

DECLARATION OF RESTRICTIONS,  
COVENANTS, EASEMENTS AND RESERVATIONS

RIVER PLANTATION ESTATES

UNIT TWO

56006

CARLTON TUCKER  
CLERK CIRCUIT COURT  
WAKULLA COUNTY, FLORIDA

1984 MAR -8 AM 11:48

RECORDED  
AT TIME & DATE NOTED

This Declaration is made by WEE COUNTRY CORPORATION OF FLORIDA, a Florida corporation, P. O. Box 25166, Dallas, Texas 75225, and by WAKULLA RIVER CLUB, INC., a non-profit Florida corporation, 1000 Energy Center, Suite 102, Ardmore, Oklahoma 73401, (jointly referred to herein as the "Declarants"), as of the 7th day of March, 1984.

RECITALS

1. The Declarants are the owners of a certain real property hereinafter called the "Land" situated in Wakulla County, Florida, described on Exhibit A attached hereto.

2. The Declarants intend that the Land shall be subdivided into residential lot sites, which will achieve certain objects and purposes: namely, that the development will be a residential community which is aesthetically pleasing, harmonious with the environment, and conducive to residential and recreational use by the owners thereof on a lasting basis and that such development will preserve the natural beauty of the Land to the fullest extent possible during all seasons of the year.

3. The Declarants believe that such objects and purposes can be best achieved through the imposition of restrictions, covenants, easements, and reservations upon the Land. It further believes that the objects and purposes may be implemented by continuing control either directly by the Declarants or through other entities to be created for such purposes, all as hereinafter set forth.

NOW, THEREFORE, in order to achieve the above-described objects and purposes, the Declarants hereby impose upon the above-described Land the restrictions, covenants,

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cost or expense related to the central sewer system (Article VII, Section 7.2(g)). The assessments shall be determined by the Board of Directors of the Club and shall be sufficient to provide for the payment of all estimated expenses incurred in connection with the maintenance and operation of the Common Areas and Common Facilities, except for the central sewer system, which sum may include, but is not limited to, expenses of operation, management, taxes and special assessments until separately assessed, insurance premiums on Common Areas and buildings thereon (including fire insurance with extended coverage, vandalism and malicious mischief insurance, public liability and other insurance), landscaping and care of grounds, common lighting and heating, repairs and renovations, trash and garbage collections, wages, common water service operating expenses and other common utility charges, legal and accounting fees, management fees, expenses and liabilities incurred by the Resident Manager, or Board of Directors, under or by reason of this Declaration, the payment of any deficit remaining from a previous assessment period, the creation of a reasonable contingency or other reserve or surplus fund as well as other costs and expenses relating to the Common Areas. An Owner's assessment shall also include costs incurred by the Club in accordance with Section 10.2 hereof. The omission or failure of the Board to fix the assessment for any assessment period shall not be deemed a waiver, modification or a release of the Owners from their obligation to pay. The assessments for estimated Common Expenses shall be due annually in advance and the Board of Directors or Managing Agent shall prepare and deliver or mail to each Owner an itemized statement showing the estimated or actual expenses for the assessment period and the proportionate amount due from such Owner. No Owner may exempt himself from liability for his contribution towards the Common Expenses by waiver of the

easements, reservations and other encumbrances set forth herein. All such encumbrances shall run with the Land and shall be considered to be a part of any and all conveyances, transfers, leases and other documents affecting all or any part of the Land whether or not specifically set forth in such documents.

ARTICLE I - IMPOSITION OF RESTRICTIONS  
COVERING RIVER PLANTATION ESTATES

1.1 WEE COUNTRY CORPORATION OF FLORIDA imposed restrictions, covenants, easements and reservations on lands in Wakulla County, Florida, called River Plantation Estates, recorded in Plat Book 2, pages 43-46, public records of Wakulla County, Florida, under a "Declaration of Restrictions, Covenants, Easements and Reservations" dated as of February 7, 1983, recorded in Official Records Book 93, pages 716-737, public records of Wakulla County, Florida. The Declarants intend to, and do hereby impose on the Land the same restrictions, covenants, easements, reservations and encumbrances as are contained in Official Records Book 93, pages 716-735, public records of Wakulla County, Florida, (herein referred to as the "Restrictions on River Plantation Estates") with the following exceptions. (All references herein to blocks and lots refer to River Plantation Estates, Unit 2, as recorded.)

1.2 Article VI, Section 6.8, of the Restrictions on River Plantation Estates do not apply to the land and instead the following provision is inserted in its place:

Assessments. The Common Expenses incurred by the Club in its operation shall be borne by the Owners upon an assessment basis. Each Owner of a Lot (or subdivision thereof), by acceptance of a deed therefor, whether or not so expressed in such deed or other conveyance, shall be deemed to covenant and agree to pay to the Club his respective assessment as herein provided. Each Owner shall be responsible for an equal fractional proportion of the total assessment with other members of the Club, except that owners of the Land (River Plantation Estates, Unit 2) shall not be responsible for and shall not be assessed for any

use or enjoyment of any of the Common Areas or by abandonment of his Lot.

1.3 Article VII, Section 7.1, of the Restrictions on River Plantation Estates is amended as to the land to provide that the pertinent lots are Block A, lots 37-48; Block B, lots 32-40; Block C, lots 1-11; and Block D, lots 1-11. In addition to single family use, Block A, lot 48, is presently owned by Wakulla River Club, Inc., as a Common Facility in accordance with Article VI of these restrictions. This lot shall also be used for recreational purposes including, but not limited to, a clubhouse, boating, boat ramps, docks, tennis courts, horseback riding and stables, swimming pools, and other similar and related activities. The present use of part of Block A, lot 48, by Florida Power Corporation, for its electric transmission lines and poles, is also an accepted use of Block A, lot 48. Wakulla River Club, Inc., joins in this declaration for the sole purpose of consenting to and imposing the restrictions on Block A, lot 48.

1.4 Article VII, section 7.2(g) of the Restrictions on River Plantation Estates shall not apply and instead the following provision is inserted in its place as to the land:

(g) Sewage. Sewage shall be by individual septic tanks for each lot, which shall be installed in accordance with applicable state and county regulations. The Declarant specifically notes that Lots 44 and 45 in Block A, Lots 37 and 38 in Block B, Lots 10 and 11 in Block C, and Lots 10 and 11 in Block D have the additional requirement that a professional engineer shall design and certify to the owner and to all appropriate governmental agencies, including Wakulla County, as to the location of the septic tank system.

Dated as of the date first above written.

WEE COUNTRY CORPORATION  
OF FLORIDA

By William R. Goddard, Jr.  
William R. Goddard, Jr.,  
as president

[AFFIX CORPORATE SEAL]



STATE OF FLORIDA     )  
                                  )  
COUNTY OF LEON     )     ss.

The foregoing Declaration of Restrictions, Covenants, Easements and Reservations was acknowledged before me this 29<sup>th</sup> day of February, 1984, by William R. Goddard, Jr. as President of Wee Country Corporation of Florida.

Witness my hand and official seal.

Susan R. McHenry  
Notary Public



My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES SEPT 20 1984  
BONDED THRU GENERAL INS. UNDERWRITERS

EXHIBIT A

Begin at a concrete monument marking the Northeast corner of Lot 1, Block "B" of River Plantation Estates, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 43, 44, and 45 of the Public Records of Wakulla County, Florida and thence run North 23 degrees 19 minutes 40 seconds East 205.00 feet, thence run North 445.00 feet, thence run North 63 degrees 45 minutes 32 seconds West 660.00 feet, thence run North 21 degrees 09 minutes 17 seconds East 641.00 feet, thence run North 590.01 feet to the Southerly right-of-way boundary of State Road No. 365, thence run along said Southerly right-of-way boundary as follows: South 54 degrees 05 minutes 32 seconds West 559.66 feet to a point of curve to the right, thence Southwesterly along said curve with a radius of 5696.65 feet, thru a central angle of 01 degrees 34 minutes 04 seconds for an arc distance of 155.88 feet, thence leaving said Southerly right-of-way boundary run South 16 degrees 30 minutes 36 seconds West 1399.49 feet to an old iron pipe on the Easterly bank of the Wakulla River, thence run Southeasterly along said Easterly river bank 309.40 feet more or less to the Northwest corner of said River Plantation Estates, thence run along the Northerly boundary of said subdivision as follows: South 89 degrees 49 minutes 08 seconds East 884.02 feet, South 39 degrees 43 minutes 58 seconds West 94.55 feet, South 88 degrees 45 minutes 18 seconds East 287.44 feet to the POINT OF BEGINNING, containing 36.10 acres more or less.

Also:

Begin at a concrete monument marking the Southwest corner of Lot 31, Block "B" of River Plantation Estates, a subdivision as per map or plat thereof recorded in Plat Book 2, pages 43, 44, and 45 of the Public Records of Wakulla County, Florida and thence run South 60 degrees 57 minutes 30 seconds West 285.00 feet, thence run South 24 degrees 43 minutes 10 seconds East 1164.03 feet, thence run South 51 degrees 20 minutes 47 seconds West 198.18 feet to the Northeasterly right-of-way boundary of a 60.00 foot roadway, said point lying on a curve concave to the Northeasterly, thence run along said Northeasterly right-of-way boundary as follows: Southeasterly along said curve with a radius of 388.90 feet, thru a central angle of 05 degrees 29 minutes 41 seconds for an arc distance of 37.30 feet, the chord of said arc being South 40 degrees 32 minutes 59 seconds East 37.28 feet, thence South 43 degrees 17 minutes 50 seconds East 22.81 feet, thence leaving said Northeasterly right-of-way boundary run North 51 degrees 20 minutes 47 seconds East 258.89 feet, thence run South 85 degrees 24 minutes 35 seconds East 72.53 feet, thence run South 08 degrees 02 minutes 48 seconds West 256.01 feet to the Northerly right-of-way boundary of said 60.00 foot roadway, thence run North 83 degrees 20 minutes 26 seconds West along said Northerly right-of-way boundary 60.01 feet, thence run South 06 degrees 39 minutes 34 seconds West 60.00 feet

to the Southerly right-of-way boundary of said roadway, thence run South 83 degrees 20 minutes 26 seconds East along said Southerly right-of-way boundary 122.69 feet, thence run South 07 degrees 07 minutes 51 seconds West 199.81 feet to a point on the Northerly boundary of a Florida Power Corporation Power line right-of-way easement, thence run North 85 degrees 20 minutes 32 seconds East along said Northerly power line right-of-way 580.66 feet to the Westerly right-of-way boundary a 60.00 foot roadway, thence run South 02 degrees 46 minutes 40 seconds West along said Westerly right-of-way boundary 30.00 feet, thence run South 46 degrees 40 minutes 48 seconds West 676.91 feet to the Easterly bank of the Wakulla River, thence run Northwesterly along said Easterly river bank 3315.54 feet, more or less to the Southwesterly corner of said River Plantation Estates, thence leaving said Easterly river bank run along the Southerly boundary of said subdivision as follows: South 88 degrees 44 minutes 22 seconds East 502.70 feet, South 23 degrees 42 minutes 23 seconds East 246.68 feet, South 28 degrees 56 minutes 10 seconds East 60.13 feet, South 30 degrees 37 minutes 01 seconds East 225.01 feet to the POINT OF BEGINNING containing 45.03 acres more or less.

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