

1147936

This instrument was prepared by
and should be returned to:
Russell D. Gautier, Esquire
Moore, Williams, Bryant, Peebles
& Gautier, P.A.
Post Office Box 1169
Tallahassee, Florida 32302

RECORDED IN THE PUBLIC
RECORDS OF LEON CO., FLA.
JUL 28 2 26 PM '92
PAUL F. HARTSFIELD
CLERK OF CIRCUIT COURT

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF EASTWOOD**

This First Amendment to Declaration of Covenants, Conditions and Restrictions of Eastwood is made and executed this 10TH day of JULY, 1992, by B.P., Inc., a Florida corporation, whose address is 1174 Capital Circle, S.E., Tallahassee, Florida 32301, hereinafter referred to as the "Declarant."

W I T N E S S E T H:

WHEREAS, the Declarant previously executed and caused to be recorded that Declaration of Covenants, Conditions and Restrictions of Eastwood dated December 11, 1987, and recorded in Official Records Book 1294 at Page 1156 of the Public Records of Leon County, Florida, hereinafter referred to as the "Declaration;" and

WHEREAS, the Declaration provides for annexation of certain additional lands; and

WHEREAS, the Declarant desires to amend the Declaration by annexing additional property as provided for in the Declaration.

NOW THEREFORE, in consideration of the hereinabove set forth premises, the hereinafter set forth terms and conditions, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. The Declaration is hereby amended as follows:

A. "Exhibit A" to the Declaration is amended by adding the property described in "Exhibit A" attached hereto and by reference made a part hereof.

B. Section 5 of Article I of the Declaration is hereby amended to read in its entirety as follows:

Section 5. "Lot" shall mean and refer to each of the numbered lots depicted on the plat

of Eastwood, Unit 1, as recorded in Plat Book 9, Page 83 of the Public Records of Leon County, Florida, and each of the numbered lots depicted on the recorded plat of each subsequent phase of development of Eastwood, as and when each of the said plats are recorded in the Public Records of Leon County, Florida.

C. Article IV of the Declaration is hereby amended by adding the following:

Section 10. Platting of Lots. Each subsequent phase of development of the property described in "Exhibit A" attached hereto shall become subject to assessment under this Article IV on the first day of the month following the recording of a plat in the Public Records of Leon County, Florida, depicting and describing the Lots in the phase of development.

2. The Declaration, as amended hereby, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to Declaration of Covenants, Conditions and Restrictions of Eastwood to be executed the day and year first above written.

WITNESSES:

Thomas L. Napier
Thomas L. Napier
Print or type name.

Allen K. Norces
Allen K. Norces
Print or type name.

B.P., Inc., a Florida corporation

By: Jimmy Petrandis
Its: President

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 16TH day of JULY, 1992, by JIMMY PETRANDIS as PRESIDENT of B.P., Inc., a Florida corporation, on behalf of the corporation. He ~~or she~~ is personally known to me ~~or has produced~~ as ~~identification~~ and did not take an oath.

Brice R. Nest
Signature

BRICE R. NEST

Print or type name.

NOTARY PUBLIC

My commission #0000917 expires:

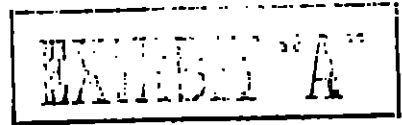
Notary Public, State of Florida
My Commission Expires April 11, 1994
Bonded Thru Tre; Fain - Insurance Inc.

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ENVIRONMENTAL ANALYSIS & PERMITTING

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SHEET 2 OF 3



EASTWOOD UNIT NO. II
213.296 AC.
(Product of Field Survey)

Commence at a concrete monument marking the intersection of the North boundary of the South half of the Southwest quarter of Section 14, Township 1 South, Range 2 East, Leon County, Florida with the Easterly right of way boundary of the 100 foot right of way of State Road No. 154 (W.W. Kelly Road) said monument also being located 1101.26 feet East of an iron pipe marking the Southwest corner of property described in Official Records Book 123, Page 474 of the Public Records of Leon County, Florida and run thence East along the North boundary of the South half of the Southwest quarter of said Section 14 a distance of 300.34 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence North 00 degrees 02 minutes 38 seconds West 1326.26 feet to a concrete monument, thence North 89 degrees 51 minutes 43 seconds East 165.89 feet to a concrete monument, thence North 00 degrees 02 minutes 43 seconds West 1310.07 feet to a concrete monument, thence North 88 degrees 35 minutes 56 seconds West 855.11 feet to a concrete monument, thence North 89 degrees 28 minutes 30 seconds West 183.84 feet to a concrete monument, thence North 00 degrees 32 minutes 05 seconds East 614.85 feet to a concrete monument, thence North 89 degrees 26 minutes 49 seconds West 572.20 feet to a concrete monument marking the Southeast corner of Lot 5 Block 'D' of Eastwood Unit No. I, a subdivision as per map or plat thereof recorded in Plat Book 9, Page 83 of the Public Records of Leon County, Florida, thence North 30 degrees 26 minutes 50 seconds West along the Easterly boundary of said Block 'D' a distance of 744.89 feet to a concrete monument on the Southeasterly right of way of Goodwin Drive, said point being on a curve concave Northwesterly, thence Northeasterly along said right of way curve with a radius of 1140.74 feet through a central angle of 10 degrees 43 minutes 16 seconds for an arc length of 213.46 feet (chord of 213.15 feet bears North 50 degrees 45 minutes 16 seconds East) to a concrete monument, thence North 45 degrees 23 minutes 38 seconds East along said Southerly right of way 73.18 feet to a concrete monument said point being on a curve concave Southeasterly, thence Northeasterly along said curve with a radius of 731.21 feet through a central angle of 00 degrees 40 minutes 40 seconds for an arc length of 8.65 feet (chord of 8.65 feet bears North 45 degrees 51 minutes 20 seconds East) to a concrete monument at the intersection of the said Southerly right of way of Goodwin Drive with the Westerly right of way of Matt Wing Road (60 foot right of way), thence South 35 degrees 21 minutes 10 seconds East along said right of way 434.86 feet to a concrete monument on a point of curve to the left, thence along said curve with a radius of 751.54 feet through a central angle of 39 degrees 54 minutes 08 seconds for an arc length of 523.39 feet to a concrete monument (chord of 512.88 feet bears South 55 degrees 18 minutes 14 seconds East), thence North 11 degrees 31 minutes 17 seconds East along the Easterly boundary of Lot 14 Block 'C' of said Eastwood Unit No. I a distance of 549.49 feet to a concrete monument, thence North 81 degrees 45 minutes 12 seconds East along the Southerly boundary of Lot 4, 5, 6 and 7 Block 'C' of Eastwood Unit No. 1 a distance of 296.34 feet to a concrete monument, thence South 04 degrees 04 minutes 34 seconds East along the Westerly boundary of Lots 15, 16, 17 and 18 Block 'C' of Eastwood Unit 1 a distance of 499.93 feet to the Southwest corner of said Lot 18 Block 'C', thence North 86 degrees 44 minutes 56 seconds East along the Southerly boundary of said Lot 18 a

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EASTWOOD UNIT NO. II

distance of 275.23 feet to a concrete monument on the Easterly boundary of Erin Drive, said point being on a curve concave Easterly, thence Northeasterly along said curve with a radius of 675.56 feet through a central angle of 48 degrees 12 minutes 40 seconds for an arc length of 568.44 feet to a concrete monument (chord of 551.82 feet bears North 00 degrees 32 minutes 37 seconds West), thence South 64 degrees 13 minutes 17 seconds East along the Southerly boundary of Block 'B' of said Eastwood 386.84 feet to a concrete monument, thence North 10 degrees 42 minutes 56 seconds East 262.92 feet to a concrete monument marking the Southeast corner of Lot 2 Block E of said Eastwood, thence North 04 degrees 46 minutes 31 seconds West 305.51 feet to a concrete monument, thence North 88 degrees 25 minutes 03 seconds West 199.90 feet to a concrete monument, thence North 01 degrees 31 minutes 37 seconds East 94.96 feet to a concrete monument, thence North 88 degrees 22 minutes 06 seconds West 192.19 feet to a concrete monument, thence North 04 degrees 51 minutes 53 seconds West 70.56 feet to a concrete monument marking the Northeast corner of Lot 16 Block 'A' of Eastwood Unit No. 1, thence North 01 degrees 35 minutes 02 seconds East 734.85 feet to a concrete monument, thence South 89 degrees 17 minutes 26 seconds East 2695.89 feet to a concrete monument, thence South 01 degrees 21 minutes 00 seconds East 1345.18 feet to a concrete monument, thence South 89 degrees 29 minutes 54 seconds West 1380.49 feet to a concrete monument, thence South 00 degrees 00 minutes 29 seconds East 4037.40 feet to a concrete monument, thence North 89 degrees 44 minutes 13 seconds West 1130.27 feet to the POINT OF BEGINNING, containing 213.296 acres, more or less.

