

DECLARATION OF RESTRICTIVE COVENANTS

This Declaration of Restrictive Covenant is made this 6th day of May, 1992, by Edwin T. Culbreath, Trustee, Edwin T. Culbreath Revocable Trust, hereinafter referred to as the Declarant.

WHEREAS Declarant is the owner of a tract of land, hereinafter referred to as Plantation Acres, and more specifically described in attached Exhibit "A", incorporated herein, and

WHEREAS it is necessary that Declarant and all other present and future owners of property in the aforesaid Plantation Acres provide for the maintenance of roads, and

WHEREAS access to the aforesaid Plantation Acres will be through a tract of land known as Springwood Phase II and more particularly described in attached Exhibit "B", incorporated herein.

NOW THEREFORE, Declarant declares that the real property described above as Exhibit "A" shall be held, transferred, encumbered, used, sold, conveyed, leased, and occupied, subject to the covenant set forth below:

All property owners within the lands known as Plantation Acres and more particularly described in Exhibit "A" must be members of the Plantation Acres Road Maintenance Association, and also be members of the Road Maintenance Association or Property Owners Association for the lands known as Springwood Phase II and more particularly described

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in Exhibit "B".

IN WITNESS WHEREOF the Declarant has executed this Declaration of Restrictive Covenant on the day and year first above written.

Edwin T. Culbreath
EDWIN T. CULBREATH, Trustee
Edwin T. Culbreath Revocable Trust

Julie Evans
WITNESS

Julie Evans
Printed Name of Witness

Paula Knowles
WITNESS

PAULA KNOWLES
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF WAKULLA

Before me this day personally appeared EDWIN T. CULBREATH, to be well known, who acknowledged before me that he executed the foregoing instrument for the purposes therein expressed. *TO ME PERSONALLY KNOWN, AN OATH WAS NOT TAKEN.*

WITNESS by hand and official seal, this 16th day of May, 1992.

(Seal)

Paula Knowles
Notary Public PAULA KNOWLES
My Commission Expires: 9-25-95



PAULA KNOWLES
MY COMMISSION # CC 148302 EXPIRES
September 25, 1995
BONDED THRU TROY FAIR INSURANCE, INC.

James "Thurman" Roddenberry

Professional Land Surveyor

Post Office Box 418

Sopchoppy, Florida 32358-0418

(904) 962-2538

May 4, 1992

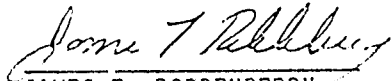
Legal Description of a 162.65 Acre Tract
For
Edwin Culbreath

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

The Northeast quarter of Section 5, Township 3 South, Range 1 East being more particularly described as follows:

Being at an old concrete monument marking the Northeast corner of the Northeast quarter of Section 5, Township 3 South, Range 1 East and proceed South 01 degrees 49 minutes 52 seconds West along the East boundary of said Northeast quarter a distance of 2662.16 feet to an old concrete monument marking the Southeast corner of said Northeast quarter, thence run North 89 degrees 42 minutes 53 seconds West along the South boundary of said Northeast quarter a distance of 2648.57 feet to an old concrete monument marking the Southwest corner of said Northeast quarter, thence run North 01 degrees 05 minutes 57 seconds East along the West boundary of said Northeast quarter a distance of 2655.23 feet to a St. Joe Paper Company concrete monument marking the Northwest corner of said Northeast quarter, thence run South 89 degrees 50 minutes 51 seconds East along the North boundary of said Northeast quarter a distance of 2682.67 feet to the POINT OF BEGINNING containing 162.65 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.


JAMES T. RODDENBERRY
Registered Land Surveyor
Florida Certificate No: 4261

92-038

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Exhibit "A"

NOBLES, VARNUM & ASSOCIATES, INC.

ENGINEERING & LAND SURVEYING • FLORIDA & GEORGIA

1324 WEST CRAWFORD STREET
QUINCY, FLORIDA 32351
(904) 875-3179

3559 TIMBERLANE SCHOOL ROAD
TALLAHASSEE, FLORIDA 32312
(904) 668-3211

NVA Job No. 747
May 10, 1990
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LEGAL DESCRIPTION
SPRINGWOOD PHASE II
(PROPOSED)

BEGINNING at a concrete monument marking the Northwest corner of Section 4, Township 3 South, Range 1 East, Wakulla County, Florida and the Southwest corner of Springwood Phase I (an unrecorded subdivision); thence South 89 degrees 52 minutes 29 seconds East, along the Southerly boundary of said Springwood Phase I, a distance of 2038.99 feet to the Westerly right-of-way boundary or the St. Marks Rail Corridor; thence South 10 degrees 46 minutes 44 seconds East, along said Westerly right-of-way boundary, a distance of 4143.40 feet to the Northerly boundary of Wakulla Station Estates (an unrecorded subdivision); thence North 89 degrees 47 minutes 00 seconds West, along said Northerly boundary, a distance of 2917.72 feet to the Easterly boundary of Summerwood II, Lots 31-39, (an unrecorded subdivision); thence North 01 degrees 22 minutes 34 seconds East, along said Easterly boundary of Summerwood II, a distance of 87.67 feet to the Southeast corner of Fallwood (an unrecorded subdivision); thence North 00 degrees 43 minutes 31 seconds East, along the Easterly boundary of said Fallwood, a distance of 1315.81 feet to the Northeast corner of said Fallwood; thence North 01 degrees 49 minutes 52 seconds East a distance of 2661.73 feet to the POINT OF BEGINNING.

LESS a 100.00 foot City of Tallahassee Electric Transmission right-of-way. The centerline of said right-of-way lying approximately 1054.50 feet East of the Northwest corner and 1932.82 feet East of the Southwest corner of the above described parcel.

ALSO LESS the following described 1 acre parcel: COMMENCING at the Northwest corner of Section 4, Township 3 South, Range 1 East, Wakulla County, Florida; thence South 89 degrees 52 minutes 29 seconds East a distance of 1003.58 feet to the Westerly right-of-way boundary of a 100.00 foot City of Tallahassee Electric Transmission Line; thence South 10 degrees 46 minutes 39 seconds East, along said Westerly boundary, 2398.45 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, continue South 10 degrees 46 minutes 39 seconds East a distance of 208.71 feet; thence South 79 degrees 13 minutes 21 seconds West a distance of 208.71 feet; thence North 10 degrees 46 minutes 39 seconds West a distance of 208.71 feet; thence North 79 degrees 13 minutes 21 seconds West a distance of 208.71 feet to the POINT OF BEGINNING. The parcel remaining from the above descriptions contains 221.60 acres more or less.

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Exhibit "B"