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KILLEARN ESTATES
UNIT 39

JUL 1 12 55 PM '92

CLERK OF DISTRICT COURT

RESIDENTIAL

DECLARATION OF COVENANTS AND RESTRICTIONS

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STATE OF FLORIDA
COUNTY OF LEON

KNOW ALL MEN BY THESE PRESENTS, That this Declaration of Covenants and Restrictions, made and entered into on this 30th day of June, 1992, by ROLLAND TRACT, INC., a Florida corporation, hereinafter referred to as "Developer",

W I T N E S S E T H:

WHEREAS, Developer is the owner of the real property commonly known as Killlearn Estates and desires to create therein a residential community with permanent parks, lakes, playgrounds, open spaces, and other common facilities for the benefit of the said community; and,

WHEREAS, Developer desires to provide for the preservation of the value and amenities in said community and for the maintenance of said parks, lakes, street lights, playgrounds, open spaces, and other common facilities, and to this end, desires to subject the real property described in Exhibit "A", together with such additions as have been or may hereinafter be made thereto (as provided in Article I) to the covenants, restrictions, easements, charges and liens, hereinafter set forth, each and all of which is and are for the benefit of said property and each owner thereof; and

WHEREAS, Developer has deemed it desirable, for the efficient preservation of the values and amenities of said community, to create an agency to which should be delegated and assigned the powers of maintaining and administering the community properties and facilities and administering and enforcing the covenants and restrictions and collecting and disbursing the assessments and charges hereinafter created; and

WHEREAS, there has been incorporated under the laws of the State of Florida, as a non-profit corporation, KILLEARN HOMES ASSOCIATION, INC., for the purpose of exercising the functions aforesaid;

NOW, THEREFORE, the Developer declares that the real property described in Exhibit "A", and such additions thereto as may hereafter be made pursuant to Article I hereof, is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens (sometimes referred to as "covenants and restrictions") hereinafter set forth.

ARTICLE I
PROPERTY SUBJECT TO THIS DECLARATION

Section 1. Existing Property. The real property which is, and shall be held, transferred, sold, conveyed, and occupied subject to this Declaration is located in Leon County, Florida, contains 38.53 acres more or less, and is more particularly described in Exhibit "A" attached hereto.

Section 2. Additional properties in Killlearn Estates may become subject to this Declaration by recordation of additional declarations containing essentially the same substance as the instant indenture in the sole discretion of the Developer. Any subsequent Declarations of Covenants and Restrictions shall interlock all rights of Members to the Association to the end that all rights resulting to Members of the Killlearn Homes Association shall be uniform as between all units of Killlearn Estates.

ARTICLE II
DEFINITIONS

Section 1. The following words, when used in this Declaration or any Supplemental Declaration (unless the context shall prohibit), shall have the following meanings:

(a) "Association" shall mean and refer to the Killlearn Homes Association, Inc.

- (b) "Board" shall mean and refer to the Board of Directors of the Killleam Homes Association, Inc.
- (c) "Building" shall include, but not be limited to, both the main portion of such building and all projections or extensions thereof, including garages, outside platforms and docks, carports, canopies, enclosed malls, porches, walls, docks and fences.
- (d) "Committee" shall mean and refer to the Architectural Control Committee.
- (e) "Common Properties" shall mean and refer to those areas of land shown on any recorded subdivision plat of The Properties and intended to be devoted to the common use and enjoyment of the owners of The Properties.
- (f) "Improvements" shall mean and include structures and construction of any kind, whether above or below the land surface, such as, but not limited to, buildings, out-buildings, water lines, sewers, electrical and gas distribution facilities, loading areas, parking areas, walkways, wells, fences, hedges, mass plantings, entrance ways or gates and signs.
- (g) "Living Area" shall mean and refer to those heated and/or air conditioned areas which are completely finished as living area and which shall not include garages, carports, porches, patios or storage areas.
- (h) "Living Unit" shall mean and refer to any portion of a building situated upon The Properties designed and intended for use and occupancy as a residence by a single family.
- (i) "Member" shall mean and refer to all those Owners who are members of the Association, as provided in Article XXXI, Section 1 hereof.
- (j) "Multifamily Structure" shall mean and refer to any building containing two or more Living Units under one roof, or when the density of Living Units exceeds five per acre.
- (k) "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any site situated upon The Properties, but, notwithstanding any applicable theory of the mortgage, shall not mean or refer to the mortgagee unless and until such mortgagee has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure.
- (l) "Site" shall mean a portion or contiguous portions of said property, which accommodate a single use or related uses under single control. After improvement to the site, providing for residential use, "site" shall mean each residential living unit and its adjoining property. In areas zoned for single-family use, "site" shall mean and refer to any plot of land shown upon any recorded subdivision map or The Properties, with the exception of Common Properties, as heretofore defined.
- (m) "The Properties" shall mean and refer to all such existing properties, and additions thereto, as are subject to this Declaration or any Supplemental Declaration under the provisions of Article 1 hereof.

Section 2. Certain Rules of Interpretation. The definitions set forth in Section 1 shall be equally applicable to both the singular and plural forms of the words and terms therein defined and shall cover all genders.

ARTICLE III GENERAL PROVISIONS

Section 1. Duration. The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by The Association, their respective legal representatives, heirs, successors and assigns, for a term of fifty (50) years from the date this Declaration is recorded, after such time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by the then Owners of two-thirds of the sites has been recorded, agreeing to change said covenants and restrictions in whole, or in part, provided, however, that no such

agreement to change shall be effective unless made and recorded three (3) years in advance of the effective date of such change, and unless written notice of the proposed agreement is sent to every Owner at least ninety (90) days in advance of any action taken.

Section 2. Notices. Any notice required to be sent to any Member or Owner, under the provisions of this Declaration, shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as Member or Owner on the records of the Association at the time of such mailing.

Section 3. Enforcement. Enforcement of these covenants and restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages, and against the land to enforce any lien created by these covenants; and failure by the Association or any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 4. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

ARTICLE IV
AMENDMENT OF DECLARATION
OF COVENANTS AND RESTRICTIONS

The Developer reserves and shall have the sole right (a) to amend these Covenants and Restrictions for the purpose of curing any ambiguity in or any inconsistency between the provisions contained herein; (b) to include in any contract or deed or other instrument hereafter made any additional covenants and restrictions applicable to the said land which do not lower standards of the covenants and restrictions contained herein; and (c) to grant reasonable variances from the provisions of this Declaration, or any portion hereof, in order to overcome practical difficulties and to prevent unnecessary hardship in the application of the provisions contained herein, provided, however, that said variances shall not materially injure any of the property or improvements of adjacent property. No variance granted pursuant to the authority granted herein shall constitute a waiver of any provision of this Declaration as applied to any other person or real property.

ARTICLE V
ADDITIONAL COVENANTS AND RESTRICTIONS

No property owner, without the prior written approval of the Developer, may impose any additional covenants or restrictions on any part of the land described in Article I hereof.

ARTICLE VI
ARCHITECTURAL CONTROL

No improvements, as defined herein, shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted in duplicate to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by an Architectural Control Committee. The Architectural Control Committee shall have the absolute and exclusive right to refuse to approve any such building plans and specifications and site grading and landscaping plans which are not suitable or desirable in its opinion for any reason, including purely aesthetic reasons connected with future development plans of the Developer of said land or contiguous lands.

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ARTICLE VII
ARCHITECTURAL CONTROL COMMITTEE

Section 1. The Committee. The Architectural Control Committee is composed of two (2) members to be appointed by the Developer and a third party to be appointed by the Association. A majority of the Committee may designate a representative to act for it. Neither the members of the Committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The Committee shall have the powers and duties enumerated herein. It may approve, disapprove or approve with modifications, the plans submitted in writing to the Committee.

Section 2. Submission of plans. At least ten (10) days before commencing the construction or alteration of any and all buildings, fences, or any other structures of permanent improvements on or to any Lot, the Owner shall submit a complete set of architectural and landscape plans to the Committee for its written approval, disapproval or approval with modifications, as hereinafter provided;

Section 3. Approval; Content of Plans. No improvement shall be erected, placed, altered, maintained or permitted on any Lot until plans shall have been submitted to and approved in writing by the Committee. Such plans shall include the following:

- (a) Site plan. A site plan complete with dimensional locations of all proposed improvements, with all building setback lines shown;
- (b) Architectural Plan. Floor plans, elevation drawings of all exterior walls and roof plan; and
- (c) Description of exterior finish. A description of all proposed exterior finishes, materials and colors, including those for walls, roofs, windows, doors, paving and fences. Samples and/or manufacturer's identification data shall be supplied if requested by the Committee.

ARTICLE VIII
LIMITATION OF LIABILITY

Section 1. Plan Approval. Neither the Developer nor its successors or assigns nor the Committee nor any member thereof shall be liable in damages to any Owner, their successors and assigns by reason of any mistake in judgment, negligence, act or omission arising out of or in connection with the approval or disapproval or failure to approve any such plans, the enforcement or non-enforcement, modification or waiver, breach of default of any covenant or restriction or provision contained herein. Every Owner, and their successors and assigns, waives and releases the right to bring any action proceeding or suit against the Developer, the Committee and all members thereof to recover damages

Section 2. Construction. Where plans are approved by the Committee (or any change or modification thereto), such approval shall be deemed to be strictly limited to an acknowledgment or consent by the Committee to the improvements being constructed in accordance therewith, and shall not in any way, be deemed to imply any warranty, representation or approval by the Committee, Developer, its successors or assigns, that such improvements, if so constructed, shall be structurally sound, will be fit for any particular purpose or will have a market value of any particular magnitude.

ARTICLE IX
LAND USE AND BUILDING TYPE

No site shall be used except for residential and recreational purposes. Except in areas zoned for multi-family use, no building of any type shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height. When the construction of any building is once begun, work thereon shall be prosecuted diligently and continuously until the full completion thereof. The main residence and attached structures shown on the plans and specifications approved by the Committee must be completed in accordance with said plans and specifications upon each building plot unless such completion is rendered impossible as the direct result of strikes, fires, natural emergencies or natural calamities.

ARTICLE X
TEMPORARY STRUCTURES

No structure of a temporary character, basement, tent, shack, garage, barn or other outbuilding of any type shall be located on any site at any time, except during approved construction.

Boats, trailers, campers, or other recreational vehicles shall be parked or stored within the garage or placed behind the residence; however, in no event shall the vehicles be visible from the street which runs in front of the property.

ARTICLE XI
SINGLE-FAMILY LOT AREA AND WIDTH

No dwelling shall be erected or placed on any single-family site having a width of less than 100 feet at the place the dwelling is proposed to be erected nor shall any dwelling be erected or placed on any site having an area of less than 20,000 square feet.

ARTICLE XII
SINGLE-FAMILY DWELLING QUANTITY AND SIZE

The ground floor area of the main structure of single-family dwelling, exclusive of one-story porches, garages, carports and patios shall be not less than 1,600 square feet.

In the event a structure contains more than one story, the ground floor must contain not less than 800 square feet and must be completely finished as living area, and at least 800 square feet of the second floor must be completely finished as living area. However, the total footage must equal or exceed that of the required one-story dwelling.

ARTICLE XIII
BUILDING LOCATION

(a) No building shall be located on any site nearer to the front property line, rear property line, or nearer to the side street line than the minimum building setback lines specified on any recorded plat or site plan. In any event, no building shall be located on any site nearer than 35 feet to the front property line, or nearer than 10 feet to any side property line, or as otherwise specified by the Committee.

(b) No single-family dwelling shall be located nearer than 10 feet to an interior property line. No single-family dwelling shall be located on any interior site nearer than 30 feet to the rear line.

(c) No driveway shall be located nearer than 5 feet to an interior property line except a back-up turn around pad may be located as near as one foot to a property line.

(d) Except as otherwise provided herein, no fence of any kind shall be placed or constructed nearer to the front property line than the building setback line or the front corner of the residence, whichever is greater. No fence shall be located nearer than 2 inches to an interior property line.

(e) For the purpose of this covenant, eaves, swimming pools, decks and steps shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building to encroach upon another side.

ARTICLE XIV
LAND NEAR PARKS AND WATER COURSES

No building shall be placed nor shall any material or refuse be placed or stored on any site within 20 feet of the property line of any park or edge of any open water course, except that clean fill may be placed nearer, provided that the natural water course is not altered or blocked by such fill.

ARTICLE XV
EXTERIOR STRUCTURE MATERIALS

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The exterior structure material of exterior walls of dwellings must be at least two-thirds (2/3) brick or stone masonry, unless specifically waived in writing by the Committee.

ARTICLE XVI
GARAGES AND CARPORTS

Each Living Unit shall have a functional carport or garage attached to the residence which shall be screened on sides which are visible from the street, which runs in front of or adjacent to the property, in such a manner that objects located within the carport shall present a broken and obscured view from the outside thereof. All garage and carport entrances shall face the rear property line or a side property line that is not adjacent to a street.

ARTICLE XVII
DRIVEWAY AND WALKWAY CONSTRUCTION

All driveways shall be constructed of concrete or "hot mix" asphalt. Where curbs are required to be broken for driveway entrances, the curb shall be repaired in a neat and orderly fashion and in such a way to be acceptable to the Committee. All walkways and sidewalks shall be constructed of concrete and have minimum width of 30 inches.

ARTICLE XVIII
UTILITY CONNECTIONS AND TELEVISION ANTENNAS

All house connections for all utilities, including, but not limited to, water, sewage, electricity, telephone and television shall be run underground from the property connecting points to the building structure in such manner to be acceptable to the governing utility authority and the Committee.

Exterior radio, television antenna and satellite dish installations must be approved in writing by the Committee.

ARTICLE IX
SEWAGE DISPOSAL

No individual sewage disposal system shall be permitted on any site unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the State of Florida and the Leon County Health Departments. Approval of such system, as installed, shall be obtained from such departments.

ARTICLE XX
GARBAGE AND REFUSE DISPOSAL

No site shall be used, maintained, or allowed to become a dumping ground for scraps, litter, leaves, limbs, or rubbish. Trash, garbage or other waste shall not be allowed to accumulate on the property and shall not be kept except in sanitary containers installed in such a manner to be acceptable to the Committee. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

ARTICLE XXI
WINDOW AIR-CONDITIONING UNITS

No window air-conditioning units shall be installed in the front of a building and all exterior heating and/or air-conditioning compressors or other machinery must be screened in a manner acceptable to the Architectural Control Committee.

ARTICLE XXII
MAIL BOXES

No mail box or paper box or other receptacle of any kind for use in the delivery of mail or newspapers or magazines or similar materials shall be erected or located on any building plot unless and until the size, location, design and type of material for said boxes or receptacles shall have been approved by the Committee. If and when the United States mail service or the newspaper or newspapers involved shall indicate a willingness to make delivery to wall receptacles attached to the residence, each property owner, on the request of the Committee shall replace the boxes or receptacles previously employed for such purpose or purposes with wall receptacles attached to the residence.

ARTICLE XXIII
SIGNS

No sign of any kind shall be displayed to the public view on any site except one sign of not more than five square feet advertising the property for sale or rent. All signs must be approved in writing by the Committee.

ARTICLE XXIV
PROTECTIVE SCREENING

Protective screening areas are or shall be established as shown on the plat. Except as otherwise provided herein regarding street intersections under "Sight Distance at Intersections", plantings, fences or walls shall be maintained throughout the entire length of such areas by the owner or owners of the sites at their own expense to form an effective screen for the protection of the residential area. No building or structure, except a screen fence or wall or utilities or drainage facilities, shall be placed or permitted to remain in such areas. No vehicular access over the area shall be permitted except for the purpose of installation and maintenance of screening, utilities and drainage facilities.

ARTICLE XXV
SIGHT DISTANCE AT INTERSECTIONS

No fence, wall hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection if the intersection of the property lines are extended. The same sightline limitations shall apply on any site within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. Trees shall be permitted to remain within such distance of such intersections provided the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

ARTICLE XXVI
EASEMENTS

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each site and all improvements in it shall be maintained continuously by the owner thereof, except for those improvements for which a public authority or utility company is responsible.

ARTICLE XXVII
BRIDLE TRAIL USE

Bridle trail areas, if any, shown on the recorded plats of Killearn Estates are to be used only for such purpose and for utility construction and maintenance. Bridle trails are to be kept clear of fences, shrubbery, gates and cattle crossings, leaves, grass trimmings, limbs or other refuse, and are to be kept in a manner to make possible for the use of the bridle trails for horseback riding. In no instance shall the bridle trails be used as an access to carports, garages and driveways.

ARTICLE XXVIII
LIVESTOCK AND POULTRY 0R15711 2093

No animals, livestock or poultry of any kind shall be raised, bred or kept on any site, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose and, further, provided they are not allowed to wander or roam freely about the neighborhood.

ARTICLE XXIX
OIL AND MINING OPERATIONS

No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any site, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any site. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, or maintained, for any commercial purpose.

ARTICLE XXX
NUISANCES

No noxious or offensive activity shall be carried on upon any site, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or tend to damage or destroy either private or public property.

ARTICLE XXXI
MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

Section 1. Membership. Every person or entity who is a record owner of a fee or undivided fee interest in any site which is subject to covenants of record to assessment by the Association, shall be a member of the Association, provided that any such person or entity who holds such interest merely as a security for the performance of an obligation shall not be a member. The requirement for membership shall not apply to any mortgagee or third person acquiring title by foreclosure or otherwise, pursuant to the mortgage instrument or those holding by, through or under such mortgagee or third person.

Section 2. Voting Rights. The Association shall have two classes of voting membership.

Class A. Class A Members shall be all those owners as defined in Section 1 with the exception of the Developer. Class A Members shall be entitled to one vote for each single-family site, and, in the case of a multi-family site, one-half (1/2) vote for each residential Living Unit in which they hold the interests required for membership by Section 1. When more than one person holds such interest or interests in any site, all such persons shall be members, and the vote for such site shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any such site.

Class B. Class B Members shall be the Developer. The Class B Member shall be entitled to two votes for each site in which it holds the interest required for membership by Section 1, provided that the Class B membership shall cease and become converted to Class A membership when the total votes outstanding in the Class A membership equals the total votes outstanding in the Class B membership, at which time the Class B membership shall be determined to be a Class A membership and entitled to vote as such.

ARTICLE XXXII
PROPERTY RIGHTS IN THE COMMON PROPERTIES

Section 1. Members' Easements of Enjoyment. Subject to the provisions of Section 2, every Member shall have a right and easement of enjoyment in and to the Common Properties and such easement shall be appurtenant to and shall pass with the title to every site.

Section 2. Extent of Members' Easements. The rights and easements of enjoyment created hereby shall be subject to the following:

- (a) The right of the Developer and of the Association, in accordance with its Articles and By-Laws, to borrow money for the purpose of improving the Common Properties and in

aid thereof to mortgage said properties. In the event of a default upon any such mortgage, the lender shall have a right, after taking possession of such properties, to charge admission and other fees as a condition to continued enjoyment by the Members and, if necessary, to open the enjoyment of such properties to a wider public until the mortgage debt is satisfied, whereupon the possession of such properties shall be returned to the Association and all rights of the Members thereunder shall be fully restored; and

(b) The right of the Association, as provided in its Articles and By-Laws, to suspend the enjoyment rights of any Member for any period during which any assessment remains unpaid, and for any period not to exceed thirty (30) days for any infraction of its published rules and regulations; and

(c) The right of the Association to charge reasonable admission and other fees for the use of the Common Properties; and

(d) The right of the Association to dedicate or transfer all or any part of the Common Properties to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members, provided that no such dedication or transfer, determination as to the purpose or as to the conditions thereof, shall be effective, unless an instrument signed by Members entitled to case two-third (2/3) of the votes irrespective of class of membership has been recorded, agreeing to such dedication, transfer, purpose or condition, and unless written notice of the proposed agreement and action thereunder is sent to every Member at least ninety (90) days in advance of any action taken; and

(e) The rights of Members of the Association shall in no wise be altered or restricted because of the location of the Common Property in a Unit of Killearn Estates in which such Member if not a resident. Common Property belonging to the Association shall result in membership entitlement, notwithstanding the Unit in which the site is acquired, which results in membership rights as herein provided.

ARTICLE XXXIII COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Developer, for each site owned by him within the Property, hereby covenants and each Owner of any site by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance, be deemed to covenant and agree to pay to the Association: (1) annual assessments or charges; (2) special assessments for capital improvements, such assessments to be fixed, established, and collected from time to time, as hereinafter provided. The annual and special assessments, together with such interest thereon and costs of collections thereof, as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment together with such interest thereon and cost of collection thereof as hereinafter provided, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the residents in the Properties and in particular for the improvement and maintenance of properties, services and facilities devoted to the purpose and related to the use and enjoyment of the Common Properties and of the homes situated upon The Properties, including, but not limited to, the payment of taxes and insurance thereon and repair, replacement, and additions thereto, and for the cost of labor, equipment materials, management and supervision thereof.

Section 3. Basis and Maximum of Annual Assessments. The assessments shall be \$50.00 per year. Payment of the assessment on or prior to June 1 of the year on which same becomes due entitles the payment of \$40.00.

The Board of Directors of the Association may, after consideration of current maintenance costs and future needs of the Association, fix the actual assessment for any year at a lesser amount.

Section 4. Special Assessment for Capital Improvements. In addition to the annual assessments authorized by Section 3 hereof, the Association may levy in any assessment year a special assessment, applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the Common Properties, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of Class A Members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all Members at least thirty (30) days in advance and shall set forth the purpose of the meeting.

Section 5. Change in Basis and Maximum Amount of Annual Assessments. Subject to the limitations of Section 3 hereof, and for the periods therein specified, the Association may change the maximum amount and basis of the assessments fixed by Section 3 hereto prospectively for any such period, provided that any such change shall have the assent of two-thirds (2/3) of the votes irrespective of class of Members who are voting in person or by proxy, at a meeting duly called for this purpose, written notice of such shall be sent to all Members at least thirty (30) days in advance and shall set forth the purpose of the meeting, provided further that the limitations of Section 3 hereof shall not apply to any change in the maximum amount and basis of the assessments undertaken as an incident to a merger or consolidation in which the Association is authorized to participate under its Articles of Incorporation and under Article I, Section 2 hereof.

Section 6. Quorum for any action authorized under Sections 4 and 5. The quorum required for any action authorized by Sections 4 and 5 hereof shall be as follows:

At the first meeting called, as provided in Sections 4 and 5 hereof, the presence of the meeting of Members, or of proxies, entitled to cast sixty (60%) percent of all votes of the membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirement set forth in Sections 4 and 5 hereof, and the required quorum at any such subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting, provided that no such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 7. Date of Commencement of Annual Assessments. Due Dates. The annual assessments provided for herein shall commence on the date (which shall be the first day of a month) fixed by the Board of Directors of the Association to be the date of commencement. No assessment shall be due until all promised improvements have been completed by the Developer and Warranty Deeds issued. Assessments for multi-family structures or units will not commence until completion of the construction of the structures.

The first annual assessments shall be made for the balance of the calendar year and shall become due and payable on the day fixed for commencement. The assessments for any year, after the first year, shall become due and payable on the first day of April of said year.

The amount of the annual assessment which may be levied for the balance remaining in the first year of assessment shall be an amount which bears the same relationship to the annual assessment provided for in Section 3 hereof as the remaining number of months in that year bear to twelve. The same reduction in the amount of the assessment shall apply to the first assessment levied against any property which is hereafter added to the properties now subject to assessment at a time other than the beginning of any assessment period.

The due date of any special assessment under Section 4 hereof shall be fixed in the resolution authorizing such assessment.

Section 8. Duties of the Board of Directors. The Board shall fix the date of the commencement, and the amount of the assessment against each site, for each assessment period at least thirty (30) days in advance of such date or period and shall, at that time, prepare a roster of the properties and assessments applicable which shall be kept in the office of the Association and shall be open to inspection by any Owner. Written notice of the assessment thereupon shall be sent to every Owner subject thereto.

The Association shall, upon demand, furnish at any time to any Owner liable for said assessment, a certificate in writing signed by an officer of the Association, setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

Section 9. Effect of Non-payment of Assessment: The Personal Obligation of the Owner; the Lien; Remedies of Association. If the assessments are not paid on the date when due (being the dates specified in Section 7 hereof), then such assessment shall become delinquent and shall, together with such interest thereof and cost of collection thereof, as hereinafter provided, thereupon becoming a continuing lien on the property which shall bind such property in the hands of the then Owner, his heirs, devisees, personal representatives and assigns. The personal obligation of the then Owner to pay such assessment, however, shall remain his personal obligation for the statutory period and shall not pass to his successors in title unless expressly assumed by them.

If the assessment is not paid within thirty (30) days after the delinquency date, the assessment shall bear interest from the date of delinquency at the rate of six (6%) percent per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or to foreclose the lien against the property, and there shall be added to the amount of such assessment the cost of such action. In the event a judgment is obtained, such judgment shall include interest on the assessment as above provided and a reasonable attorney's fee to be fixed by the Court, together with the costs of the action.

Section 10. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be absolutely subordinate to the lien of any first mortgage now or hereafter placed upon the properties subject to assessment. This subordination shall not relieve such property from liability for any assessments now or hereafter due and payable, but the lien thereby created shall be secondary and subordinate to any first mortgage as if said lien were a second mortgage, irrespective of when such first mortgage was executed and recorded.

Section 11. Exempt Property. The following property subject to this Declaration shall be exempted from the assessments, charges and liens created therein: (a) all properties to the extent of any easement or other interest therein; (b) all Common Properties as defined in Article II hereof; and (c) all properties exempted from taxation by the laws of the State of Florida, upon the terms and to the extent of such legal exemption.

Notwithstanding any provisions herein, no land or improvements devoted to dwelling use shall be exempt from said assessments, charges or liens.

ARTICLE XXXIV EXTERIOR MAINTENANCE

Section 1. Exterior Maintenance. In addition to maintenance upon the Common Properties, the Association shall have the right to provide maintenance upon vacant sites and shall have the right to provide maintenance upon every improved site which is subject to assessment under Article IX hereof. Such maintenance may include paint, repair, replace and care of roofs, gutters, downspouts, exterior building surfaces and other exterior improvements. Such maintenance as to a vacant site may include the mowing of grass and weeds, the trimming of shrubs, or the removal of trash and litter.

Section 2. Assessment of Cost. The cost of such maintenance shall be assessed against the site upon which such maintenance is done and shall be added to and become part of the annual maintenance assessment or charge to which such site is subject under Article XXXIII hereof and, as part of such annual assessment or charge, it shall be a lien against said property as heretofore defined and limited, and a personal obligation to the Owner, as heretofore limited, and shall become due and payable in all respects as provided in Article XXXIII hereof.

ARTICLE XXXV BOATS, LAKES AND SWIMMING

Section 1. Boats. Boats may be powered only by an outboard electric motor having a maximum of three (3) horsepower and shall be maintained and operated at all times in a safe manner according to the safety rules established by the Outboard Boating Club of America, U. S. Coast Guard, or other similar organizations.

Section 2. Swimming. No swimming shall be permitted from any area deeded to the Killlearn Homes Association, Inc. Any owner of a site or sites abutting upon Lake Killarney, Lake Kanturk or any other lake who swims or permits others to swim from such site or sites shall do so at their own risk. Neither Killlearn Properties, Inc. nor Killlearn Homes Association, Inc. assume any responsibility for the purity of the water in Lake Killarney and Lake Kanturk or any damage resulting from their use.

Section 3. Authority and Responsibility. It shall be the sole responsibility of the Association to maintain the aesthetics of all lakes, the discharge of which jurisdiction shall entitle said Association to go on and upon all lakes for the purpose of performing its responsibilities to the members and contributing owners.

Section 4. Permission to Improve. Permission is given to Killlearn Properties, Inc., its successors or assigns, to enter upon all lakes and install or otherwise construct any docks, ramps, pumping drainage and well facilities and to improve all lakes. Permission to undertake such construction granted by each purchaser of property bordering any lake.

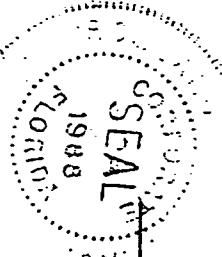
IN WITNESS WHEREOF, ROLLAND TRACT, INC. has caused this instrument to be signed by its officers and its corporate seal to be hereunto affixed by its Officers this 30th day of June, 1992.

ATTEST:

Juanice M. Hagan
Juanice M. Hagan
Its Secretary

ROLLAND TRACT, INC.

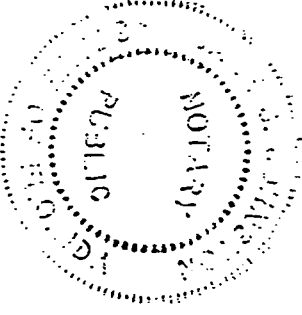
BY: David K. Williams
David K. Williams
Its Vice President



STATE OF FLORIDA,
COUNTY OF LEON:

The foregoing instrument was acknowledged before me this 30th day of June, 1992 by David K. Williams and Juanice M. Hagan. They are personally known to me and did not take an oath.

Jane S. Johnston
NOTARY PUBLIC



Jane S. Johnston
Printed Notary Name

My Commission Expires:

This Instrument Prepared By:

Juanice M. Hagan
Killlearn Properties, Inc.
7118 Beech Ridge Trail
Tallahassee, FL 32312

Notary Public, State of Florida
My Commission Expires Dec. 4, 1993
Bonded Through Troy Farm Insurance Inc.

KILLEARN ESTATES UNIT NO. 39, NORTH SECTION.

COMMENCE AT THE SOUTHWEST CORNER OF KILLEARN ESTATES UNIT NO.7, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 24 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA AND RUN NORTH 89 DEGREES 44 MINUTES 24 SECONDS ALONG THE SOUTH BOUNDARY OF KILLEARN ESTATES UNIT NO. 7, 661.48 FEET, THENCE NORTH 89 DEGREES 38 MINUTES 07 SECONDS EAST ALONG SAID SOUTHERLY BOUNDARY OF KILLEARN ESTATES UNIT NO. 7, A DISTANCE OF 895.34 TO THE WESTERLY BOUNDARY OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 688, PAGE 601 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE SOUTH 03 DEGREES 06 MINUTES 28 SECONDS WEST ALONG THE SAID WESTERLY BOUNDARY, A DISTANCE OF 718.22 FEET, THENCE LEAVING SAID PROPERTY, RUN SOUTH 08 DEGREES 50 MINUTES 53 SECONDS EAST 98.39 FEET TO A POINT ON A PROPOSED RIGHT OF WAY CURVE CONCAVE TO THE SOUTHEASTERLY THENCE NORTHEASTERLY ALONG SAID PROPOSED RIGHT OF WAY CURVE WITH A RADIUS OF 1302.84 THROUGH A CENTRAL ANGLE OF 07 DEGREES 13 MINUTES 59 SECONDS FOR AN ARC DISTANCE OF 164.48 FEET, (THE CHORD OF SAID ARC BEING NORTH 85 DEGREES 03 MINUTES 20 SECONDS EAST 164.38 FEET) THENCE NORTH 88 DEGREES 40 MINUTES 20 SECONDS EAST ALONG SAID PROPOSED RIGHT OF WAY A DISTANCE OF 230.56 FEET TO THE EASTERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 688, PAGE 601, THENCE NORTH 01 DEGREES 33 MINUTES 14 SECONDS WEST ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING, LEAVING SAID EASTERLY, BOUNDARY RUN NORTH 86 DEGREES 28 MINUTES 38 SECONDS EAST 141.04 FEET TO THE WESTERLY BOUNDARY OF A PROPOSED 50 FOOT ROADWAY, SAID POINT LYING ON A CURVE CONCAVE TO THE NORTHEASTERLY, THENCE NORTHWESTERLY ALONG SAID CURVE WITH A RADIUS OF 933.67 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREE 56 MINUTES 31 SECONDS FOR AN ARC DISTANCE OF 31.65 FEET, (THE CHORD OF SAID ARC BEING NORTH 02 DEGREES 33 MINUTES 07 SECONDS WEST 31.64 FEET), THENCE LEAVING SAID PROPOSED RIGHT OF WAY CURVE RUN NORTH 88 DEGREES 25 MINUTES 09 SECONDS EAST 189.95 FEET, THENCE NORTH 01 DEGREE 34 MINUTES 51 SECONDS WEST 185.12 FEET, THENCE NORTH 23 DEGREES 30 MINUTES 12 SECONDS EAST 73.59 FEET, THENCE NORTH 53 DEGREES 12 MINUTES 57 SECONDS EAST 74.47 FEET, THENCE NORTH 83 DEGREES 43 MINUTES 25 SECONDS EAST 79.78 FEET, THENCE NORTH 89 DEGREES 38 MINUTES 40 SECONDS EAST 200.00 FEET, THENCE SOUTH 04 DEGREES 29 MINUTES 24 SECONDS EAST 40.00 FEET, THENCE NORTH 85 DEGREES 03 MINUTES 22 SECONDS EAST 498.71 FEET, THENCE NORTH 89 DEGREES 38 MINUTES 40 SECONDS EAST 325.00 FEET, THENCE SOUTH 12 DEGREES 40 MINUTES 39 SECONDS WEST 13.91 FEET, THENCE SOUTH 52 DEGREES 18 MINUTES 23 SECONDS EAST 269.85 FEET, TO THE PROPOSED SOUTHEASTERLY RIGHT OF WAY OF A 50 FOOT ROADWAY, THENCE NORTH 37 DEGREES 23 MINUTES 25 SECONDS EAST ALONG SAID PROPOSED RIGHT OF WAY A DISTANCE OF 10.00 FEET, THENCE LEAVING SAID PROPOSED RIGHT OF WAY BOUNDARY RUN SOUTH 52 DEGREES 18 MINUTES 23 SECONDS EAST 140.25 FEET, THENCE SOUTH 36 DEGREES 42 MINUTES 34 SECONDS WEST 139.10 THENCE NORTH 37 DEGREES 41 MINUTES 37 SECONDS EAST 100.00 FEET, THENCE NORTH 36 DEGREES 28 MINUTES 47 SECONDS EAST 70.00 FEET, THENCE NORTH 49 DEGREES 38 MINUTES 28 SECONDS EAST 66.23 FEET, THENCE SOUTH 74 DEGREES 41 MINUTES 49 SECONDS EAST 198.97 FEET, THENCE NORTH 86 DEGREES 31 MINUTES 38 SECONDS EAST 165.00 FEET, THENCE NORTH 00 DEGREES 21 MINUTES 35 SECONDS WEST 380.38 FEET TO SAID SOUTHERLY BOUNDARY OF KILLEARN ESTATES UNIT NO. 7, THENCE RUN SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 2017.56 FEET, THENCE SOUTH 89 DEGREES SOUTH 89 DEGREES 36 MINUTES 21 SECONDS WEST ALONG SAID SOUTHERLY BOUNDARY OF KILLEARN ESTATES UNIT NO. 7 A DISTANCE OF 205.19 FEET TO THE EASTERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 688, PAGE 601, THENCE RUN ALONG SAID EASTERLY BOUNDARY AS FOLLOWS: SOUTH 49 DEGREES 45 MINUTES 07 SECONDS WEST 260.34 FEET, THENCE SOUTH 01 DEGREES 33 MINUTES 14 SECONDS EAST 504.99 FEET TO THE POINT OF BEGINNING, CONTAINING 22.48 ACRES MORE OR LESS.

KILLEARN ESTATES UNIT NO. 39, SOUTH SECTION.

COMMENCE AT THE SOUTHWEST CORNER OF KILLEARN ESTATES UNIT NO.7, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 24 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA AND RUN NORTH 89 DEGREES 44 MINUTES 24 EAST ALONG THE SOUTH BOUNDARY OF KILLEARN ESTATES UNIT NO 7, 661.48 FEET, THENCE NORTH 89 DEGREES 38 MINUTES 07 SECONDS EAST ALONG SAID SOUTHERLY BOUNDARY OF KILLEARN ESTATES UNIT NO. 7, A DISTANCE OF 895.34 TO THE WESTERLY BOUNDARY OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 688, PAGE 601 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE SOUTH 03 DEGREES 06 MINUTES 29 SECONDS WEST ALONG THE SAID WESTERLY BOUNDARY, A DISTANCE OF 718.22 FEET, THENCE LEAVING SAID PROPERTY, RUN SOUTH 08 DEGREES 50 MINUTES 53 SECONDS EAST 98.39 FEET TO A POINT ON A PROPOSED RIGHT OF WAY CURVE CONCAVE TO THE SOUTHEASTERLY THENCE NORTHEASTERLY ALONG SAID PROPOSED RIGHT OF WAY CURVE WITH A RADIUS OF 1302.94 THROUGH A CENTRAL ANGLE OF 07 DEGREES 13 MINUTES 59 SECONDS FOR AN ARC DISTANCE OF 164.48 FEET, (THE CHORD OF SAID ARC BEING NORTH 85 DEGREES 03 MINUTES 20 SECONDS EAST 164.38 FEET), THENCE LEAVING SAID NORTHERLY RIGHT OF WAY RUN SOUTH 01 DEGREE 19 MINUTES 40 SECONDS EAST 60.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF SAID ROADWAY, THENCE LEAVING SAID PROPOSED RIGHT OF WAY RUN SOUTH 00 DEGREES 38 MINUTES 06 SECONDS WEST 110.07 FEET TO THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING RUN SOUTH 61 DEGREES 36 MINUTES 26 SECONDS WEST 106.45 FEET TO A POINT ON A PROPOSED RIGHT OF WAY CURVE CONCAVE TO THE NORTHEASTERLY, THENCE NORTHEASTERLY ALONG SAID PROPOSED RIGHT OF WAY CURVE WITH A RADIUS OF 290.46 THROUGH A CENTRAL ANGLE OF 12 DEGREES 25 MINUTES 45 SECONDS FOR AN ARC DISTANCE OF 63.01 FEET, (THE CHORD OF SAID ARC BEING NORTH 32 DEGREES 11 MINUTES 42 SECONDS WEST 62.89 FEET), THENCE LEAVING SAID PROPOSED RIGHT OF WAY CURVE, RUN SOUTH 64 DEGREES 01 MINUTE 11 SECONDS WEST 190.45 FEET, THENCE SOUTH 17 DEGREES 04 MINUTES 07 SECONDS EAST 65.00 FEET, THENCE SOUTH 35 DEGREES 47 MINUTES 56 SECONDS EAST 157.10 FEET, THENCE SOUTH 09 DEGREES 35 MINUTES 11 SECONDS WEST 121.55 FEET, THENCE SOUTH 00 DEGREES 30 MINUTES 44 SECONDS EAST 100.00 FEET, THENCE SOUTH 89 DEGREES 28 MINUTES 16 SECONDS WEST 86.23 FEET, THENCE SOUTH 00 DEGREES 30 MINUTES 44 SECONDS EAST 190.00 FEET TO THE SOUTHERLY BOUNDARY OF SECTION 3 TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, THENCE RUN NORTH 89 DEGREES 29 MINUTES 16 SECONDS EAST, ALONG SAID SOUTHERLY BOUNDARY, AND ALONG THE SOUTHERLY BOUNDARY OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 EAST, A DISTANCE OF 900.00 FEET, THENCE LEAVING SAID SOUTHERLY BOUNDARY RUN NORTH 00 DEGREES 30 MINUTES 44 SECONDS WEST 231.98 FEET, TO A POINT ON THE PROPOSED SOUTHERLY RIGHT OF WAY OF A 50 FOOT ROADWAY, SAID POINT LYING ON A CURVE CONCAVE TO THE NORTHWESTERLY THENCE NORTHEASTERLY ALONG SAID CURVE WITH A RADIUS OF 333.92 FEET THROUGH A CENTRAL ANGLE OF 53 DEGREES 49 MINUTES 17 SECONDS FOR AN ARC DISTANCE OF 313.67 FEET, (THE CHORD OF SAID ARC BEING NORTH 18 DEGREES 00 MINUTES 26 SECONDS EAST 302.27 FEET), TO A POINT OF REVERSE RIGHT OF WAY CURVE WITH A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 79 DEGREES 46 MINUTES 19 SECONDS FOR AN ARC DISTANCE OF 41.77 FEET, TO A POINT OF REVERSE RIGHT OF WAY CURVE WITH A RADIUS OF 1736.27 FEET THROUGH A CENTRAL ANGLE OF 08 DEGREES 33 MINUTES 02 SECONDS FOR AN ARC DISTANCE OF 198.51 FEET TO A POINT OF COMPOUND RIGHT OF WAY CURVE WITH A RADIUS OF 337.34 FEET THROUGH A CENTRAL ANGLE OF 84 DEGREES 35 MINUTES 12 SECONDS FOR AN ARC DISTANCE OF 498.01 FEET TO A POINT OF REVERSE RIGHT OF WAY CURVE WITH A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 81 DEGREES 12 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 47.75 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF A PROPOSED 60 FOOT ROADWAY, THENCE SOUTHWESTERLY ALONG SAID PROPOSED RIGHT OF WAY, AND A CURVE CONCAVE TO THE SOUTHEASTERLY WITH A RADIUS OF 1129.89 FEET THROUGH A CENTRAL ANGLE OF 05 DEGREES 44 MINUTES 10 SECONDS FOR AN ARC DISTANCE OF 113.12 FEET, (THE CHORD OF SAID ARC BEING SOUTH 69 DEGREES 03 MINUTES 47 SECONDS WEST 113.07 FEET), THENCE LEAVING SAID PROPOSED 60 FOOT RIGHT OF WAY, RUN SOUTHEASTERLY ALONG A PROPOSED RIGHT OF WAY CURVE CONCAVE TO THE SOUTHWESTERLY WITH A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 95 DEGREES 14 MINUTES 58 SECONDS FOR AN ARC DISTANCE OF 49.87 FEET,, (THE CHORD OF SAID ARC BEING SOUTH 66 DEGREES 10 MINUTES 49 SECONDS EAST 44.33 FEET), TO A POINT OF COMPOUND RIGHT OF WAY CURVE WITH A RADIUS OF 287.34 FEET THROUGH A CENTRAL ANGLE OF 25 DEGREES 09 MINUTES 38 SECONDS FOR AN ARC DISTANCE OF 126.16 FEET, (THE CHORD OF SAID ARC BEING SOUTH 05 DEGREES 58 MINUTES 31 SECONDS EAST 125.17 FEET) THENCE LEAVING SAID PROPOSED RIGHT OF WAY RUN SOUTH 88 DEGREES 32 MINUTES 12 SECONDS WEST 109.23 FEET, THENCE SOUTH 34 DEGREES 14 MINUTES 06 SECONDS WEST 81.75 FEET, THENCE SOUTH 66 DEGREES 29 MINUTES 44 SECONDS WEST 158.03 FEET, THENCE SOUTH 70 DEGREES 38 MINUTES 35 SECONDS WEST 116.46 FEET, THENCE SOUTH 74 DEGREES 32 MINUTES 38 SECONDS WEST 104.97 FEET, THENCE SOUTH 78 DEGREES 38 MINUTES 51 SECONDS WEST 110.72 FEET, THENCE SOUTH 82 DEGREES 45 MINUTES 04 SECONDS WEST 110.72 FEET, THENCE SOUTH 86 DEGREES 02 MINUTES 07 SECONDS WEST 74.63 FEET, THENCE SOUTH 88 DEGREES 28 MINUTES 52 SECONDS WEST 190.00 FEET, THENCE NORTH 61 DEGREES 45 MINUTES 27 SECONDS WEST 80.62 FEET TO THE POINT OF BEGINNING, CONTAINING 16.05 ACRES MORE OR LESS.

----- EXHIBIT "A"

(Page 2 of 2 Pages)



BK: R2445 PG: 02105

This Instrument prepared by:

Joseph P. Jones, Esq.
Broad and Cassel
215 S. Monroe, Suite 400
Tallahassee, FL 32308

R20000090377
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2445 PAGE: 02105
DEC 21 2000 11:57 AM
DAVE LANG, CLERK OF COURTS

**KILLEARN ESTATES SUBDIVISION
DECLARATION OF AMENDMENT TO COVENANTS AND RESTRICTIONS**

STATE OF FLORIDA
COUNTY OF LEON:

December 14, 2000.

KNOW ALL MEN BY THESE PRESENTS, that this is a Declaration of Amendment to the Covenants and Restrictions for the Killearn Estates Subdivision, Units 1 through 54, inclusive, entered into on the date above written, by KILLEARN HOMES ASSOCIATION, INC., a Florida corporation, hereinafter referred to as "Declarant:"

WITNESSETH:

WHEREAS, Declarant is the Assignee of Developer Killearn Properties, Inc.'s right to amend the covenants and restriction applicable to Killearn Estates Subdivision for the purpose of increasing the annual assessment due and payable by each and every Member.

WHEREAS, said Assignment is recorded in the Public Records for Leon County, Florida, at Official Record 2151, Page 918;

WHEREAS, there has been a vote by the Membership, either in person or by proxy, utilizing the manner proper and prescribed by the various applicable Covenants and Restrictions on the issue as to whether or not the annual assessment due and payable by each and every Member shall be increased; and



WHEREAS, the necessary number of Members have voted in the affirmative to pass said amendment to the Covenants and Restrictions thereby increasing the annual assessment due and payable by each and every Member.

NOW, THEREFORE IN CONSIDERATION OF THE AFOREMENTIONED, Declarant hereby amends the Covenants and Restrictions pertaining to those Units of the Killlearn Estates Subdivision fully described below as follows:

1. This instrument hereby delineates a new annual assessment schedule, applicable to each and every Member;
2. The new annual assessment, moved by the Membership and affirmed by proper procedure, shall be as follows:
 - (a) Single Family Dwelling - \$75.00 per year
 - (b) Multi-Family Dwelling - \$37.50 per year
 - (c) Single Family Dwelling on lakefront - \$112.50 per year
 - (d) Multi-Family Dwelling on lakefront - \$56.25 per year
3. This instrument does not alter or change any Article or Section of the Covenants and Restrictions concerning or regarding the date when annual assessments become due and payable;
4. As used in this instrument, the terms “dues,” “membership dues,” “assessments” and “annual assessments” are interchangeable;
5. The appropriate record data of the affected Covenants and Restrictions is as follows:

R20000090377

RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2445 PAGE: 02107
DEC 21 2000 11:57 AM
DAVE LANG, CLERK OF COURTS



BK: R2445 PG: 02107

In the Leon County, Florida, Public Records:

<u>Unit</u>	<u>O.R. Book</u>	<u>Page No.</u>
1	1897	254
	193	485
	264	383
2	212	496
	264	383
3	242	361
	264	383
4	232	218
	264	383
5	347	351
6	242	383
	264	383
	269	270
7	297	45
8	387	10
9	347	351
	394	184
10	403	130
11	451	295
12	451	312
14	530	492
15	465	230
16	550	719
	592	244
	700	606
17	493	233
18	847	545
19	903	1542
20	855	505
21	932	1763
22	982	36
	984	453
23	748	528
	906	298
	1075	1841
24	1505	2070
25	1420	1431



26	1025	1288
27	1284	1677
28	747	276
	780	767
	1146	485
	1360	1025
	1373	771
29	993	427
30	968	2353
31	1237	1079
32	993	22
33	1094	22
34	1073	2393
35	993	427
36	1157	1203
37	1458	0181
38	1469	0019
39	1571	2086
40	1520	2025
41	1788	2373
50	403	113
51	1161	1280
53	848	221
54	745	491

6. All owners and prospective purchasers of the several units of Killlearn Estates Subdivision in Leon County, Florida, hereby and thereby take notice of this reported change in the Covenants and Restrictions of the Killlearn Estates Subdivision.

7. Except as amended herein, all other covenants and restrictions remain in full force and effect.



BK: R2445 PG: 02109

IN WITNESS WHEREOF, KILLEARN HOMES ASSOCIATION, INC. has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto who are duly authorized, the day and year first above written.

KILLEARN HOMES ASSOCIATION, INC.

Roger Osborne
By: Roger J. Osborne
Its: PRESIDENT

(Corporate Seal)

Attest:

Arthur G. Wimer, Jr.
By: Arthur G. Wimer, Jr.
Its: SECRETARY

STATE OF FLORIDA)
COUNTY OF LEON)

The foregoing instrument was acknowledged before me this 14th day of December, 2000, by Arthur G. Wimer, Jr., as Secretary of the Killearn Homes Association, Inc., a Florida Corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.



Laurie Rigg
NOTARY PUBLIC
My Commission Expires:



This Instrument prepared by:

Joseph P. Jones, Esq.
Broad and Cassel
215 S. Monroe, Suite 400
Tallahassee, FL 32301
(850) 681-6810



BK: R2502 PG: 01138

R20010037705
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2502 PAGE: 01138
MAY 22 2001 10:18 AM
BOB INZER, CLERK OF COURTS

**KILLEARN ESTATES SUBDIVISION
DECLARATION OF AMENDMENT TO COVENANTS AND RESTRICTIONS**

STATE OF FLORIDA

COUNTY OF LEON: may 18, 2001.

KNOW ALL MEN BY THESE PRESENTS, that this is a Declaration of Amendment to the Covenants and Restrictions for the Killlearn Estates Subdivision, Units 1 through 54, inclusive, entered into on the date above written, by KILLEARN HOMES ASSOCIATION, INC., a Florida corporation, hereinafter referred to as "Declarant:"

WITNESSETH:

WHEREAS, Declarant is the Assignee of Developer Killlearn Properties, Inc.'s right to amend the covenants and restriction applicable to Killlearn Estates Subdivision for the purpose of "curing any ambiguity in or inconsistency between the provisions contained herein ..."

WHEREAS, said Assignment is recorded in the Public Records for Leon County, Florida, at Official Record 2151, Page 918;

WHEREAS, there has been confusion and ambiguity amongst the Membership regarding where boats, trailers, other vehicles, campers, or cars shall be properly parked on the respective Member's property and Declarant hereby declares the need to amend the covenants



and restrictions, in accord with its assigned right to do so, to cure any inconsistencies or ambiguities in this regard.

NOW, THEREFORE IN CONSIDERATION OF THE AFOREMENTIONED,

Declarant hereby amends the covenants and restrictions pertaining to those Units of the Killlearn Estates Subdivision fully described below as follows:

1. This instrument hereby deletes any reference to the following language:

“Boats, trailers, campers or other vehicles shall be parked or stored within the garage or placed behind the residence; however, in no event shall the vehicles be visible from the street which runs in front of the property”;

found in:

<u>Unit</u>	<u>Article</u>
10	IX
11	IX
12	IX
15	IX
17	IX
27	IX
31	IX
37	IX
38	IX
39	X
40	IX
41	X

and;

“Except in areas zoned for multi-family use, boats, trailers, campers, or other vehicles shall be parked or stored within the

garage or placed behind the residence; however, in no event shall the vehicles be visible from the street which runs in front of the property” ;

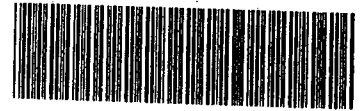
found in:

<u>Unit</u>	<u>Article #</u>
14	IX
16	IX
18	IX
19	IX
20	IX
21	IX
22	IX
23	IX
25	IX
26	IX
28	IX
29	IX
30	IX
32	IX
33	IX
35	IX
36	IX
51	IX
53	IX
54	IX

and;

“Nothing, other than automobiles shall be parked in the driveway. Boats, trailers, and campers shall be parked or stored within the garage or placed behind the residence, and in no event shall the vehicles be visible from the street which runs in from of the property”;

R20010037705
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2502 PAGE: 01141
MAY 22 2001 10:18 AM
BOB INZER, CLERK OF COURTS



BK: R2502 PG: 01141

found in:

<u>Unit</u>	<u>Article #</u>
50	XXX

2. This instrument hereby adds or replaces, whichever may be appropriate, the following language to the covenants and restrictions of those Units of Killlearn Estates fully described in Paragraph 5, below:

“Except for areas zoned for multi-family use (which areas are subject to separate rules, covenants and restrictions), no boat, trailer, camper or vehicle other than those vehicles utilized for personal transportation purposes which are operable, registered and/or licensed for operation on the public roads, shall be parked where visible from the street which runs in front of the residence (in the case of residences located on corner lots, the side or abutting street is applicable in addition to the street directly in front of the residence) for more than two consecutive days during any thirty day period or as otherwise expressly authorized by Killlearn Homes Association, Inc..

In no event shall any boat, trailer, camper, or other vehicle, including but not limited to, those vehicles utilized for personal transportation purposes which are operable, registered and/or licensed for operation on the public roads, be parked on the grass or lawn area where visible from the street which runs in front of the residence (in the case of residences located on corner lots, the side or abutting street is applicable in addition to the street directly in front of the residence) overnight without the express written authorization of Killlearn Homes Association, Inc..



BK: R2502 PG: 01142

Any boat, trailer, camper, or other vehicle, including those vehicles utilized for personal transportation purposes which are operable, registered and/or licensed for operation on the public roads, that are to be stored on the Member's property must be stored either in the garage or behind the residence so as to not be visible from the street which runs in front of the property (in the case of residences located on corner lots, the side or abutting street is applicable in addition to the street directly in front of the residence).

3. The appropriate record data of the affected Covenants and Restrictions is as follows:
 In the Leon County, Florida, Public Records:

<u>Unit</u>	<u>O.R. Book</u>	<u>Page No.</u>
1	1897	254
	193	485
	264	383
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	269	270
7	297	45
8	387	10
9	347	351
	394	184
10	403	130
11	451	295
12	451	312
14	530	492
15	465	230

R20010037705

RECORDED IN
PUBLIC RECORDS LEON CNTY. FL
BOOK: R2502 PAGE: 01143
MAY 22 2001 10:18 AM
BOB INZER, CLERK OF COURTS



BK: R2502 PG: 01143

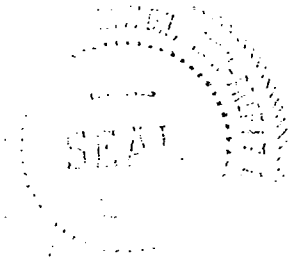
16	550	719
	592	244
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18	847	545
19	903	1542
20	855	505
21	932	1763
22	982	36
	984	453
23	748	528
	906	298
	1075	1841
24	1505	2070
25	1420	1431
26	1025	1288
27	1284	1677
28	747	276
	780	767
	1146	485
	1360	1025
	1373	771
29	993	427
30	968	2353
31	1237	1079
32	993	22
33	1094	22
34	1073	2393
35	993	427
36	1157	1203
37	1458	0181
38	1469	0019
39	1571	2086
40	1520	2025
41	1788	2373
50	403	113
51	1161	1280
53	848	221
54	745	491



4. All owners and prospective purchasers of the several units of Killearn Estates Subdivision in Leon County, Florida, hereby and thereby take notice of this reported change in the Covenants and Restrictions of the Killearn Estates Subdivision.

5. Except as amended herein, all other covenants and restrictions remain in full force and effect.

IN WITNESS WHEREOF, KILLEARN HOMES ASSOCIATION, INC. has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto who are duly authorized, the day and year first above written.



KILLEARN HOMES ASSOCIATION, INC.

By: [Signature]
Its: President

(Corporate Seal)

Attest:

By: [Signature]
Its: SECRETARY

STATE OF FLORIDA)

COUNTY OF LEON)

The foregoing instrument was acknowledged before me this 18 day of MAY, 2001 by ROGER OSBORNE, as PRESIDENT of the Killearn Homes Association, Inc., a Florida Corporation, on behalf of the corporation. He/She is personally know to me or has produced _____ as identification.

[Signature]
NOTARY PUBLIC

My Commission Expires:



This Instrument prepared by:
Joseph P. Jones, Esq.
Broad and Cassel
215 S. Monroe, Suite 400
Tallahassee, FL 32301
(850) 681-6810

R20010051701
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BK: R2524 PG: 02131
JUL 11 2001 09:51 AM
BOB INZER, CLERK OF COURTS

**KILLEARN ESTATES SUBDIVISION
CORRECTIVE INSTRUMENT**

STATE OF FLORIDA

COUNTY OF LEON:

July 9th, 2001.

KNOW ALL MEN BY THESE PRESENTS, that this is an instrument intended to correct and hereinafter amend a previously recorded instrument affecting Killearn Estates Subdivision, Units 1 through 54, inclusive, entered into on the date below written, by KILLEARN HOMES ASSOCIATION, INC., a Florida corporation, hereinafter referred to as "Declarant":

WITNESSETH:

WHEREAS, on May 22, 2001 at 10:18 AM, Declarant recorded a Declaration of Amendment to Covenants and Restrictions in the Public Records of Leon County, Florida at Official Record 2502, Page 01138, which contained a scrivener's error, to wit:

"2. This instrument hereby adds or replaces, whichever may be appropriate, the following language to the covenants and restrictions of those Units of Killearn Estates fully described in Paragraph 5, below:"

and;

WHEREAS, Declarant hereby declares a need to correct the scrivener's error in order to clarify and preserve the original intent of the document, and;

WHEREAS, the original recorded Declaration of Amendment to Covenants and Restrictions is attached hereto as Exhibit A for reference purposes only.

NOW, THEREFORE IN CONSIDERATION OF THE AFOREMENTIONED,

Declarant hereby corrects and hereinafter amends the previously recorded Declaration of Amendment to the Covenants and Restrictions in the following manner:

1. Paragraph 2 of the originally recorded Declaration of Amendment to the Covenants and Restrictions shall be corrected and hereinafter amended to reflect the following:

“This instrument hereby adds or replaces, whichever may be appropriate, the following language to the covenants and restrictions of those Units of Killearn Estates fully described in Paragraph 3, below:”

IN WITNESS WHEREOF, KILLEARN HOMES ASSOCIATION, INC. has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto who are duly authorized, the day and year first above written.

KILLEARN HOMES ASSOCIATION, INC.

By: Roger J. Osborne
Its: President Roger J. Osborne

(Corporate Seal)

Attest:

By: Arthur G. Wimer Jr.
Its: SECRETARY Arthur G. Wimer Jr.
STATE OF FLORIDA)

COUNTY OF LEON)

The foregoing instrument was acknowledged before me this 9th day of July, 2001 by ROGER J. OSBORNE, as PRESIDENT of the Killearn Homes Association, Inc., a Florida corporation, on behalf of the corporation. He/She is personally know to me or has produced _____ as identification.

Laurie Riggs
NOTARY PUBLIC

My Commission Expires:



This Instrument prepared by:

Joseph P. Jones, Esq.
Broad and Cassel
215 S. Monroe, Suite 400
Tallahassee, FL 32301
(850) 681-6810

**KILLEARN ESTATES SUBDIVISION
DECLARATION OF AMENDMENT TO COVENANTS AND RESTRICTIONS**

KNOW ALL MEN BY THESE PRESENTS, that this is a Declaration of Amendment to the Covenants and Restrictions for the Killearn Estates Subdivision, Units 1 through 54, inclusive, entered into on the date above written, by KILLEARN HOMES ASSOCIATION, INC., a Florida corporation, hereinafter referred to as "Declarant:"

WITNESSETH:

WHEREAS, Declarant is the Assignee of Developer Killearn Properties, Inc.'s right to amend the covenants and restriction applicable to Killearn Estates Subdivision for the purpose of "curing any ambiguity in or inconsistency between the provisions contained herein ..."

WHEREAS, said Assignment is recorded in the Public Records for Leon County, Florida, at Official Record 2151, Page 918;

WHEREAS, there has been confusion and ambiguity amongst the Membership regarding the procedure for the approval or disapproval, whichever the case may be, by the Architectural Control Committee of any plans or specifications submitted by the Members and Declarant hereby declares the need to amend the covenants and restrictions, in accord with its assigned right to do so, to cure any inconsistencies or ambiguities in this regard.

NOW, THEREFORE IN CONSIDERATION OF THE AFOREMENTIONED,

Declarant hereby amends the covenants and restrictions pertaining to those Units of the Killlearn Estates Subdivision fully described in Paragraph 3, below, as follows:

- 1. This instrument hereby deletes the language contained within the following ARTICLES:

ARTICLE XXIV UNITS - 1,2,3,4,5,6,7,9
and;

ARTICLE VII UNITS - 8,10,11,12,14,15,16,17,18,
19,20,21,22,23,24,25,26,29,30,31,32,
33,35,36,37,38,51,53,54

and;
ARTICLE VI UNIT - 27

and;
ARTICLE VII UNIT - 28

and;
ARTICLE VII UNITS - 39,41

and;
ARTICLE VI UNIT - 40

and;
ARTICLES XI,XII UNIT - 50

and;
ARTICLE VII UNIT - 34 FAIRWAYS

and;
ARTICLE V UNIT - 34 BARRON PARC

2. This instrument hereby replaces the language deleted within the ARTICLES
aforementioned in Paragraph 1, with the following language as if fully rewritten and
incorporated therein:

Section 1. Membership

The Architectural Control Committee shall be composed of three members, all of which shall be appointed by the Board of Directors of the Association. A majority of the Committee may designate a representative to act for the Committee. In the event of death or resignation of any member of the Committee, the remaining members of the Committee shall be empowered to appoint a successor, which appointment shall be fully ratified by a majority vote of the entire Board of Directors of the Association. If the remaining Members cannot agree on a successor then the entire Board of Directors of the Association shall be empanelled and shall vote, in accordance with the Board's voting procedures, on a successor to the Committee.

Section 2. Term

The members of the Architectural Control Committee shall serve a term of two full calendar years beginning January 1. Committee members may be reappointed at the end of their term in the sole and absolute discretion of the Board of Directors.

Section 3. Compensation

No Committee member, nor any designated representative shall be entitled to compensation for services performed pursuant to this covenant.

Section 4. Removal of Committee Members

Any or all Committee members may be removed at any time, either with or without cause, by a majority vote of the Board of Directors.

Section 5. Purpose

The Architectural Control Committee shall be charged with regulating the aesthetic environment and standards within Killlearn Estates by ensuring compliance with the

existing restrictive covenants and any other standards deemed applicable by the Committee.

Section 6. Approval Necessary

No building, structure, fence, dock or other improvement may be constructed, erected, installed, altered, or structurally modified without the prior written consent of the Committee.

Section 7. Required Submission.

At least ten (10) days prior to the commencement of construction, erection, installation, alteration or structural modification of any building, structure, fence, dock or improvement located within Killlearn Estates, the owner of the property upon which construction, erection, installation, alteration or structural modification is to be made must submit three (3) complete sets of plans to the Committee for review and subsequent approval, disapproval or approval conditioned upon modification.

For the purposes of this Section, a complete set of plans shall include, but not be limited to: foundation plans, floor plans, sectional/cross sectional details, elevation drawings of all exterior walls, roof plans, plot plans showing the placement of the improvement upon the property complete with all building restriction and setback lines and landscape plans showing types, sizes and locations of all shrubs, ground covers, turfs, trees to be planted as well as all protected trees. Protected trees are those trees which measure twelve (12") inches or more in diameter at a height measured three (3') feet above the natural ground elevation. In no event may a protected tree may be removed without the prior written consent of the Committee. In addition, the owner must submit a complete description and samples (including color selections) of all materials to be included if so desired by the Committee.

The Committee, in its sole and absolute discretion, reserves the right to request any additional information or detail it deems necessary, or request the modification of any

previous submission, to render said decision and may withhold approval until such time as it is provided with the additional information.

Section 8. Applicable Standard.

The Committee shall have the absolute and exclusive right to refuse to approve any submission, or a portion of any submission, which, in its opinion, is not suitable or desirable for any reason, including reasons of pure aesthetics, inconsistency with the overall harmony of the neighborhood or inconsistency with future development.

Section 9. Time.

The Committee shall utilize best efforts to timely review all submissions and shall strive for communicating its decision to the submitting party within thirty (30) days. However, nothing contained herein requires the Committee to adhere to the thirty (30) day time period. In the event that the Committee is unable to communicate its decision to the submitting party within forty five (45) days from the date of the original submission, the Committee shall notify the submitting party of such and shall state, in writing, the reason for the delay and provide an estimated time to complete the review.

In the event that an initial submission is deemed incomplete or the Committee requests further information, the submission date shall be that date when the submission is deemed complete by the Committee or the date that the Committee receives all of the additional requested information.

Section 10. Written Approval Necessary.

All decisions of the Committee shall be in writing. No decision is considered valid unless it is in writing. No construction, erection, installation, alteration or structural modification shall commence until the submitting party possesses the written approval of the Committee.

3. The appropriate record data of the affected Covenants and Restrictions is as follows:

In the Public Record in and for Leon County, Florida, to wit:

<u>Unit</u>	<u>O.R. Book</u>	<u>Page No.</u>
1	1897	254
	193	485
	264	383
2	212	496
	264	383
3	242	361
	264	383
4	232	218
	264	383
5	347	351
6	242	383
	264	383
	269	270
7	297	45
8	387	10
9	347	351
	394	184
10	403	130
11	451	295
12	451	312
14	530	492
15	465	230
16	550	719
	592	244
	700	606
17	493	233
18	847	545
19	903	1542
20	855	505
21	932	1763
22	982	36
	984	453
23	748	528
	906	298
	1075	1841
24	1505	2070
25	1420	1431
26	1025	1288
27	1284	1677
28	747	276
	780	767
	1146	485
	1360	1025

	1373	771
29	993	427
30	968	2353
31	1237	1079
32	993	22
33	1094	22
34	1073	2393
35	993	427
36	1157	1203
37	1458	0181
38	1469	0019
39	1571	2086
40	1520	2025
41	1788	2373
50	403	113
51	1161	1280
53	848	221
54	745	491

4. All owners and prospective purchasers of the several units of Killearn Estates Subdivision in Leon County, Florida, hereby and thereby take notice of this reported change in the Covenants and Restrictions of the Killearn Estates Subdivision.

5. Except as amended herein, all other Covenants and Restrictions remain in full force and effect.

THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK

IN WITNESS WHEREOF, KILLEARN HOMES ASSOCIATION, INC. has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto who are duly authorized, the day and year first above written.

KILLEARN HOMES ASSOCIATION, INC.

By: Roger J Osborne
Its: PRESIDENT Roger J Osborne
(Corporate Seal)



Attest:
By: Arthur G. Kerner, Jr
Its: SECRETARY
STATE OF FLORIDA)

COUNTY OF LEON)

The foregoing instrument was acknowledged before me this 1 day of AUGUST, 2001 by ROGER J OSBORNE, as PRESIDENT of the Killearn Homes Association, Inc., a Florida Corporation, on behalf of the corporation. He/She is personally know to me or has produced _____ as identification.

Laurie Rigg
NOTARY PUBLIC

My Commission Expires:

