

94511

RECORDS SECTION
 COUNTY CLERK'S OFFICE
 TALLAHASSEE, FLORIDA

SEP -4 AM 10:18

RECORDED

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That JAMES M. BOYNTON, PRESIDENT OF JIMMY BOYNTON REALTY, INC. AND DANIEL W. MILLER, as Covenantors herein, and the owners in fee simple of a tract of land known as HAMMOCK WOODS, a subdivision located in Wakulla County, Florida, and more particularly described in the map or plat thereof recorded in Plat Book , Page , of the Public Records of Wakulla County, Florida, does hereby impose upon the said lands the following covenants and restrictions to run with the land and which shall be binding on all parties and all persons claiming under them until July 1, 2001, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change such covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate, or attempt to violate, any of the covenants herein, it shall be lawful for any other person, firm or corporation, owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating, or attempting to violate, any such covenants and intervening to prevent him or them from so doing, or to recover damages or other dues for such violation.

A. All homes shall be conventionally built homes and shall contain at least one-thousand square feet of heated area, exclusive of porches and garages.

B. Each lot shall be used as a residence for a single family and for no other purpose.

C. Each driveway must have at least a 20 foot length of pipe, being 15", or greater, in diameter placed in the driveway access road to the lot. Each driveway pipe must have mitered end sections.

D. 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 building.

E. No structure of a temporary character shall be used as a residence.

F. No animals, except household pets, may be kept on any lots within the subdivision.

G. No trash, rubble piles or any offensive eyesore shall be permitted on said property.

H. All sheds and separate buildings shall be constructed and completed in a style that will not conflict with the overall appearance of this residential development.

I. No commercial enterprise shall be allowed to operate within the subdivision.

J. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. Commercial repairing of automobiles is prohibited. Each lot owner will be required to hook up with City of Tallahassee water as their main source of water.

K. The invalidation of any restriction herein by the judgement of any court shall not effect any of the other restrictions, which shall remain in full force and effect.

IN WITNESS WHEREOF the said Covenantors has caused this instrument to be signed in their name, this 6th, day of August, 1991.

James M. Boynton

JAMES M. BOYNTON, PRESIDENT OF
JIMMY BOYNTON REALTY, INC.

Daniel W. Miller

DANIEL W. MILLER

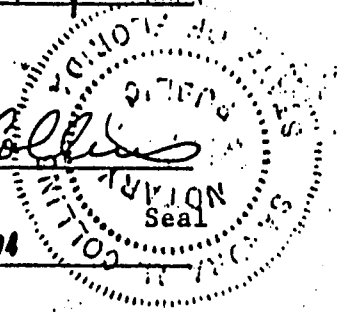
STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME, the undersigned authority, this day personally appeared JAMES A. BOYNTON, PRESIDENT OF JIMMY BOYNTON REALTY, INC. AND DANIEL W. MILLER, described in the foregoing instrument, and acknowledged the execution thereof to be their free act and deed as such owners, for the uses and purposes herein mentioned, of said persons.

WITNESS my hand and official seal, this 6th, day of August, 1991.

Sandra M. Collins

Notary Public
Notary Public, State of Florida
My Commission Expires Jan. 24, 1994
Bonded Through Fidelity Insurance Co.
My Commission Expires



625 NORTH TALLAHASSEE ST
P.O. Box 625
CRAWFORDVILLE, FLORIDA 32327
(904) 926-3016

EDWIN G. BROWN, PLS

September 19, 1990

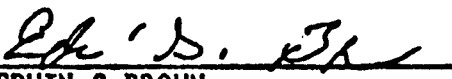
EDWIN T. CULBREATH

40.15 ACRES

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standard for land surveying (Chapter 21-HH-6, Florida Administrative Code).

Begin at a St. Joe Paper Company monument marking the Southeast corner of Section 4 and the Northeast corner of Section 9, Township 3 South, Range 1 East, Wakulla County, Florida, and marking the POINT OF BEGINNING. From said POINT OF BEGINNING proceed South 00 degrees 47 minutes 54 seconds West 300.96 feet to a concrete monument, thence run South 89 degrees 51 minutes 53 seconds West 1338.27 feet to a concrete monument on the Easterly right-of-way of State Road No. 363, thence run North 10 degrees 43 minutes 37 seconds West along said Easterly right-of-way 1229.93 feet to an iron pipe, thence run South 89 degrees 19 minutes 41 seconds East 1583.83 feet, thence run South 00 degrees 47 minutes 54 seconds West 685.87 feet to the POINT OF BEGINNING containing 40.15 acres, more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.


EDWIN G BROWN
Registered Land Surveyor
Florida Certificate No. 2919

76-021
PSC:6943

OFF. REC. 181. PAGE 981

AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS OF HAMMOCK WOODS SUBDIVISION, A RECORDED SUBDIVISION IN WAKULLA COUNTY, FLORIDA.

99141

JIMMY BOYNTON REALTY, INC., a Florida corporation and DANIEL W. MILLER are the owners of the property described in Exhibit "A" located in Wakulla County, Florida. The purpose of this amendment is to modify the restrictive covenants of HAMMOCK WOODS SUBDIVISION, recorded in Official Records Book 181, Pages 879 & 880, 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:

- A. All homes shall be conventionally built homes and shall contain at least one-thousand two hundred (1,200 sq.ft) square feet of heated area, exclusive of porches and garages.

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 22nd day of May, 1992.

WITNESSES:

Barbara P. Boynton
Barbara P. Boynton
Doris J. Lanham

Barbara P. Boynton
Barbara P. Boynton
Doris J. Lanham

JIMMY BOYNTON REALTY, INC.

By: James M. Boynton
James M. Boynton, Pres.

Daniel W. Miller
Daniel W. Miller

AS OWNER OF LOT 7, BLOCK "A" HAMMOCK WOODS, Hubertus H. Voorting cojoins in this amendment.

Patrick G. Langston
Doris J. Lanham

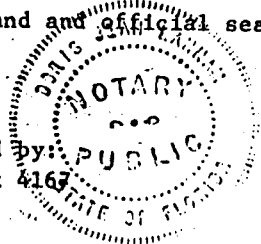
Hubertus H. Voorting, Owner
Lot 7, Block A-Hammock Woods

State of Florida
County of Leon

BEFORE ME, the undersigned authority, this day appeared JAMES M. BOYNTON, President of Jimmy Boynton Realty, Inc., a Florida corporation, and DANIEL W. MILLER, both personally known to me and who did not take an oath, and acknowledged before me that they executed the foregoing instrument as such owners, for the uses and purposes herein mentioned.

WITNESS my hand and official seal this 22nd day of May, 1992.

This instrument prepared by: J. M. Boynton, P. O. Box 4167 Tallahassee, Fl 32315



Doris Jean Lanham
NOTARY PUBLIC
Doris Jean Lanham
Notary Public, State of Florida
My Comm. Exp. Feb. 17, 1995
Equal Housing Lender Agency

OFF. REC. 193 PAGE 168

Page 2.

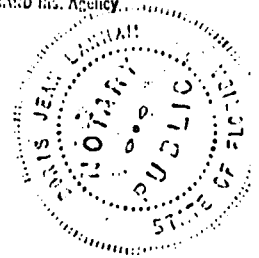
State of Florida
County of Leon

Before me, the undersigned authority, this day appeared HUBERTUS H. VOORTING, personally known to me and who did not take an oath, and acknowledged before me that he executed the foregoing instrument as co-joiner in amendment.

Witness my hand and official seal this 22nd day of May, 1992.


Notary Public *Davis Jean Lenham*

Notary Public, State of Florida
My Comm. Exp. Feb. 17, 1995
Bonded thru FIDELITY Ins. Agency.



OFF: 193 PAGE 169

**EDWIN G. BROWN
& ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYORS

EDWIN G. BROWN, PLS

625 NORTH TALLAHASSEE ST
P.O. Box 625
CRAWFORDVILLE, FLORIDA 32327
(904) 926-3016

September 19, 1990

EDWIN T. CULBREATH

40.15 ACRES

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standard for land surveying (Chapter 21-HH-6, Florida Administrative Code).

Begin at a St. Joe Paper Company monument marking the Southeast corner of Section 4 and the Northeast corner of Section 9, Township 3 South, Range 1 East, Wakulla County, Florida, and marking the POINT OF BEGINNING. From said POINT OF BEGINNING proceed South 00 degrees 47 minutes 54 seconds West 500.96 feet to a concrete monument, thence run South 89 degrees 51 minutes 53 seconds West 1338.27 feet to a concrete monument on the Easterly right-of-way of State Road No. 363, thence run North 10 degrees 43 minutes 37 seconds West along said Easterly right-of-way 1229.93 feet to an iron pipe, thence run South 89 degrees 19 minutes 41 seconds East 1583.83 feet, thence run South 00 degrees 47 minutes 54 seconds West 685.87 feet to the POINT OF BEGINNING containing 40.15 acres, more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.


EDWIN G BROWN
Registered Land Surveyor
Florida Certificate No. 2919

76-021
PSC:6943

OFF: 193 PAGE 170