

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

OR1121PC1175

This Second Amendment to Declaration of Covenants, Conditions and Restrictions of Grove Court is made and executed this 24 day of May, 1984.

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" executed that Declaration of Covenants, Conditions and Restrictions of Grove Court recorded 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 recorded in Official Records Book 1062, Page 1308 of the Public Records of Leon County, Florida; and

WHEREAS, the Declaration provides that additional property may be annexed with the consent of two-thirds (2/3) of the members and that the Declaration may be further amended by an instrument signed by not less than ninety percent (90%) of the Lot Owners; and

WHEREAS, all of the Lot Owners desire to amend the Declaration to annex the additional property described in Exhibit "A" attached hereto and by reference made a part hereof and to provide for the future annexation of the additional property described in Exhibit "B" attached hereto and by reference made a part hereof; and

WHEREAS, the individuals who have joined in the execution hereof constitute all of the Lot Owners and members and the owner of the property described in Exhibits "A" and "B."

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 hereby annex the property described in Exhibit "A" attached

This Instrument prepared by:
RUSSELL D. GAUTIER of
PENNINGTON, WILKINSON & DUNLAP
Attorneys at Law

Post Office Box 3985
Tallahassee, Florida 32315-0235

PENNINGTON, WILKINSON & DUNLAP TALLAHASSEE, FLORIDA 32303

hereto and declare that all of the property shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions set forth in the Declaration, as amended, and further agree as follows:

1. Article I, Section 4 of the Declaration is hereby amended by adding the property described in Exhibit "C" attached hereto and by reference made a part hereof.

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

3. The Declaraton is further amended by adding the following:

ARTICLE XV

EASEMENTS

1. Access and Utility Easement. An easement is hereby reserved and created in favor of the Declarant and all other Lot Owners over, under and across all common areas, as defined in this Declaration for ingress, egress and utility purposes.

2. Utility Easement. An easement is hereby reserved and created in favor of the Declarant and all other Lot Owners over, under and across the property described in Exhibit "E" attached hereto and by reference made at part hereof for utility purposes.

4. Article XIV, Section 4(b) is hereby amended by adding the property described in Exhibit "B" attached hereto and by reference made a part hereof.

5. The Declaration, as amended hereby, shall continue in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed this Second Amendment to Declaration of Covenants, Conditions and Restrictions of Grove Court on the date first above written.

WITNESSES:

William M. Furight
Jessie May

Michael C. Paque
MICHAEL C. PAQUE

OR1121PG1177

And R. Palasesi
Maryanne B. Paque
[Signature]

Maryanne B. Paque
MARYANNE B. PAQUE

STATE OF FLORIDA

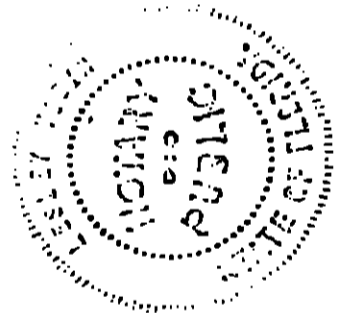
COUNTY OF LEON

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 and MARYANNE B. PAQUE to me known to be the persons described in and who executed the foregoing SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF GROVE COURT, and acknowledged before me that they executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal in the State and County named above this 23 day of May, 1984.

[Signature]
NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JUNE 11 1986
BONDED THRU GENERAL INS. UNDERWRITERS



UNOFFICIAL DOCUMENT



677003
RECORDED IN THE PUBLIC
OFFICE OF THE CLERK OF
JUL 6 3 01 PM 1984
PAUL J. [Signature]
CLERK OF CIRCUIT COURT

WITNESSES:

Walbert M. Enright
June L. Ming
Walbert M. Enright
June L. Ming

DR1121PC1178

GROVE COURT PARTNERSHIP
By: Michael C. Paque
MICHAEL C. PAQUE, Partner

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

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 SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF GROVE COURT, and acknowledged before me that that person executed the foregoing SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF GROVE COURT 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 SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF GROVE COURT is the act and SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF GROVE COURT of that general partnership.

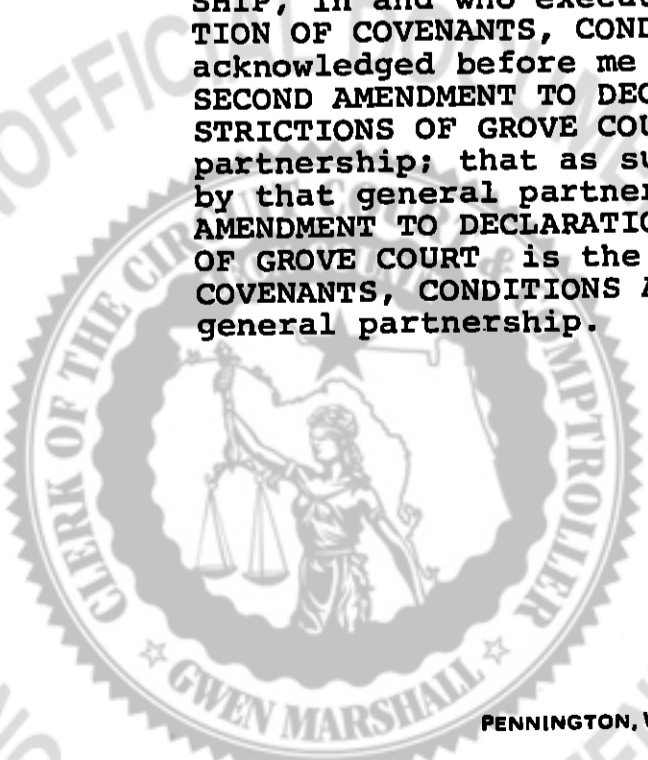
WITNESS my hand and official seal in the County and State named above this 21 day of May, A. D., 1984.

June L. Ming
NOTARY PUBLIC
My Commission Expires: 6/1/85

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 SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF GROVE COURT, and acknowledged before me that that person executed the foregoing SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF GROVE COURT 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 SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF GROVE COURT is the act and SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF GROVE COURT of that general partnership.



DR1121PG1179

WITNESS my hand and official seal in the County and State
named above this 24 day of July, A. D., 1984.

James L. Minner
NOTARY PUBLIC
My Commission Expires 12/31/85



UNOFFICIAL DOCUMENT



UNOFFICIAL DOCUMENT

OR1121PG1180

WITNESSES:

Donna Inaerka
Lina Blotchan

Thomas A. Rush
THOMAS A. RUSH

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 THOMAS A. RUSH to me known to be the person described in and who executed the foregoing SECOND 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 23 day of May, 1984.

Jerry Cole
NOTARY PUBLIC
My Commission Expires
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES OCT 15 1986
BONDED THRU GENERAL INSURANCE UND
10-15-86



OR1121PC1181

WITNESSES:

[Signature]
[Signature]
[Signature]

[Signature]
JOSEPH PRESTON FELTRUP

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 JOSEPH PRESTON FELTRUP to me known to be the person described in and who executed the foregoing SECOND 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 23 day of May, 1984.

[Signature]
NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JUNE 11 1986
BONDED THRU GENERAL INS, UNDERWRITERS



OR1121PC1182

WITNESSES:

W. C. Payne
Randy K. Starnes
Sandra C. Olson
Marguerite Saff

Dino R. Palazesi
 DINO PALAZESI

Margot A. Palazesi
 MARGOT A. PALAZESI

STATE OF FLORIDA

COUNTY OF LEON

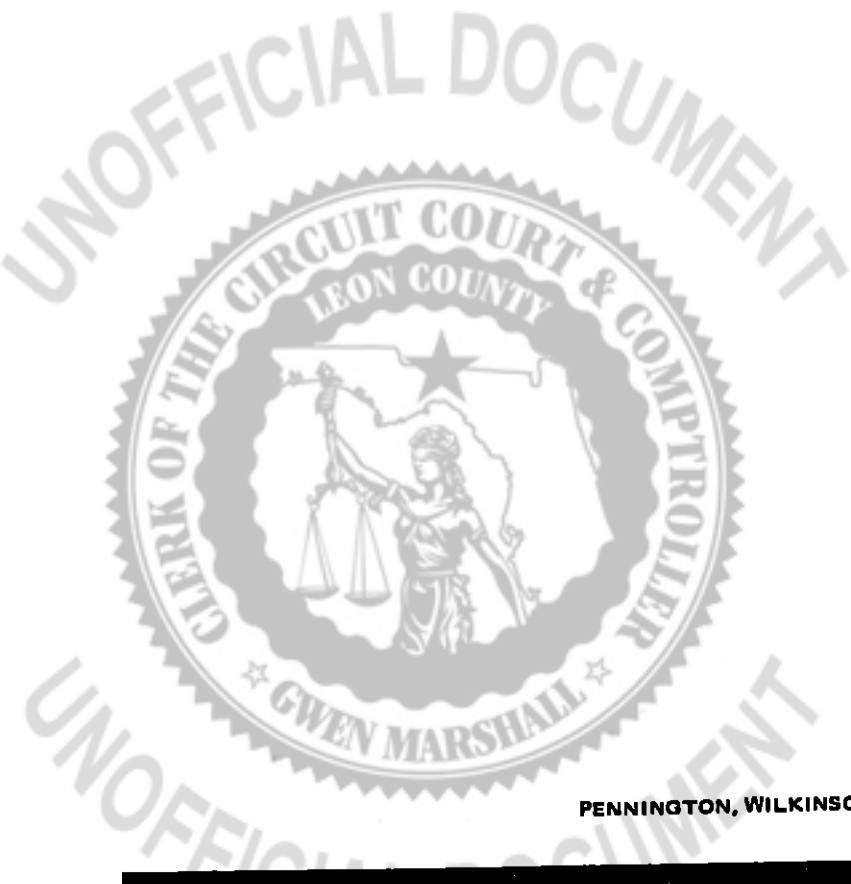
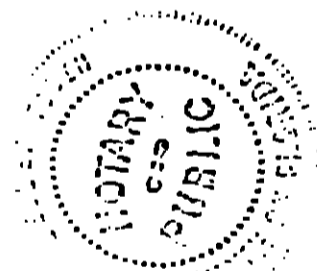
I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared DINO PALAZESI and MARGOT A. PALAZESI to me known to be the persons described in and who executed the foregoing SECOND AMENDMENT TO DECLARATION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

WITNESS my hand and official seal in the State and County named above this 23 day of May, 1984.

Levey John
 NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
 MY COMMISSION EXPIRES JUNE 11 1986
 BONDED THRU GENERAL INS. UNDERWRITERS



DR1121PG1183

WITNESSES:

W. C. Payne

L. Allen Johnston
L. ALLEN JOHNSTON

Marguerite Self

Jane S. Johnston
JANE S. JOHNSTON

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 L. ALLEN JOHNSTON and JANE S. JOHNSTON to me known to be the persons described in and who executed the foregoing SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF GROVE COURT, and acknowledged before me that they executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal in the State and County named above this 23 day of May, 1984.

Henry John
NOTARY PUBLIC
My Commission Expires: 6/11/86

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JUNE 11 1986
BONDED THRU GENERAL INS., UNDERWRITERS



DR1121PG1184

WITNESSES:

Neil C. Payne

Maryanne B. Payne

Marguerite Soff

JACK N. TOBIN

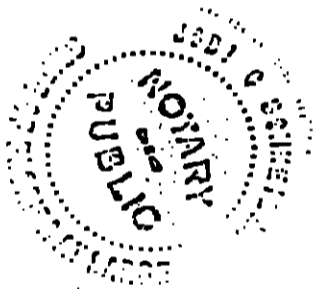
LESLEY M. TOBIN

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 JACK N. TOBIN and LESLEY M. TOBIN to me known to be the persons described in and who executed the foregoing SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF GROVE COURT, and acknowledged before me that they executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal in the State and County named above this 23 day of May, 1984.



Jodi C. Schneider
NOTARY PUBLIC
My Commission Expires:
3/27/87

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES MAR 27 1987
I AM NOT A MEMBER OF THE GENERAL INSURANCE UNDERWRITERS ASSOCIATION OF FLORIDA

UNOFFICIAL DOCUMENT



UNOFFICIAL DOCUMENT

WITNESSES:

Wilbert M. Enright
Janis M. King

Cheryl A. Enright
CHERYL A. ENRIGHT

OR1121PG1185

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 CHERYL A. ENRIGHT to me known to be the person described in and who executed the foregoing SECOND 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 24 day of May, 1984.

Janis M. King
Notary Public
My Commission Expires: 6/10/85



DR1121PC1186

WITNESSES:

Wilbert M. Knight
Terri J. May

PIONEER FEDERAL SAVINGS & LOAN
ASSOCIATION

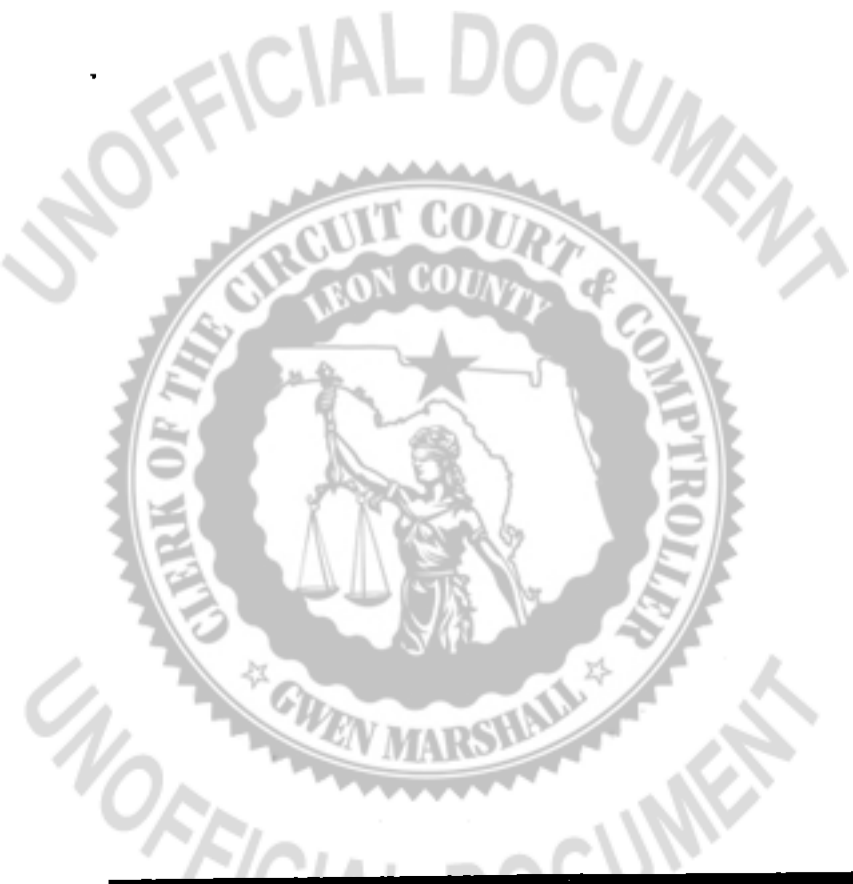
BY: *David Hughes*

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 PIONEER FEDERAL SAVINGS AND LOAN ASSOCIATION who is the holder of a mortgage, dated May 24, 1984 on Unit 12, f/k/a Unit D, Phase II, Revised, Grove Court, to me known to be the person described in and who executed the foregoing SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF GROVE COURT, and acknowledged before me that they executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal in the State and County named above this 24th day of May, 1984.

Terri J. May
Notary Public
My Commission Expires: *5/25*



OR1121PG1187

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 to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 17 minutes West 229.0 feet, thence leaving said right-of-way run South 89 degrees 36 minutes West 86.25 feet, thence North 00 degrees 17 minutes East 229.0 feet, thence North 89 degrees 36 minutes East 86.25 feet to the POINT OF BEGINNING containing 0.45 acres more or less.

EXHIBIT "A"



DR1121PG1188

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 West 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 minutes East 229.0 feet to the POINT OF BEGINNING containing 0.45 acres more or less.

EXHIBIT "B"



OR1121PG1189

PHASE II
COMMON AREA
ADDITION (REVISED)

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 to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 17 minutes West 13.82 feet, thence leaving said Westerly right-of-way run South 89 degrees 36 minutes West 61.89 feet, thence run South 00 degrees 17 minutes West 44.06 feet, thence South 89 degrees 39 minutes 55 seconds West 4.0 feet, thence South 00 degrees 17 minutes West 65.99 feet, thence North 89 degrees 50 minutes 55 seconds West 7.60 feet, thence South 00 degrees 17 minutes West 26.77 feet, thence North 89 degrees 46 minutes 15 seconds West 3.45 feet, thence South 00 degrees 17 minutes West 34.75 feet, thence South 89 degrees 46 minutes 15 seconds East 76.95 feet to the said Westerly right-of-way of Duval Street, run thence South 00 degrees 17 minutes West along said Westerly right-of-way 42.89 feet, thence leaving said Westerly right-of-way run South 89 degrees 36 minutes West 86.25 feet, thence run North 00 degrees 17 minutes East 229.0 feet, thence North 89 degrees 36 minutes East 86.25 feet to the POINT OF BEGINNING containing 0.18 acres more or less.

AND ALSO

Commence at the above said POINT OF BEGINNING and run South 00 degrees 17 minutes along said Westerly right-of-way West 87.66 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 17 minutes West 36.84 feet, thence leaving said Westerly right-of-way run North 89 degrees 50 minutes 55 seconds West 24.89 feet, thence North 00 degrees 17 minutes East 36.84 feet, thence South 89 degrees 50 minutes 55 seconds East 24.89 feet to the POINT OF BEGINNING containing 0.02 acres more or less.

EXHIBIT "C"

OR1121PG1190

UNIT 9
(Revised: f/k/a Unit A, Phase II)

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 287.33 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 17 minutes West 34.78 feet, thence leaving said Westerly right-of-way run North 89 degrees 46 minutes 15 seconds West 76.95 feet, thence run North 00 degrees 17 minutes East 34.75 feet, thence South 89 degrees 46 minutes 15 seconds East 76.95 feet to the POINT OF BEGINNING containing 0.06 acres more or less.

EXHIBIT "D"



OR1121PG1191

UNIT 10
(Revised: f/k/a Unit B, Phase II)

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 260.50 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 17 minutes West 26.83 feet, thence leaving said Westerly right-of-way run North 89 degrees 46 minutes 15 seconds West 73.50 feet, thence North 00 degrees 17 minutes East 26.77 feet, thence South 89 degrees 50 minutes 55 seconds East 73.50 feet to the POINT OF BEGINNING containing 0.05 acres more or less.

EXHIBIT "D"



OR1121PG1192

UNIT 11
(Revised: f/k/a Unit C, Phase II)

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 223.66 feet, thence leaving said Westerly right-of-way run North 89 degrees 50 minutes 55 seconds West 24.89 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 89 degrees 50 minutes 55 seconds West 41.01 feet, thence run South 00 degrees 17 minutes West 36.84 feet, thence South 89 degrees 50 minutes 55 seconds East 41.01 feet, thence North 00 degrees 17 minutes East 36.84 feet to the POINT OF BEGINNING containing 0.03 acres more or less.

EXHIBIT "D"



OR1121PG1193

UNIT 12
(Revised: f/k/a Unit D, Phase II)

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, 193.95 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 17 minutes West 29.71 feet, thence leaving said Westerly right-of-way run North 89 degrees 50 minutes 55 seconds West 65.89 feet, thence North 00 degrees 17 minutes East 29.15 feet, thence North 89 degrees 39 minutes 55 seconds East 65.89 feet to the POINT OF BEGINNING containing 0.05 acres more or less.

EXHIBIT "D"



OR1121PG1194

UNIT 13
(Revised: f/k/a Unit E, Phase II)

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 149.82 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 17 minutes West 44.13 feet, thence leaving said Westerly right-of-way run South 89 degrees 39 minutes 55 seconds West 61.89 feet, thence North 00 degrees 17 minutes East 44.06 feet, thence North 89 degrees 36 minutes East 61.89 feet to the POINT OF BEGINNING containing 0.06 acres more or less.

EXHIBIT "D"



OR1121PG1195

Commence at the above said POINT OF BEGINNING and run thence South 89 degrees 36 minutes West 23.79 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 36 minutes West 18.0 feet, thence run South 00 degrees 17 minutes West 4.0 feet, thence North 89 degrees 36 minutes East 14.0 feet, thence South 00 degrees 17 minutes West 40.10 feet, thence North 89 degrees 39 minutes 55 seconds East 4.0 feet; thence North 00 degrees 17 minutes East 44.10 feet to the POINT OF BEGINNING.

AND ALSO

Commence at the above POINT OF BEGINNING and run North 89 degrees 50 minutes 55 seconds West 15.9 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 89 degrees 50 minutes 55 seconds West 9.0 feet, thence run South 00 degrees 17 minutes West 26.80 feet, thence South 89 degrees 46 minutes 15 seconds East 9.0 feet, thence North 00 degrees 17 minutes East 26.81 feet to the POINT OF BEGINNING.

EXHIBIT "E"

