

RDG5
4-5-83

OR1062PM1308

AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS OF GROVE COURT

This Amendment to Declaration of Covenants, Conditions and Restrictions of Grove Court is made and executed this 19th day of April, 1983.

W I T N E S S E T H:

THAT WHEREAS, MICHAEL C. PAQUE and MARYANNE B. PAQUE, hereinafter referred to as the "Declarant," on May 7, 1982, executed that Declaration of Covenants, Conditions and Restrictions of Grove Court recorded on May 7, 1982, at Official Records Book 1026, Page 2060 of the Public Records of Leon County, Florida, hereinafter referred to as the "Declaration;" and

WHEREAS, the Declaration provides for the annexation by the Declarant, without the consent of any other owner, of the following described property located in Leon County, Florida;

The North 51 feet of Lot 82 of LONG GROVE ADDITION TO THE CITY OF TALLAHASSEE, and the South 17 feet of Lot 85 of LONG GROVE ADDITION TO THE CITY OF TALLAHASSEE, as per map or plat thereof, recorded in Deed Book 88, Page 592, Public Records of Leon County, Florida.

AND ALSO:

The North 68 feet of Lot 85 of LONG GROVE ADDITION TO THE CITY OF TALLAHASSEE, as per map or plat thereof, recorded in Deed Book 88, Page 592, Public Records of Leon County, Florida.

AND ALSO:

That portion of the East Half of a 15-foot alley which lies West of and Adjacent to the two (2) above described parcels.

and

WHEREAS, the Declarant now desires to annex the said real property.

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 conclusively acknowledged, the Declarant hereby annexes the above-described property, and declares that all of the said property shall be held, sold and

RECORDED IN THE PUBLIC RECORDS OF LEON CO. FLA.

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conveyed subject to the easements, restrictions, covenants and conditions set forth in the Declaration, as amended hereby (which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any right, title or interest in the said property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof) and further agrees as follows:

1. Article I, Section 5 is hereby amended by substituting Exhibit "A" attached hereto and by reference made a part hereof with the Exhibit "A" attached to the Declaration.
2. The Declaration, as amended hereby, shall continue in full force and effect.

IN WITNESS WHEREOF, the Declarant has executed these presents the day and year first above written.

WITNESSES:

Maryanne Paque
Bethelle C. Paque

Michael C. Paque
MICHAEL C. PAQUE

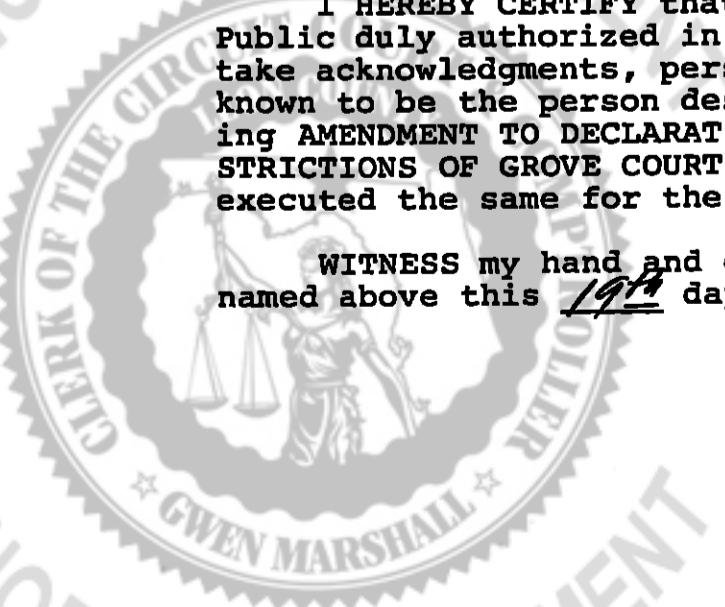
Maryanne Paque
Bethelle C. Paque

Maryanne B. Paque
MARYANNE B. PAQUE

STATE OF FLORIDA,
COUNTY OF LEON.

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared MICHAEL C. PAQUE to me known to be the person described in and who executed the foregoing AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF GROVE COURT, and acknowledged before me that he executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal in the State and County named above this 19th day of April, 1983.


NOTARY PUBLIC
My Commission Expires: 5-2-86
Notary Public, State of Florida
My Commission Expires May 2, 1986
Bonded thru May 1, 1986, by Insurance, Inc.

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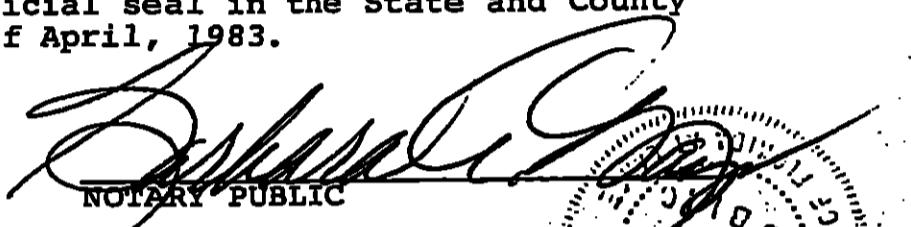
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STATE OF FLORIDA,

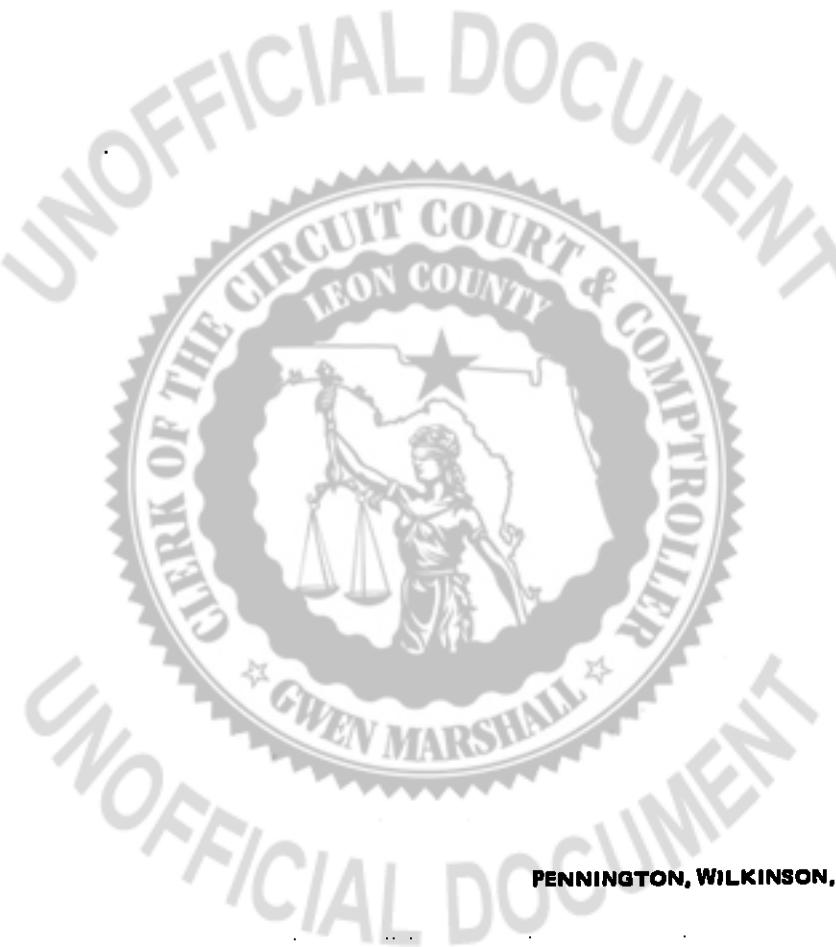
COUNTY OF LEON.

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared MARYANNE B. PAQUE to me known to be the person described in and who executed the foregoing AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF GROVE COURT, and acknowledged before me that she executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal in the State and County named above this 19th day of April, 1983.


NOTARY PUBLIC
My Commission Expires:
5-2-86

Notary Public, State of Florida
My Commission Expires May 2, 1986
Bonded Through Fala - Insurance, Inc.



PAUL N. WILLIAMSON
PROFESSIONAL LAND SURVEYOR
P.O. Box 3067 • Tallahassee, Florida 32303



PLS

OR106201311

UNIT - 1

Commence at the Northeast corner of Lot 85 of Long Grove Addition to Tallahassee, recorded in Deed Book BB, Page 592 of the Public Records of Leon County, Florida said point being the intersection of the Southerly right-of-way of Fourth Avenue and the Westerly right-of-way of Duval Street and run thence along the Southerly right-of-way of Fourth Avenue South 89 degrees 36 minutes West 110.50 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 36 minutes West along said right-of-way 62.0 feet, thence leaving said right-of-way run South 00 degrees 17 minutes West 36.5 feet, thence North 89 degrees 36 minutes East 62.0 feet, thence North 00 degrees 17 minutes East 36.5 feet to the POINT OF BEGINNING.

Subject to an access easement across the Northerly and Westerly 5 feet.

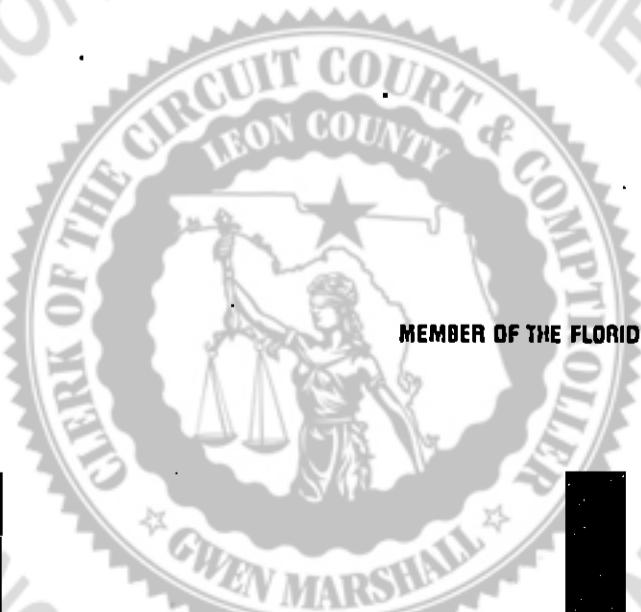
Also; Subject to a 10 foot electrical and telephone easement.

Paul N. Williamson
Paul N. Williamson, P.L.S.
Florida Registration No. 3208

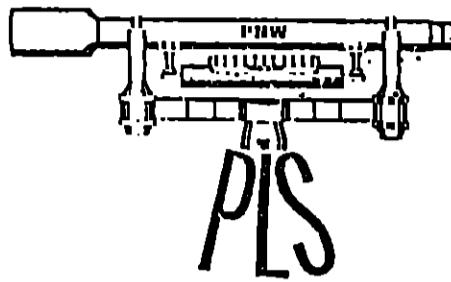
Job No: 80-109
PSR No: 2731
Date: April 30, 1982
Revised: May 4, 1982

EXHIBIT "A"
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PROFESSIONAL LAND SURVEYOR
P.O. Box 3067 • Tallahassee, Florida 32303



R106201312

UNIT - 2

Commence at the Northeast corner of Lot 85 of Long Grove Addition to Tallahassee, recorded in Deed Book BB, Page 592 of the Public Records of Leon County, Florida said point being the intersection of the Southerly right-of-way of Fourth Avenue and the Westerly right-of-way of Duval Street and run thence along the Southerly right-of-way of Fourth Avenue South 89 degrees 36 minutes West 110.50 feet, thence leaving said right-of-way run South 00 degrees 17 minutes West 36.5 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 89 degrees 36 minutes West 62.0 feet, thence South 00 degrees 17 minutes West 21.0 feet, thence North 89 degrees 36 minutes East 62.0 feet, thence North 00 degrees 17 minutes East 21.0 feet to the POINT OF BEGINNING.

Subject to an access easement across the Westerly 5.0 feet.

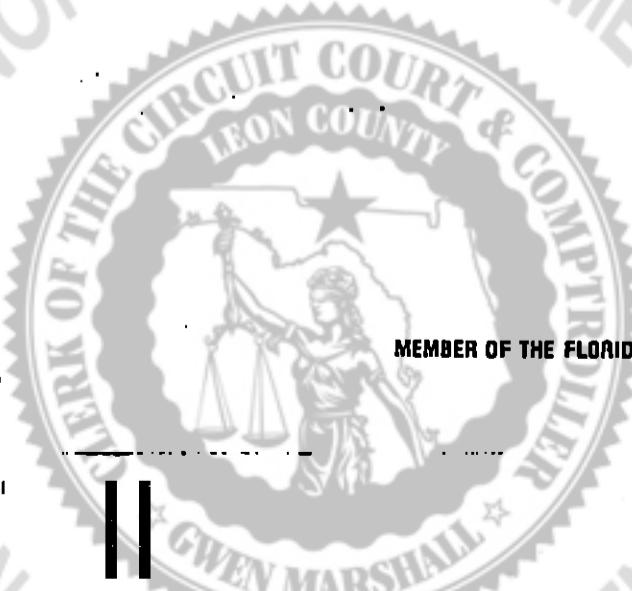
Also; Subject to a 10 foot electrical and telephone easement.

Paul N. Williamson
Paul N. Williamson, P.L.S.
Florida Registration No. 3208

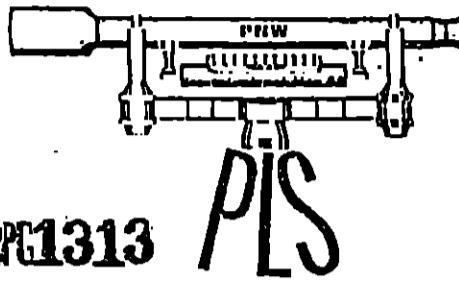
Job No: 80-109
PSR No: 2731
Date: April 30, 1982
Revised: May 4, 1982

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P.O. Box 3067 • Tallahassee, Florida 32303



UNIT - 3

Commence at the Northeast corner of Lot 85, Long Grove Addition to Tallahassee, recorded in Deed Book BB, Page 592 of the Public Records of Leon County, Florida said point being the intersection of the Southerly right-of-way of Fourth Avenue and the Westerly right-of-way of Duval Street and run thence along the Southerly right-of-way of Fourth Avenue South 89 degrees 36 minutes West 110.50 feet, thence leaving said right-of-way run South 00 degrees 17 minutes West 57.5 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 89 degrees 36 minutes West 62.0 feet, thence South 00 degrees 17 minutes West 21.0 feet, thence North 89 degrees 36 minutes 62.0 feet, thence North 00 degrees 17 minutes East 21.0 feet to the POINT OF BEGINNING.

Subject to an access easement across the Westerly 5.0 feet.

Also; Subject to a 10 foot electrical and telephone easement.

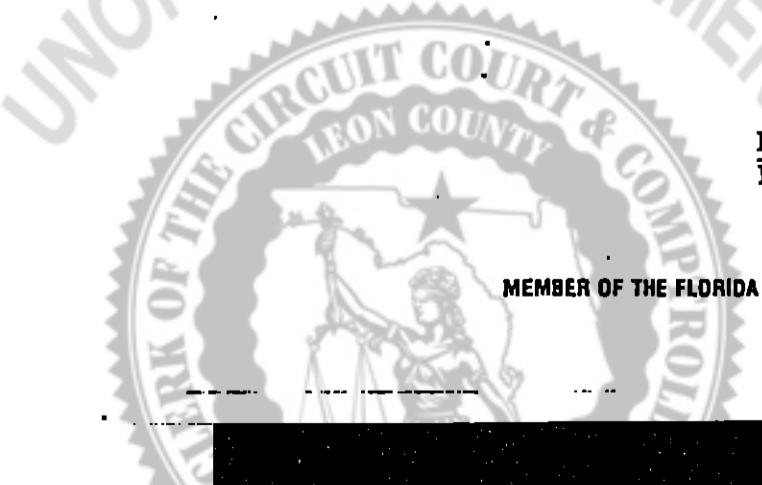


Paul N. Williamson, P.L.S.
Florida Registration No. 3208

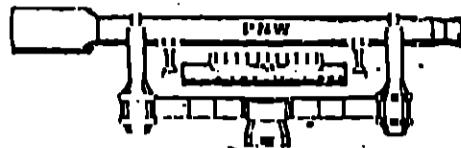
Job No: 80-109
PSR No: 2731
Date: April 30, 1982
Revised: May 4, 1982

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Unit - 4

Commence at the Northeast corner of Lot 85, of Long Grove Addition to Tallahassee, recorded in Deed Book BB, Page 592 of the Public Records of Leon County, Florida said point being the intersection of the Southerly right-of-way of Fourth Avenue and the Westerly right-of-way of Duval Street and run thence along the Southerly right-of-way of Fourth Avenue South 89 degrees 36 minutes West 110.50 feet, thence leaving said right-of-way run South 00 degrees 17 minutes West 78.5 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 89 degrees 36 minutes West 62.0 feet, thence South 00 degrees 17 minutes West 21.0 feet, thence North 89 degrees 36 minutes East 62.0 feet, thence North 00 degrees 17 minutes East 21.0 feet to the POINT OF BEGINNING.

Subject to an access easement across the Westerly 5.0 feet.

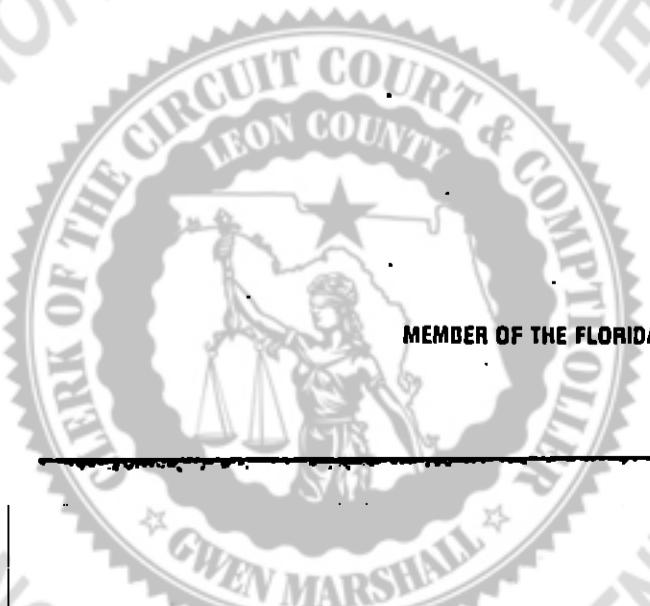
Also; subject to a 10 foot electrical and telephone easement.

Paul Williamson
Paul N. Williamson, P.L.S.
Florida Registration No. 3208

Job No: 80-109
PSR No: 2731
Date: April 30, 1982
Revised: May 4, 1982

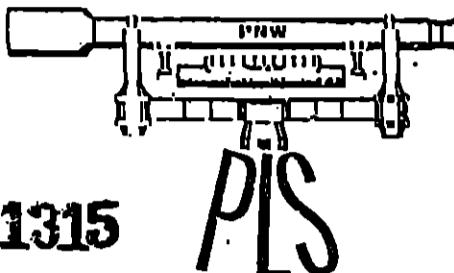
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PROFESSIONAL LAND SURVEYOR
P.O. Box 3067 • Tallahassee, Florida 32303



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UNIT - 5

Commence at the Northeast corner of Lot 85, of Long Grove Addition to Tallahassee, recorded in Deed Book BB, Page 592 of the Public Records of Leon County, Florida said point being the intersection of the Southerly right-of-way of Fourth Avenue and the Westerly right-of-way of Duval Street and run thence along the Southerly right-of-way of Fourth Avenue South 89 degrees 36 minutes West 110.50 feet, thence leaving said right-of-way run South 00 degrees 17 minutes West 99.5 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 89 degrees 36 minutes West 62.0 feet, thence South 00 degrees 17 minutes West 36.5 feet, thence North 89 degrees 36 minutes East 62.0 feet, thence North 00 degrees 17 minutes East 36.5 feet to the POINT OF BEGINNING.

Subject to an access easement across the Westerly and Southerly 5.0 feet.

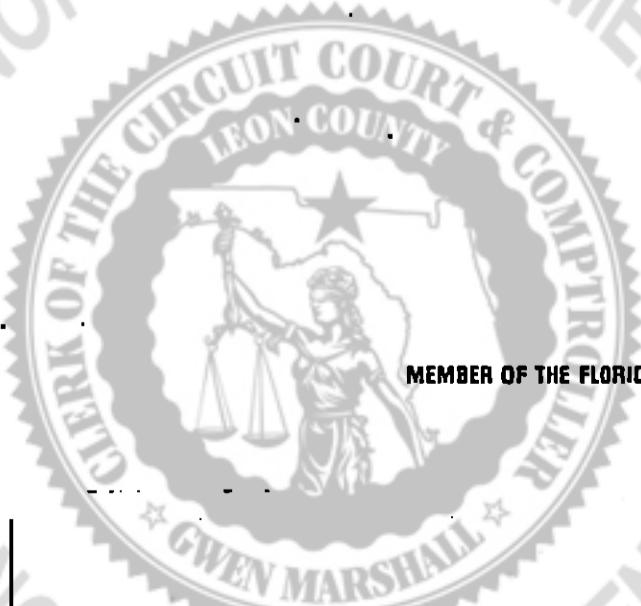
Also; subject to a 10 foot electrical and telephone easement.

Paul Williamson
Paul N. Williamson, P.L.S.
Florida Registration No. 3208

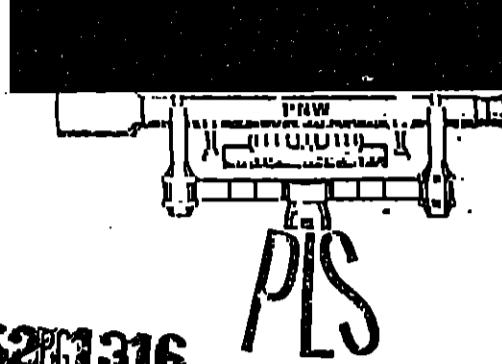
Job No: 80-109
PSR No: 2731
Date: April 30, 1982
Revised: May 4, 1982

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PAUL N. WILLIAMSON
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P.O. Box 3067 • Tallahassee, Florida 32303



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UNIT - 6

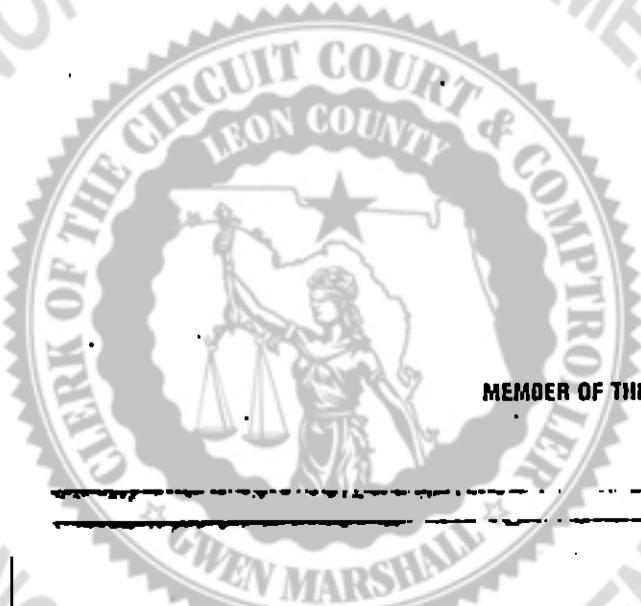
Commence at the Northeast corner of Lot 85, Long Grove Addition to Tallahassee, Florida, a subdivision as per map or plat therof recorded in Deed Book "BB" Page 592 of the Public Records of Leon County, Florida, and run thence South 00 degrees 17 minutes West along the Westerly right of way of Duval Street a distance of 136.0 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING leaving said right of way run thence South 89 degrees 36 minutes West 67.20 feet, thence North 00 degrees 17 minutes East 32.04 feet, thence North 42 degrees 44 minutes 53 seconds East 18.26 feet, thence South 89 degrees 38 minutes 19 seconds East 30.87 feet, thence South 00 degrees 17 minutes West 18.0 feet thence South 89 degrees 38 minutes 19 seconds East 24.0 feet to the Westerly right of way of said Duval Street, thence run South 00 degrees 17 minutes West 26.64 feet to the POINT OF BEGINNING, containing 0.058 of an acre more or less.

Paul N. Williamson
Paul N. Williamson, P.L.S.
Florida Registration No. 3208

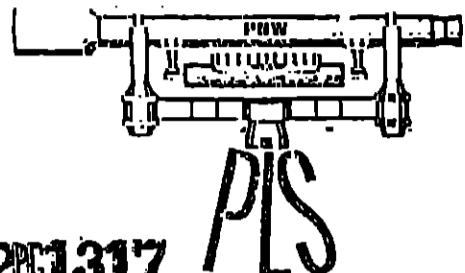
Job No. 80-109
PSR No. 3401
March 21, 1983

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UNIT - 7

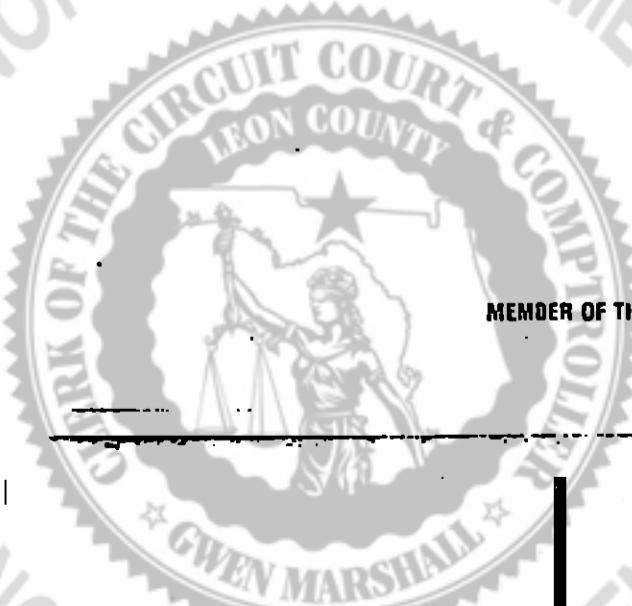
Commence at the Northeast corner of Lot 85, Long Grove Addition to Tallahassee, Florida, a subdivision as per map or plat thereof recorded in Deed Book "BB", Page 592 of the Public Records of Leon County, Florida and run thence South 00 degrees 17 minutes along the Westerly right of way of Duval Street a distance of 39.16 feet thence leaving said right of way run North 89 degrees 38 minutes 19 seconds West 24.0 feet, thence South 00 degrees 17 minutes West 20 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 17 minutes West 32.20 feet, thence North 89 degrees 38 minutes 19 seconds West 30.87 feet, thence South 42 degrees 44 minutes 53 seconds West 18.26 feet, thence North 00 degrees 17 minutes East 45.69 feet, thence South 89 degrees 38 minutes 19 seconds East 43.20 feet to the POINT OF BEGINNING, containing 0.034 of an acre more or less.

Paul Williamson
Paul N. Williamson, P.L.S.
Florida Registration No. 3208

Job No. 80-109
PSR NO. 3401
March 21, 1983

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PROFESSIONAL LAND SURVEYOR
P.O. Box 3067 • Tallahassee, Florida 32303

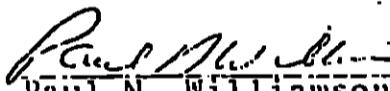


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UNIT - 8

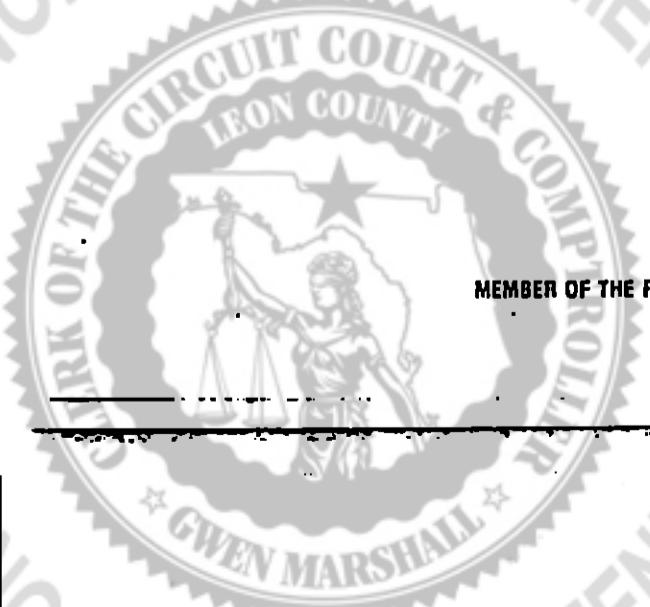
Begin at the Northeast corner of Lot 85, Long Grove Addition to Tallahassee, Florida, a subdivision as per map or plat thereto recorded in Deed Book "BB" Page 592 of the Public Records of Leon County, Florida and run thence South 00 degrees 17 minutes West along the Westerly right of way of Duval Street 39.16 feet, thence leaving said right of way run North 89 degrees 38 minutes 19 seconds West 24 feet, thence South 00 degrees 17 minutes West 20.0 feet, thence North 89 degrees 38 minutes 19 seconds West 43.20 feet, thence North 00 degrees 17 minutes East 58.27 feet to the Southerly right of way of Fourth Avenue, thence run North 89 degrees 36 minutes along said right of way 67.20 feet to the POINT OF BEGINNING, containing 0.058 of an acre more or less.


Paul N. Williamson, P.L.S.
Florida Registration No. 3208

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