

DECLARATION OF RESTRICTIVE COVENANTS

THIS INSTRUMENT, dated August 31st, 1984, 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 did also impose restrictive covenants upon Phase II of HIGHGROVE, as reflected in a Declaration of Restrictive Covenants dated October 7, 1983, recorded in Official Records Book 1086, Page 1592, Public Records of Leon County, Florida; and

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

NOW, THEREFORE, WITNESSETH:

The Declaration recorded in Official Records Book 1038 at Page 841, public Records of Leon County, Florida, as modified by the Declaration recorded in Official Records Book 1086 at Page 1592, 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 III, subject, however, to the hereinafter stated amendment and addition to said Declarations:

A. No house shall be permitted on any lot in Phase III of HIGHGROVE unless the house has at least 2,250 square feet of area, exclusive of garages and open porches or patio area.

B. Except for the Declarant, no homeowner in Phase III 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


Julie Mitchell
Connie L. Becker

By: Michael A. DeLeon
Its Vice President

STATE OF FLORIDA
COUNTY OF LEON

DR1130PC1737

The foregoing Declaration of Restrictive Covenants was acknowledged before me on this the 31st day of August, 1984, by MURRAY S. ALDERMAN as 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.


NOTARY PUBLIC, State of Florida
at Large.

My Commission expires:
Notary Public, State of Florida
My Commission Expires March 20, 1986
Bonded Thru Toy Fair - Insurance, Inc.

BROWARD DAVIS & ASSOC., INC.

PLANNING • ENGINEERING • SURVEYING • DEVELOPMENT MANAGEMENT

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BROWARD P. DAVIS, P.L.S.
LEE F. DOWLING, P.L.S.
LARRY E. DAVIS, P.L.S.
RUFUS L. DICKEY, JR., P.L.S.



WALTER A. JOHNSON, P.E., P.L.S.
NEVINS C. SMITH, JR., P.E.
KAREN K. BASS, P.E.

August 15, 1984

HIGHGROVE PHASE III**Overall Boundary**

I hereby certify that the legal description shown hereon meets the Minimum Technical Standards for Land Surveying (F.A.C. 21HH-6).

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

A tract of land lying and being in Sections 32 and 33, Township 2 North, Range 1 East, Leon County, Florida, and being 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, 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 lying on a curve concave to the Southwesterly, thence from a tangent bearing of North 35 degrees 53 minutes 39 seconds West run Northwesterly along said right of way curve with a radius of 452.57 feet, through a central angle of 18 degrees 05 minutes 19 seconds, for an arc distance of 142.88 feet to a point of reverse curve, thence along the Easterly right of way boundary of a proposed 60 foot roadway and 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 to a concrete monument, thence North 37 degrees 14 minutes 23 seconds East along said proposed right of way boundary 35.10 feet to a concrete monument for the POINT OF BEGINNING. From said POINT OF BEGINNING run North 52 degrees 45 minutes 37 seconds West 60.00 feet to a point on a curve concave to the Northwesterly, thence Northeasterly along said curve with a radius of 270.28 feet, through a

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central angle of 36 degrees 50 minutes 15 seconds, for an arc distance of 173.78 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 18.71 feet, thence North 89 degrees 58 minutes 17 seconds West 422.93 feet, thence North 40 degrees 34 minutes 22 seconds West 92.20 feet, 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, thence North 72 degrees 08 minutes 18 seconds West 75.77 feet, 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 North 89 degrees 55 minutes 24 seconds East 707.00 feet, thence North 80 degrees 54 minutes 36 seconds East 285.04 feet, thence North 89 degrees 39 minutes 50 seconds East 773.50 feet to a point of curve to the left, thence Northeasterly along said curve with a radius of 260.00 feet, through a central angle of 57 degrees 03 minutes 24 seconds, for an arc distance of 258.91 feet to a point of reverse curve, thence Northeasterly along said reverse curve with a radius of 200.00 feet, through a central angle of 57 degrees 35 minutes 18 seconds, for an arc distance of 201.02 feet, thence South 89 degrees 48 minutes 17 seconds East 674.28 feet to a point of curve to the right, thence Southeasterly along said curve with a radius of 200.00 feet, through a central angle of 90 degrees 12 minutes 25 seconds, for an arc distance of 314.88 feet, thence South 00 degrees 24 minutes 08 seconds West 1156.14 feet, thence South 54 degrees 06 minutes 21 seconds West 13.56 feet, thence North 52 degrees 47 minutes 37 seconds West 253.00 feet to a point on a curve concave to the Northwesterly, thence Southwesterly along said curve with a radius of 330.28 feet, through a central angle of 20 degrees 26 minutes 54 seconds, for an arc distance of 117.87 feet (the chord of said arc being South 27 degrees 00 minutes 56 seconds West 117.25 feet) to the POINT OF BEGINNING: containing 55.34 acres, more or less.



LELAND L. BURTON, JR.

Registered Florida Land Surveyor No. 2400

BPD #81-006
PSR #2377

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STREET ADDRESS: 2411 MAHAN DRIVE - (EASTWOOD OFFICE PLAZA)
MAILING ADDRESS: POST OFFICE BOX 12347 - TALLAHASSEE, FLORIDA 32317 - (904) 878-4195

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RUFUS L. DICKEY, JR., P.L.S.
NEVINS C. SMITH, JR., P.E.
KAREN K. BASS, P.E.

April 27, 1984

HIGHGROVE PHASE III

60 Foot Roadway for Ingress, Egress and Utilities

I hereby certify that the legal description shown hereon meets the Minimum Technical Standards for Land Surveying (F.A.C. 21HH-6).

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

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 being situate in Section 33, Township 2 North, Range 1 East, Leon County, Florida, and run thence North (bearing base) along the East boundary of said subdivision 1650.34 feet to a concrete monument marking the Northeast corner of Lot "A" of said subdivision, thence North 54 degrees 06 minutes 21 seconds East 10.00 feet to 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, thence North 54 degrees 06 minutes 21 seconds East 60.00 feet to a point on a curve concave to the Southwesterly, thence Northwesterly along 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 142.88 feet (the chord of said arc being North 44 degrees 56 minutes 18 seconds West 142.29) 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 35.10 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run North 52 degrees 45 minutes 37 seconds West 60.00 feet to a point on a curve concave to the Northwesterly, thence Northeasterly along 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 173.78 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 588.10 feet to a point of curve to the left, thence Northwesterly along said curve with a radius of 270.00 feet, through a central angle of 90 degrees 12 minutes 25 seconds, for an arc distance of 425.08 feet, thence North 89 degrees 48 minutes 17 seconds West 277.59 feet to a point of curve to the left, thence Southwesterly along said curve with a radius of 200.00 feet, through a central angle of 73 degrees 21 minutes 49 seconds, for an arc distance of 256.09 feet, thence South 16 de-

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grees 49 minutes 54 seconds West 60.36 feet to a point of curve to the left, thence Southeasterly along said curve with a radius of 30.00 feet, through a central angle of 80 degrees 06 minutes 25 seconds, for an arc distance of 41.94 feet to a point of reverse curve, thence Southeasterly along said reverse curve with a radius of 319.23 feet, through a central angle of 27 degrees 45 minutes 48 seconds, for an arc distance of 154.69 feet, thence South 35 degrees 30 minutes 44 seconds East 181.12 feet to a point of curve to the right, thence Southeasterly along said curve with a radius of 498.03 feet, through a central angle of 35 degrees 32 minutes 27 seconds, for an arc distance of 308.94 feet, thence South 00 degrees 01 minute 43 seconds West 70.00 feet, thence North 40 degrees 34 minutes 22 seconds West 92.20 feet to a point on a curve concave to the Southwesterly, thence Northwesterly along said curve with a radius of 438.03 feet, through a central angle of 35 degrees 32 minutes 27 seconds, for an arc distance of 271.71 feet (the chord of said arc being North 17 degrees 44 minutes 31 seconds West 267.38 feet), thence North 35 degrees 30 minutes 44 seconds West 181.12 feet to a point of curve to the left, thence Northwesterly along said curve with a radius of 259.23 feet, through a central angle of 54 degrees 49 minutes 27 seconds, for an arc distance of 248.05 feet, thence South 89 degrees 39 minutes 50 seconds West 317.29 feet to a point of curve to the left, thence Westerly along said curve with a radius of 1014.91 feet, through a central angle of 11 degrees 13 minutes 41 seconds, for an arc distance of 198.89 feet to a point of reverse curve, thence Westerly along said reverse curve with a radius of 735.68 feet, through a central angle of 16 degrees 33 minutes 46 seconds, for an arc distance of 212.67 feet, thence North 85 degrees 00 minutes 06 seconds West 602.69 feet to a point of curve to the left, thence Southwesterly along said curve with a radius of 30.00 feet, through a central angle of 99 degrees 55 minutes 24 seconds, for an arc distance of 52.32 feet to a point of compound curve, thence Southeasterly along said compound curve with a radius of 204.14 feet, through a central angle of 24 degrees 54 minutes 53 seconds, for an arc distance of 88.77 feet, thence South 29 degrees 50 minutes 14 seconds East 240.79 feet to a point of curve to the left, thence Southeasterly along said curve with a radius of 200.00 feet, through a central angle of 38 degrees 51 minutes 57 seconds, for an arc distance of 135.67 feet to a point of reverse curve thence Southeasterly along said reverse curve with a radius of 260.00 feet, through a central angle of 54 degrees 22 minutes 13 seconds, for an arc distance of 246.73 feet, thence North 72 degrees 08 minutes 18 seconds West 75.77 feet to a point on a curve concave to the Southwesterly, thence Northwesterly along said curve with a radius of 200.00 feet, through a central angle of 42 degrees 43 minutes 34 seconds, for an arc distance of 149.14 feet (the chord of said arc being North 47 degrees 20 minutes 25 seconds West 145.71 feet) to a point of reverse curve, thence Northwesterly along said reverse curve with a radius of 260.00 feet, through a central angle of 38 degrees 51 minutes 57 seconds, for an arc distance of 176.37 feet, thence North 29 degrees 50 minutes 14 seconds West 240.79 feet to a point of curve to the right, thence Northerly along said curve with a radius of 264.14 feet, through a central angle of 25 degrees 17 minutes 39 seconds, for an arc distance of 116.60 feet to a point of reverse curve, thence Northwesterly along

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said reverse curve with a radius of 30.00 feet, through a central angle of 90 degrees 35 minutes 15 seconds, for an arc distance of 47.43 feet to a point of reverse curve, thence Westerly, Northerly, Easterly and Southeasterly along said curve with a radius of 50.00 feet, through a central angle of 243 degrees 15 minutes 31 seconds, for an arc distance of 212.29 feet, thence South 85 degrees 00 minutes 06 seconds East 695.29 feet to a point of curve to the left, thence Easterly along said curve with a radius of 675.68 feet, through a central angle of 16 degrees 33 minutes 46 seconds, for an arc distance of 195.32 feet to a point of reverse curve, thence Easterly along said reverse curve with a radius of 1074.91 feet, through a central angle of 11 degrees 13 minutes 41 seconds, for an arc distance of 210.65 feet, thence North 89 degrees 39 minutes 50 seconds East 317.29 feet to a point of curve to the right, thence Easterly along said curve with a radius of 319.23 feet, through a central angle of 07 degrees 16 minutes 30 seconds, for an arc distance of 40.53 feet to a point of reverse curve, thence Northwesterly along said reverse curve with a radius of 30.00 feet, through a central angle of 80 degrees 06 minutes 25 seconds, for an arc distance of 41.94 feet, thence North 16 degrees 49 minutes 54 seconds East 60.36 feet to a point of curve to the right, thence Northeasterly along said curve with a radius of 260.00 feet, through a central angle of 73 degrees 21 minutes 49 seconds, for an arc distance of 332.92 feet, thence South 89 degrees 48 minutes 17 seconds East 277.59 feet to a point of curve to the right, thence Southeasterly along said curve with a radius of 330.00 feet, through a central angle of 90 degrees 12 minutes 25 seconds, for an arc distance of 519.55 feet, thence South 00 degrees 24 minutes 08 seconds West 588.10 feet to a point of curve to the right, thence Southwesterly along said curve with a radius of 330.28 feet, through a central angle of 36 degrees 50 minutes 15 seconds, for an arc distance of 212.35 feet to the POINT OF BEGINNING; containing 6.87 acres, more or less.


Bearings are based upon the East boundary 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.

Source of information: plat of Highgrove Phase II for Investors Realty prepared by Broward Davis & Assoc., Inc., Job #81-006; PSR #2377.

APR 27 11 12 AM 1984
CLERK OF CIRCUIT COURT

RECORDED IN THE PUBLIC
RECORDS OF LEON CO. FLA.

686096


BROWARD P. DAVIS
Registered Florida Land Surveyor No. 1254

BPD #81-006
PSR #2377

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