

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.

OR1157PC2028

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 other 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 THE STATE OF FLA.
APR 25 1985
CLERK OF LEON COUNTY
FIELD COURT
44 PM 1985

This Instrument prepared by:
RUSSELL D. GAUTIER OF
PENNINGTON, WILKINSON & DUNLAP

Attorneys at Law

Post Office Box 13527

Tallahassee, Florida 32317-3527 PENNINGTON, WILKINSON & DUNLAP TALLAHASSEE, FLORIDA 32308

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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:

Carol Penrose
Barbara Lynn

GROVE COURT PARTNERSHIP

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

WITNESSES:

Carol Penrose
Francesca Lynn

By: Stephen Burgess
STEPHEN T. BURGESS
Its Partner

115762030

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 1-30-88
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 1-30-88
NOTARY PUBLIC

My Commission Expires: 1-30-88