasham
Notary Public
My commission expires
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: FEB. 17, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

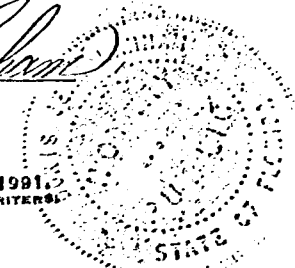


EXHIBIT "A"

Commence at the Southeast corner (proven) of Section 6, Township 3 South, Range 1 West, Wakulla County, Florida, and thence run North 89 degrees 51 minutes 37 seconds West along the South boundary of said Section 6, a distance of 59.51 feet to a concrete marker and the Westerly boundary of a 100.00 foot right-of-way of U. S. Highway No. 319 (State Road 369), thence run North 00 degrees 43 minutes 42 seconds East along the Westerly boundary of said U. S. Highway No. 319, a distance of 920.00 feet to a steel marker and being the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 43 minutes 42 seconds East along the Westerly boundary of said U. S. Highway No. 319 a distance of 797.40 feet to a steel marker, thence run North 89 degrees 24 minutes 18 seconds West 369.17 feet to a steel marker on the Easterly boundary of a street designated and named Mocking Bird Drive on an unrecorded plat of Castlewood Estate which includes said tract herein conveyed and said plat dated October, 1981, and certified by Paul W. Byrd, Registered Land Surveyor, thence run North 100.00 feet to a steel marker and the Southerly boundary of Zion Hill Church County Road, thence run North 89 degrees 24 minutes 18 seconds West along the Southerly boundary of said Zion Hill Church Road 60.00 feet to a steel marker, thence run South along the Westerly boundary of said Mocking Bird Drive 172.10 feet to the intersection with the Northerly boundary of Towhee Street, thence run West along said Northerly boundary 600.00 feet, thence run North 178.33 feet to the Southerly boundary of said Zion Hill Church Road, thence run North 89 degrees 24 minutes 18 seconds West along said Southerly boundary 1025.00 feet, thence run South 69 degrees 16 minutes 20 seconds West along said Zion Hill Church Road 64.00 feet to a steel marker, thence run South 55 degrees 10 minutes 40 seconds West along a County Road 80.00 feet to a steel marker, thence run South 41 degrees 03 minutes 40 seconds West along said county road 100.00 feet to a steel marker, thence run South 18 degrees 05 minutes 20 seconds West along the Easterly boundary of said county road 378.50 feet, thence run South 19 degrees 21 minutes 40 seconds West along the Easterly boundary of said county road 380.40 feet to a steel marker and the Northerly boundary of Limpkin Street on the said unrecorded plat of Castlewood Estate, thence run South 71 degrees 16 minutes 00 seconds East along the Northerly boundary of said Limpkin Street 145.00 feet to a steel marker, thence run East along the Northerly boundary of said Limpkin Street 1982.47 feet to the Easterly boundary of said Mocking Bird Drive, thence run South along the Easterly boundary of said Mocking Bird Drive 5.84 feet to a steel marker and the Northeast corner of said Limpkin Street and Mocking Bird Drive, thence run East 359.04 feet to a steel marker and to the POINT OF BEGINNING and containing 44.98 acres, more or less, and being situated in Section 6, Township 3 South, Range 1 West, of the lands in Wakulla County, Florida.

SUBJECT TO an easement for ingress and egress.

AMENDMENTS TO DECLARATION OF RESTRICTIVE COVENANTS OF EDGEWOOD SUBDIVISION, A RECORDED SUBDIVISION IN WAKULLA COUNTY, FLORIDA

JIMMY BOYNTON REALTY, INC., a Florida corporation, DANIEL W. MILLER and NORMAN BRANTLEY, are the owners of the property described in Exhibit "A" located in Wakulla County, Florida. The purpose of this Amendment is to modify the Declaration of Restrictive Covenants of EDGEWOOD SUBDIVISION, recorded in Official Records Book 142, Page 696 of the Public Records of Wakulla County, Florida.

NOW, THEREFORE, the undersigned hereby amends the Declaration of Restrictive Covenants referred to above by substituting the following paragraph:

COMMON RESTRICTIONS

4. On lots 1 through 17, and lots 25 through 39 only, conventionally stick built homes or double wide manufactured homes are required. Conventional homes must be 1,000 square feet of heated and cooled area exclusive of porches and garages. Double-wide manufactured homes must have at least 800 square feet of heated and cooled area and must also be on a permanent foundation and have shingle roofs. On lots 18 through 24 mobile homes that are under 800 square feet will be permitted if agreed to by the owners, however, no mobile home smaller than 700 square feet will be allowed on these lots.

All other provisions of the Declaration of Restrictive Covenants as referred to above not modified by this Amendment shall remain in full force and effect.

IN WITNESS WHEREOF, this instrument is executed this 30th day of December, 1988.

WITNESSES:

Barbara P. Boynton

Marie Jean Lockman

Barbara P. Boynton

Marie Jean Lockman

Barbara P. Boynton

Marie Jean Lockman

Daniel W. Miller
Daniel W. Miller

Norman Brantley
Norman Brantley

JIMMY BOYNTON REALTY, INC.

By: James M. Boynton
James M. Boynton, President

RECORDED
TIME & DATE NOTES
1989 JAN 25 PM 4: 44
J. HAROLD THURMOND
CLERK CIRCUIT COURT
WAKULLA COUNTY FLORIDA
78256

WITNESSES:

Norris Jean Larkham
Barbara P. Boynton

Betty Voorting
Betty Voorting, Owner Lot 17

Norris Jean Larkham
Barbara P. Boynton

John W. Abbott
John W. Abbott
Sharon B. Abbott
Sharon B. Abbott
Owners of Lots 12 & 13

Norris Jean Larkham
Barbara P. Boynton

Mike G. Rekowsky
Mike G. Rekowsky
Kristine Pringel
Kris A. Pringel
Owners of Lot 10

Norris Jean Larkham
Barbara P. Boynton

Larry A. Reese
Larry A. Reese
Helen M. Reese
Helen M. Reese
Owners of Lot 1

State of Florida
County of Leon

The foregoing Amendment was acknowledged before me by Daniel W. Miller, this 30th day of December, 1988.

Norris Jean Larkham
Notary Public
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: FEB. 17, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

State of Florida
County of Leon

The foregoing Amendment was acknowledged before me by Norman Brantley, this 30th day of December, 1988.

Norris Jean Larkham
Notary Public
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: FEB. 17, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

State of Florida
County of Leon

The foregoing Amendment was acknowledged before me by James M. Boynton, President, Jimmy Boynton Realty, Inc., this 28th day of November, 1988

Norris Jean Larkham
Notary Public
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: FEB. 17, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

State of Florida
County of Leon

The foregoing Amendment was acknowledged before me by Betty Voorting,
this 28th day of November, 1988.


Notary Public

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: FEB. 17, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

State of Florida
County of Leon


The foregoing Amendment was acknowledged before me by John W. Abbott
and Sharon B. Abbott, his wife, this 30th day of December, 1988.


Notary Public

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: FEB. 17, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

State of Florida
County of Leon


The foregoing Amendment was acknowledged before me by Mike G. Rekowski
this 30th day of December, 1988.


Notary Public

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: FEB. 17, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

State of Florida
County of Leon


The foregoing Amendment was acknowledged before me by Kris A. Pringel,
this 30 day of December, 1988.


Notary Public

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: FEB. 17, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

State of Florida
County of Leon

The foregoing Amendment was acknowledged before me by Larry A. Reese
and Helen M. Reese, his wife, this 30 day of December, 1988.


Notary Public

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: FEB. 17, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

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