

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

THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF GROVE COURT is made and executed this 23
day of April, 1985.

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W I T N E S S E T H:

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

WHEREAS, the Declaration was amended by that Amendment to
Declaration of Covenants, Conditions and Restrictions of Grove
Court recorded in Official Records Book 1062, Page 1308 of the
Public Records of Leon County, Florida, and further amended by
that Second Amendment to Declaration of Covenants, Conditions and
Restrictions of Grove Court recorded in Official Records Book
1121, Page 1175 of the Public Records of Leon County, Florida;
and

WHEREAS, Grove Court Partnership, a Florida general
partnership hereinafter referred to as the "Declarant," is the
Declarant under the Declaration; and

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

Commence at the Northeast corner of Lot 85 of Long
Grove Addition to the City of Tallahassee, a
subdivision as per map or plat thereof recorded in Deed
Book "BB," Page 592 of the Public Records of Leon
County, Florida, said point being the intersection of
the Westerly right-of-way of Duval Street and the
Southerly right-of-way of Fourth Avenue, and run thence
South 00 degrees 17 minutes West along the Westerly
right-of-way of said Duval Street 136.0 feet, thence
leaving said right-of-way run South 89 degrees 36
minutes 86.25 feet to the POINT OF BEGINNING. From
said POINT OF BEGINNING continue South 89 degrees 36
minutes West 86.25 feet, thence run South 00 degrees 17
minutes West 229.0 feet, thence North 89 degrees 36
minutes East 86.25 feet, thence North 00 degrees 17

RECORDED IN THE PUBLIC
RECORDS OF FLA.
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minutes East 229.0 feet to the POINT OF BEGINNING
containing 0.45 acres more or less.

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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
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 4 of the Declaration, as previously
amended, is hereby amended by adding the property described in
Exhibit "A" attached hereto and by reference made a part hereof.

2. Article I, Section 5 of the Declaration, as previously
amended, is hereby amended by adding the legal descriptions
attached hereto as Exhibit "B" and by reference made a part
hereof to the legal descriptions set forth in the Declaration as
previously amended.

3. The Declaration, as previously amended and 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:

GROVE COURT PARTNERSHIP

Carol Penrose
Graciana Lynn

By: Michael C. Paque
MICHAEL C. PAQUE
Its Partner

WITNESSES:

Carol Penrose

Francesca Upton

By: Stephen T. Burgess
STEPHEN T. BURGESS
Its Partner

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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 aforesaid to take acknowledgments, personally appeared MICHAEL C. PAQUE, to me known to be the person described as Partner of GROVE COURT PARTNERSHIP, in and who executed the foregoing THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, and acknowledged before me that that person executed the foregoing in the name of and for that general partnership; that as such Partner that person is duly authorized by that general partnership to do so; and that the foregoing THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is the act and THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS of that general partnership.

WITNESS my hand and official seal in the County and State named above this 23 day of April, 1985.

Carol Penrose
NOTARY PUBLIC

My Commission Expires: 1-30-88

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 aforesaid to take acknowledgments, personally appeared STEPHEN T. BURGESS, to me known to be the person described as Partner of GROVE COURT PARTNERSHIP, in and who executed the foregoing THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, and acknowledged before me that that person executed the foregoing in the name of and for that general partnership; that as such Partner that person is duly authorized by that general partnership to do so; and that the foregoing THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is the act and THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS of that general partnership.

WITNESS my hand and official seal in the County and State named above this 23 day of April, 1985.

Carol Penrose
NOTARY PUBLIC

My Commission Expires: 1-30-88