

erecord 385135 RECORDED IN THE RECORDS OF Brent X. Thurmond, Clerk of the Circuit Court Wakulla CO FL
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Prepared by & return to:
Kyle L. Shaw, Esq.
Manausa Law Firm, P.A.
1701 Hermitage Boulevard, Suite 100
Tallahassee, FL 32308

**SECOND AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS OF
CHADWICK ESTATES SUBDIVISION PHASE I**

THIS Second Amendment to the Declaration of Restrictive Covenants of Chadwick Estates Subdivision Phase I is made and executed on this 10th day of November, 2020, by Chadwick Estates of Wakulla County, LLC, hereinafter referred to as the Declarant.

WITNESSETH:

WHEREAS, Declarant recorded that certain Declaration of Restrictive Covenants of Chadwick Estates Subdivision Phase I (hereinafter referred to as the "Declaration") on April 22, 2020, in Official Records Book 1147, Page 751 of the Public Records of Wakulla County, Florida;

WHEREAS, in accordance with Article IX, Section 5 of the Declaration, Declarant may amend the Declaration;

WHEREAS, the Declarant amended the Declaration on April 24, 2020 by adding a provision to the Use Restrictions in Article VI;

WHEREAS, Declarant desires to further amend the Declaration to change its title, add certain real property ("Phase 2") under the Declaration, and add additional property to Article VI, Section 10, of the Declaration.

NOW THEREFORE, Pursuant to the Declarant's authority under the Declarations, the Declaration is hereby amended as follows:

1. The title of the Declaration is hereby amended to Declaration of Restrictive Covenants of Chadwick Estates Subdivision.

2. The terms "Property" and "Lot" in the Declaration shall include the residential property described on the attached Exhibit "A."


3. Article VI, Section 10 is hereby restated as follows:

Section 10. "Vegetative Buffer Area" shall mean the easternmost fifteen feet (15') of Lots 28, 29, 30, 31, 32, 33, and 34, Block "D," Chadwick Estates Phase 1, and Lots 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, and 63, Block "B," Chadwick Estates Phase 2. The Vegetative Buffer Area is further delineated on the Plats for Chadwick Estates Phase 1 and Phase 2. The removal or destruction of trees larger than eight inches (8") in diameter, shrubs, or other vegetation is prohibited in the Vegetative Buffer Area. The removal or destruction of the following are exempt from this provision: underbrush, trees smaller than eight inches (8") in diameter, nuisance, invasive, exotic, or nonnative species or removal of plants or trees required by Wakulla County. In addition, no permanent structures are allowed in the Vegetative Buffer Area. The Association shall have the authority to enforce this provision pursuant to Article IX of the Restrictions.

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IN WITNESS WHEREOF, the Declarant has caused this Second Amendment to Declaration of Restrictive Covenants to be executed the date and year first above written.

Signed, sealed and delivered
in the presence of:



Signature

Grady Shafer
Printed Name



Signature

Robert Parrish
Printed Name

DECLARANT:

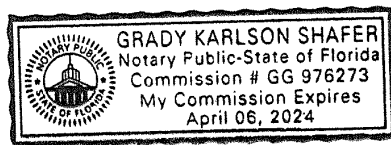
Chadwick Estates of Wakulla County, LLC



By: Robert Parrish
Its: Manager

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of November, 2020 by Robert Parrish, as Manager of Chadwick Estates of Wakulla County LLC, a Florida limited liability company. He (check one) ☒ is personally known to me or ☐ has produced a driver's license as identification.





NOTARY PUBLIC

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JOINDER

The undersigned hereby join the Second Amendment to Declaration of Restrictive Covenants of Chadwick Estates Subdivision and consent to the provisions therein, without any objection.

**Signed, sealed and delivered
in the presence of:**



Signature

Grady Shafer

Printed Name



Signature

Robert Parrish

Printed Name

Hartsfield Construction, Inc.

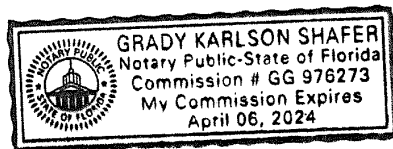


By: Robert Hartsfield

Its: Pres.

**STATE OF FLORIDA
COUNTY OF LEON**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of November, 2020, by Robert Hartsfield, as President of Hartsfield Construction, Inc., a Florida corporation. He/She (check one) ☒ is personally known to me or ☐ has produced a driver's license as identification.






NOTARY PUBLIC

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JOINDER

The undersigned hereby join the Second Amendment to Declaration of Restrictive Covenants of Chadwick Estates Subdivision and consent to the provisions therein, without any objection.

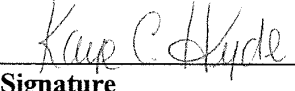
**Signed, sealed and delivered
in the presence of:**



Signature

Andrew Power

Printed Name

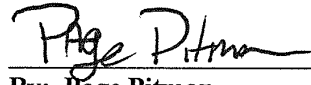


Signature

Kaye C Hyde

Printed Name

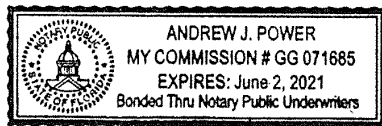
Pitman's Custom Construction, L.L.C.




By: Page Pitman
Its: Manager

**STATE OF FLORIDA
COUNTY OF LEON**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of November, 2020, by Page Pitman, as Manager of Pitman's Custom Construction L.L.C., a Florida limited liability company. He/She (check one) ☒ is personally known to me or ☐ has produced a driver's license as identification.





NOTARY PUBLIC

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JOINDER

The undersigned hereby join the Second Amendment to Declaration of Restrictive Covenants of Chadwick Estates Subdivision and consent to the provisions therein, without any objection.

**Signed, sealed and delivered
in the presence of:**

Amy A. Seal
Signature

Amy L. Seal
Printed Name

[Signature]
Signature

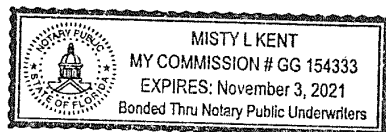
Britany Ost
Printed Name

Southern Coastal Homes, Inc.

[Signature]
By: John W. Lewis
Its: President

STATE OF FLORIDA
COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of November, 2020, by John W. Lewis as President of Southern Coastal Homes, Inc., a Florida corporation. He/She (check one) ☒ is personally known to me or ☐ has produced a driver's license as identification.



[Signature]
NOTARY PUBLIC

Exhibit "A"**CHADWICK ESTATES PHASE 1**

Commence at a found 6x6 St. Joe Paper Company concrete monument marking the Northeast corner of the Southeast quarter of Lot 56 of the Hartsfield Survey of lands in Wakulla County, Florida; thence run along the Easterly boundary line of the Southeast quarter of said Lot 56 as follows: South 17 degrees 47 minutes 04 seconds East 82.20 feet to a rod and cap; thence run South 17 degrees 48 minutes 52 seconds East 331.82 feet to a rod and cap, said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING continue along said Easterly boundary line South 17 degrees 48 minutes 52 seconds East 18.55 feet to a concrete monument; thence run South 17 degrees 49 minutes 28 seconds East 510.37 feet to a concrete monument; thence run South 17 degrees 45 minutes 08 seconds East 261.27 feet to a rod and cap marking the intersection of said Easterly boundary line with the Westerly right of way line of Old Bethel Road; thence leaving said Easterly boundary line run along Westerly right of way line as follows: South 22 degrees 44 minutes 20 seconds West 119.10 feet to a rod and cap marking a curve to the right having a radius of 2970.00 feet; thence run Southwesterly along the arc thru a central angle of 14 degrees 29 minutes 04 seconds for a distance of 750.82 feet, chord of aid arc being South 29 degrees 58 minutes 56 seconds West 748.82 feet to a rod and cap; thence run South 37 degrees 14 minutes 05 seconds West 345.19 feet to a rod and cap marking the intersection of said Westerly right of way line with the Northerly right of way line of Wakulla Arran Road; thence leaving said Westerly right of way line run along said Northerly right of way line South 71 degrees 52 minutes 52 seconds West 373.72 feet to a rod and cap; thence leaving said Northerly right of way line run along the Easterly boundary line of Property described in Official Records Book 1063, Page 191, in the Public Records of Wakulla County, Florida., North 18 degrees 36 minutes 56 seconds West 678.17 feet; thence leaving said Easterly boundary line run North 18 degrees 36 minutes 56 seconds West 887.12 feet to a rod and cap; thence run North 71 degrees 23 minutes 06 seconds East 1310.99 feet to the POINT OF BEGINNING.

CHADWICK ESTATES OF WAKULLA PHASE 2

Begin at a found 6x6 St. Joe Paper Company Concrete Monument marking the Northeast corner of the Southeast quarter of Lot 56 of the Hartsfield Survey of lands in Wakulla County, Florida; thence leaving said POINT OF BEGINNING run along the Easterly boundary line of the Southeast quarter of said Lot 56 as follows: South 17 degrees 47 minutes 04 seconds East 82.20 feet to a rod and cap; thence run South 17 degrees 48 minutes 52 seconds East 331.82 feet; thence leaving said Easterly boundary line run South 71 degrees 23 minutes 06 seconds West 1310.99 feet; thence run South 18 degrees 36 minutes 56 seconds East 887.12 feet; thence run South 71 degrees 23 minutes 04 seconds West 645.23 feet to a point lying on the Easterly right of way line of East Ivan Road; thence run along said Easterly right of way line as follows: North 18 degrees 36 minutes 56 seconds

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West 724.89 feet to a rod and cap marking a point of curve to the right having a radius of 10140.52 feet; thence run Northwesterly along the arc thru a central angle of 01 degrees 07 minutes 36 seconds for a distance of 199.43 feet, chord of said arc being North 18 degrees 02 minutes 44 seconds West 199.42 feet to a rod and cap; thence run North 17 degrees 28 minutes 19 seconds West 148.53 feet to a rod and cap marking a point of curve to the left having a radius of 675.36 feet; thence run Northwesterly along the arc thru a central angle of 22 degrees 56 minutes 38 seconds for a distance of 270.45 feet, chord of said arc being North 28 degrees 55 minutes 54 seconds West 268.64 feet to a point marking the intersection of said Easterly right of way line with the Northerly boundary line of the Southeast quarter of said Hartsfield Survey Lot 56; thence leaving said Easterly right of way line run along said Northerly boundary as follows: North 72 degrees 25 minutes 59 seconds East 1018.44 feet to a concrete monument; thence run North 72 degrees 21 minutes 34 seconds East 836.40 feet to a concrete monument; thence run North 72 degrees 34 minutes 54 seconds East 150.71 feet to the POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A INGRESS, EGRESS, MAINTENANCE &
UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1141, PAGE 50 IN
THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA