

DECLARATION OF RESTRICTIVE COVENANTS OR1086PG1592

THIS INSTRUMENT, dated OCTOBER 7th, 1983, and made by LAKE HALL PARTNERS, LTD., a Florida limited partnership, sometimes hereinafter referred to as "the Declarant",

W I T N E S S E T H :

WHEREAS, Lake Hall Partners, Ltd., the owner and developer of land in Leon County, Florida, known as "HIGHGROVE", an unrecorded subdivision, did impose upon certain property covenants and restrictions on Phase I of HIGHGROVE, as reflected in a Declaration of Restrictive Covenants dated September 7, 1982, recorded in Official Records Book 1038, Page 841, Public Records of Leon County, Florida, sometimes hereinafter referred to as "the Declaration"; and

WHEREAS, the Declarant wishes to impose said restrictive covenants upon Phase II of HIGHGROVE, subject to certain modifications, amendments and other provisions as are specifically hereinafter set forth;

NOW, THEREFORE, WITNESSETH:

1. The Declaration recorded in Official Records Book 1038 at Page 841, Public Records of Leon County, Florida, are hereby imposed upon the property described on Exhibit "A" attached hereto and made a part hereof, said property known as HIGHGROVE, Phase II, subject, however, to the hereinafter stated amendments or additions to the Declaration.

2. Provision 6(a) of the Declaration is amended to read:

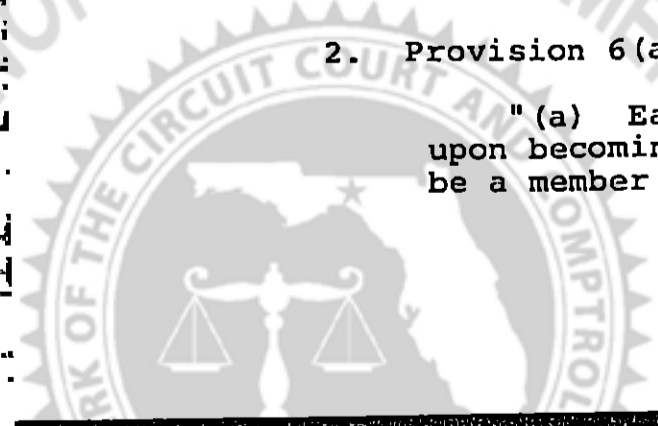
"(a) Each homeowner shall automatically, upon becoming the owner of a lot in HIGHGROVE, be a member of the Association and shall retain

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CLERK OF THE CIRCUIT COURT

This instrument was prepared in the law office of
AUSLEY, McWILLIAMS, McGEHEE, CAROTHERS & PROCTOR
Washington Square Building, Tallahassee, Florida
under the supervision of H. PALMER PROCTOR



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such membership until such time as he no longer owns a lot in HIGHGROVE, at which time his membership in the Association shall automatically terminate."

3. Provision 15 of the Declaration is amended to provide that the members of the Architectural Control Committee shall be: Robert H. Bryson, Carl H. Stubbings, Judy C. Rainey, and Michael S. Alderman.

4. Except for the Declarant, no homeowner in Phase II of HIGHGROVE shall permit or otherwise authorize any portion of any lot owned by him to be utilized as an easement, roadway, driveway, street or other means or method of access, ingress or egress to areas or property not included within HIGHGROVE. The purpose of this provision is to preserve and protect the integrity of the exterior boundaries of HIGHGROVE, and to preclude and prohibit any break in those boundaries by any easement, roadway, driveway or street granted, permitted or otherwise created by any homeowner other than the Declarant. The Declarant reserves the right to grant such easements or create such roadways upon land or lots owned by the Declarant as the Declarant in its sole discretion determines necessary, appropriate or desirable.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the date first above written.

Witnesses:

LAKE HALL PARTNERS, LTD.,
a Florida limited partnership

By: INVESTORS COMPANIES OF FLORIDA, INC.,
a Florida corporation

By: Carl A. Stubbings
CARL H. STUBBINGS
Executive Vice President

Its General Partner



STATE OF FLORIDA
COUNTY OF LEON

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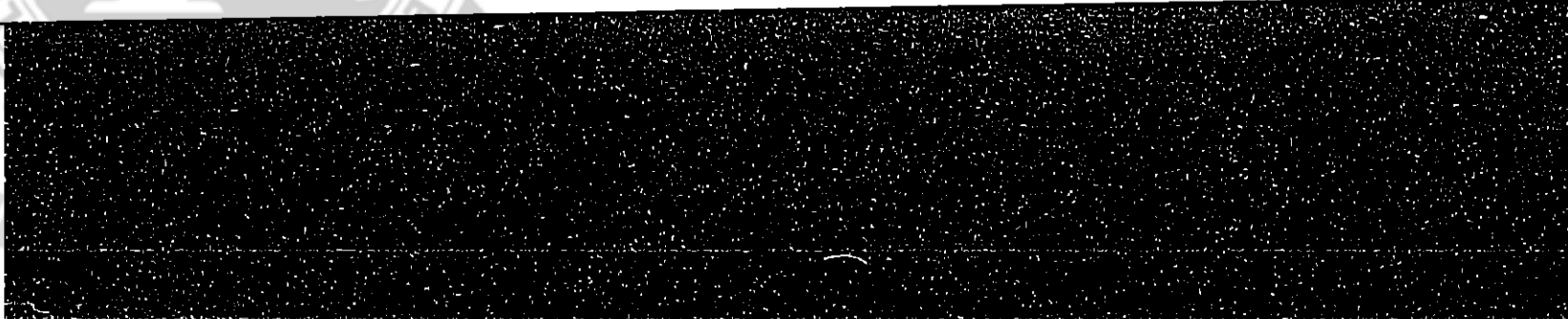
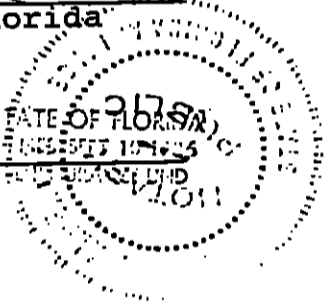
The foregoing Declaration of Restrictive Covenants was acknowledged before me on this the 7th day of OCTOBER, 1983, by CARL H. STUBBINGS as Executive Vice President of INVESTORS COMPANIES OF FLORIDA, INC., a Florida corporation, the General Partner of LAKE HALL PARTNERS, LTD., a Florida limited partnership, on behalf of said partnership.

[Handwritten Signature]

NOTARY PUBLIC, State of Florida
at Large.

NOTARY PUBLIC STATE OF FLORIDA
My Commission Expires: SEPTEMBER 10 1985

9-10-86



HIGHROVE PHASE II

OR1086PG1595

A tract of land lying in Section 33, Township 2 North, Range 1 East, Leon County, Florida, more particularly described as follows:

Commence at a concrete monument marking the Southeast corner of Lot "C" of the Subdivision of the Estate of Spencer Robinson as recorded in Deed Book "HH", Page 588 of the Public Records of Leon County, Florida, and run North (bearing base) along the East boundary of said Subdivision of the Estate of Spencer Robinson a distance of 1650.34 feet to a concrete monument marking the Northeast corner of Lot "A" of said subdivision, said concrete monument also marking the POINT OF BEGINNING. From said POINT OF BEGINNING run thence North 54 degrees 06 minutes 21 seconds East 10.00 feet to a concrete monument on the Southwesterly right of way boundary of a 60 foot roadway, thence North 35 degrees 53 minutes 39 seconds West along said right of way boundary 7.66 feet to a concrete monument thence North 54 degrees 06 minutes 21 seconds East 60.00 feet to a concrete monument on the Northeasterly right of way boundary of a 60 foot roadway, said concrete monument also lying on a curve concave to the Southwesterly, thence Northwesterly along said Northeasterly right of way boundary and said curve with a radius of 452.57 feet, through a central angle of 18 degrees 05 minutes 19 seconds, for an arc distance of 142.89 feet (the chord of said arc being North 44 degrees 56 minutes 19 seconds West 142.29 feet) to a point of reverse curve, thence Northerly along said reverse curve with a radius of 30.00 feet, through a central angle of 91 degrees 13 minutes 21 seconds, for an arc distance of 47.76 feet, thence North 37 degrees 14 minutes 23 seconds East along said proposed right of way boundary 35.10 feet, thence North 52 degrees 45 minutes 37 seconds West 60.00 feet to a point on the Westerly right of way boundary of a proposed 60 foot roadway, said point also being on a curve concave to the Northwesterly, thence Northeasterly along said right of way boundary and said curve with a radius of 270.28 feet, through a central angle of 36 degrees 50 minutes 15 seconds, for an arc distance of 173.77 feet (the chord of said arc being North 18 degrees 49 minutes 16 seconds East 170.80 feet, thence North 00 degrees 24 minutes 08 seconds East along said Westerly right of way boundary 18.71 feet, thence North 89 degrees 58 minutes 17 seconds West 422.93 feet to a point on the Easterly right of way boundary of a proposed 60 roadway, thence North 40 degrees 34 minutes 22 seconds West 92.20 feet to the Westerly right of way boundary of a proposed 60 foot roadway, thence South 87 degrees 23 minutes 25 seconds West 152.79 feet, thence North 43 degrees 04 minutes 54 seconds West 160.00 feet, thence North 58 degrees 25 minutes 50 seconds West 285.00 feet, thence North 86 degrees 52 minutes 52 seconds West 190.00 feet, thence North 89 degrees 34 minutes 51 seconds West 200.00 feet, thence South 78 degrees 11 minutes 19 seconds West 315.00 feet, thence South 00 degrees 44 minutes 27 seconds West 225.00 feet, thence South 73 degrees 52 minutes 31 seconds West 154.43 feet to a point on the Easterly right of way boundary of a proposed 60 foot roadway, thence North 72 degrees 08 minutes 18 seconds West 75.77 feet to a point on the Westerly right of way boundary of a proposed 60 foot roadway, thence South 77 degrees 21 minutes 01 second West 210.00 feet, thence North 85 degrees 07 minutes 54 seconds West 255.40 feet, thence North 14 degrees 04 minutes 12 seconds West 286.65 feet, thence North 25 degrees 47 minutes 58 seconds West 170.42 feet, thence North 42 degrees 21 minutes 58 seconds West 184.39 feet, thence North 35 degrees 45 minutes 29 seconds West 205.00 feet, thence North 00 degrees 16 minutes 16 seconds East 98.00 feet, thence South 89 degrees 55 minutes 24 seconds West 382.91 feet, thence South 30 degrees 20 minutes 03 seconds East 506.92 feet, thence South 29 degrees 50 minutes 14 seconds East 711.42 feet, thence South 13 degrees 15 minutes 51 seconds East 224.41 feet, thence South 89 degrees 58 minutes 17 seconds East 2503.15 feet to the POINT OF BEGINNING; containing 39.55 acres, more or less.

EXHIBIT "A"