

01241-1849

DECLARATION OF RESTRICTIVE COVENANTS

THIS INSTRUMENT, dated December 30th, 1986, and made by LAKE HALL PARTNERS, LTD., a Florida limited partnership, hereinafter referred to as "the Declarant",

RECORDED IN THE PUBLIC RECORDS OF LEON CO. FLA.
JAN 8 3 53 PM '87
PAUL F. HARTSFIELD
CLERK OF CIRCUIT COURT
800595

W I T N E S S E T H:

WHEREAS the Declarant is the developer of an unrecorded subdivision in Leon County, Florida, known and referred to as "HIGHGROVE", said subdivision having been developed in four separate units or phases collectively constituting "HIGHGROVE"; and

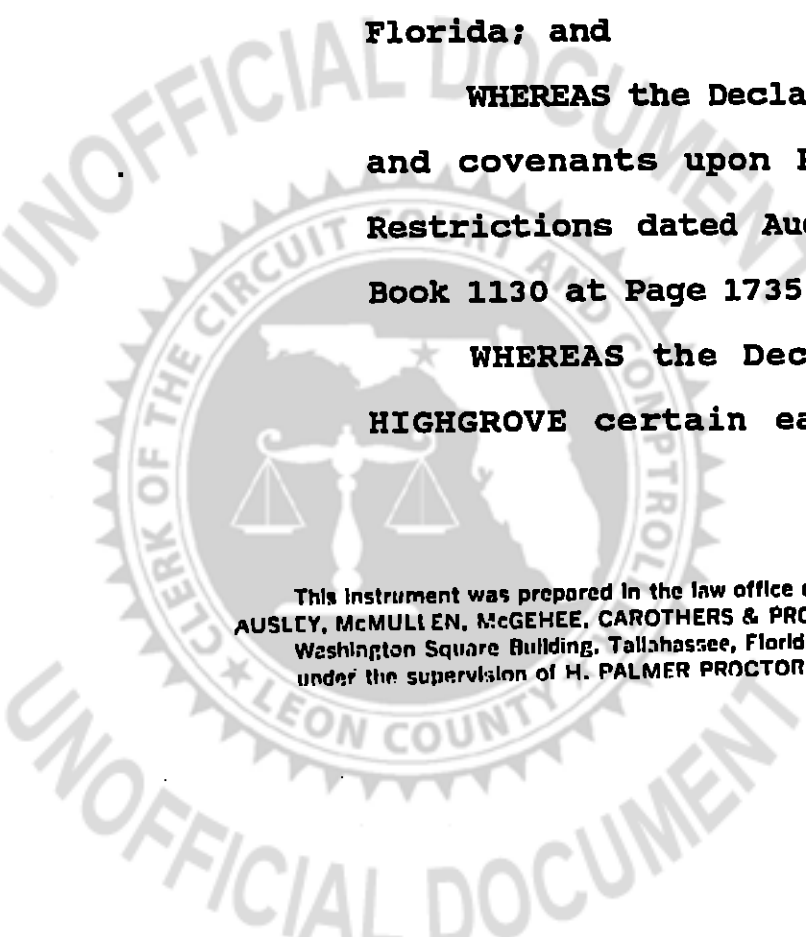
WHEREAS the Declarant did impose certain easements, restrictions and covenants upon Phase I of HIGHGROVE, by a Declaration of Restrictive Covenants dated September 7, 1982, recorded in Official Records Book 1038, Page 841, Public Records of Leon County, Florida; and

WHEREAS the Declarant imposed certain easements, restrictions and covenants upon Phase II of HIGHGROVE, by 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 imposed certain easements, restrictions and covenants upon Phase III of HIGHGROVE by a Declaration of Restrictions dated August 31, 1984, recorded in Official Records Book 1130 at Page 1735, Public Records of Leon County, Florida; and

WHEREAS the Declarant wishes to impose upon Phase IV of HIGHGROVE certain easements, restrictions and covenants which

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



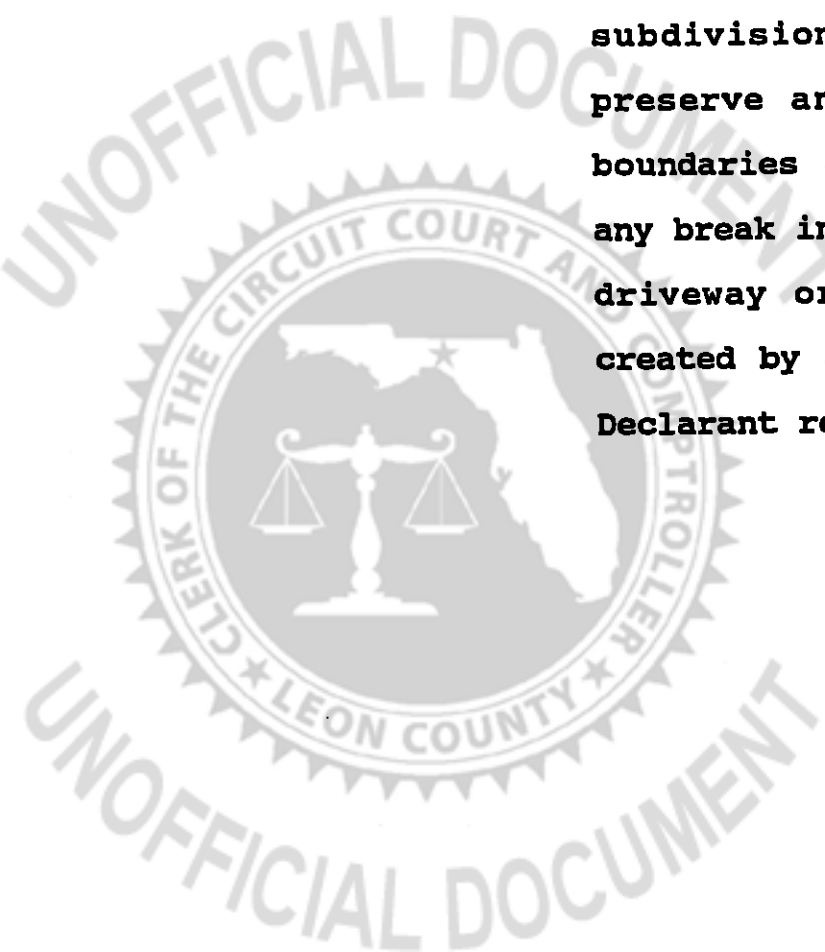
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shall run with the land and be binding upon all owners of lots located within the boundaries of Phase IV of HIGHGROVE.

NOW, THEREFORE, WITNESSETH:

The easements, restrictions and covenants set forth in the DECLARATION OF RESTRICTIVE COVENANTS recorded in Official Records Book 1038 at Page 841, Public Records of Leon County, Florida, are hereby incorporated by reference and imposed upon the land known as Phase IV of HIGHGROVE, being described by metes and bounds on Exhibit "A" attached hereto and made a part hereof, subject to the following modifications and additions:

- A. The minimum size of houses built in Phase IV of HIGHGROVE is 2,250 square feet, exclusive of garages and open porches or patio areas.
- B. Except for the Declarant, no owner of property within Phase IV 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 the boundaries of HIGHGROVE subdivision. 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 lotowner other than the Declarant. The Declarant reserves the right to grant such easements or



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create such roadways upon land or lots owned by the Declarant as the Declarant in its sole discretion determines necessary, appropriate or desirable.

- C. A private cemetery is located contiguous to the boundaries of certain of the lots within Phase IV of HIGHGROVE, but such cemetery is not a part of the subdivision. The Declarant has granted an easement for ingress and egress to the owner of the cemetery, to provide said owner and her licensees with a means of access to the cemetery to use and maintain the same for cemetery purposes. The cemetery is private and lotowners within Phase IV of HIGHGROVE shall not trespass upon cemetery property.

IN WITNESS WHEREOF the Declarant has executed this instrument on the date set forth above.

LAKE HALL PARTNERS, LTD.

By: Investors Companies of Florida, Inc. Its General Partner
 By: Michael S. Alderman
 MICHAEL S. ALDERMAN
 Its Vice President

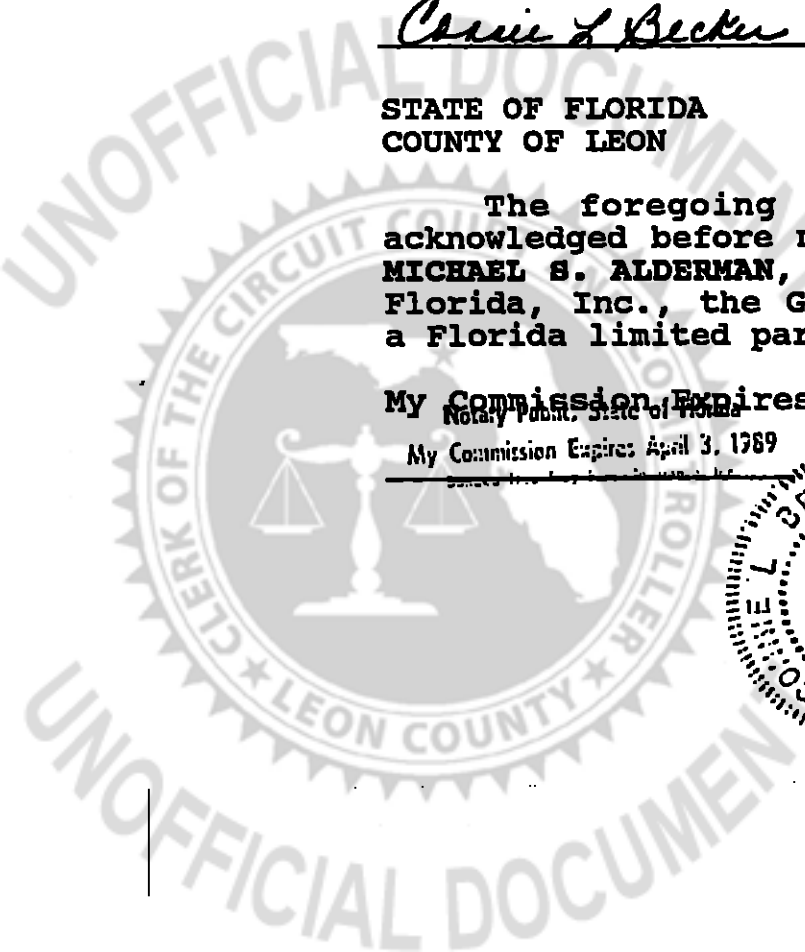
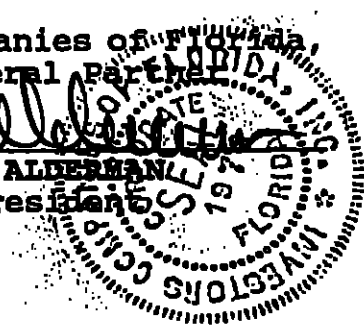
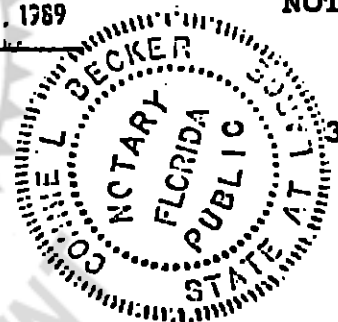
Armita C. Sunday
Corrie L. Becker

STATE OF FLORIDA
COUNTY OF LEON

The foregoing Declaration of Restrictive Covenants was acknowledged before me this 30th day of December, 1986, by MICHAEL S. ALDERMAN, as Vice President of Investors Companies of Florida, Inc., the General Partner of LAKE HALL PARTNERS, LTD., a Florida limited partnership, on behalf of said partnership.

My Commission Expires:
 Notary Public, State of Florida
 My Commission Expires April 3, 1989

Corrie L. Becker
 NOTARY PUBLIC, State of Florida
 at Large.



HIGHGROVE PHASE 4

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Boundary

Commence at a concrete monument marking the Northeast corner of Section 32, Township 2 North, Range 1 East, Leon County, Florida, and run North 89 degrees 39 minutes 49 seconds West 774.48 feet to a terra cotta monument for the POINT OF BEGINNING. From said POINT OF BEGINNING run North 89 degrees 06 minutes 17 seconds West 207.50 feet to the Northeast corner of property described in Deed Book 37, Page 283 of the Public Records of Leon County, Florida, thence continue North 89 degrees 06 minutes 17 seconds West 1169.32 feet to a concrete monument, thence South 00 degrees 04 minutes 58 seconds East 639.92 feet to a concrete monument, thence North 89 degrees 59 minutes 26 seconds East 70.84 feet to an iron pipe, thence South 00 degrees 13 minutes 47 seconds West 696.99 feet to an iron pipe, thence South 00 degrees 14 minutes 02 seconds East 50.18 feet to a concrete monument on the North boundary of Highgrove Phase 2 (Unrecorded), thence North 89 degrees 55 minutes 24 seconds East along the North boundary of said Highgrove Phase 2 and the North boundary of Highgrove Phase 3 (Unrecorded) a distance of 1089.91 feet to a concrete monument, thence North 80 degrees 54 minutes 36 seconds East along said North boundary 285.04 feet to an iron pipe, thence North 02 degrees 46 minutes 20 seconds West 1320.60 feet to the POINT OF BEGINNING.

Less and Except the following described property:

Commence at a terra cotta monument marking the Northeast corner of Section 32, Township 2 North, Range 1 East, Leon County, Florida, and run North 89 degrees 39 minutes 49 seconds West 774.48 feet to a terra cotta monument, thence North 89 degrees 06 minutes 17 seconds West 207.50 feet to the Northeast corner of property described in Deed Book 37, Page 283 of the Public Records of Leon County, Florida, thence continue North 89 degrees 06 minutes 17 seconds West 1169.32 feet to a concrete monument, thence South 00 degrees 04 minutes 58 seconds East 238.78 feet to a concrete monument, thence North 89 degrees 56 minutes 42 seconds East 952.05 feet to a terra cotta monument, thence South 00 degrees 11 minutes 56 seconds West 212.03 feet to a terra cotta monument for the POINT OF BEGINNING. From said POINT OF BEGINNING run North 89 degrees 59 minutes 49 seconds East 211.40 feet to a terra cotta monument, thence South 00 degrees 16 minutes 28 seconds West 432.08 feet, thence East 197.22 feet, thence South 02 degrees 46 minutes 20 seconds East 83.10 feet, thence West 201.63 feet to an iron pipe, thence North 89 degrees 55 minutes 41 seconds West 211.22 feet, thence North 00 degrees 12 minutes 59 seconds East 324.94 feet to an axle, thence North 00 degrees 18 minutes 43 seconds East 189.87 feet to the POINT OF BEGINNING; containing 2.88 acres, more or less.

The foregoing described property containing, Less Exception, 40.27 acres, more or less.

EXHIBIT "A"
(As attached to Declaration of
Restrictive Covenants for
HIGHGROVE, PHASE IV)

