

AMENDMENT TO RESTRICTIVE COVENANTS
FOR HILL 'N DALE ESTATES, UNIT NO. 1

WHEREAS, on July 15, 1958, B. L. Gandy (also known as Bernard L. Gandy) and Anna S. Gandy, his wife, the owners in fee simple of a tract of land described in the restrictive covenants for Hill 'N Dale Estates, Unit No. One, as per Deed Book 231, pages 104-108, public records of Leon County, Florida, did place against said real estate so described in said restrictive covenants, certain covenants and restrictions relative to the use of said land, as will more fully appear by reference to such original restrictive covenants as aforesaid, which restrictive covenants are made a part hereof by reference, and

WHEREAS, subsequent to the execution and recording of the aforesaid restrictive covenants, as aforesaid, the said B. L. Gandy and Anna S. Gandy, his wife, conveyed to purchasers, by Warranty Deed, certain lots located in said subdivision, as follows, to-wit:

To: Fred F. Womble and
Maxine H. Womble, his
wife

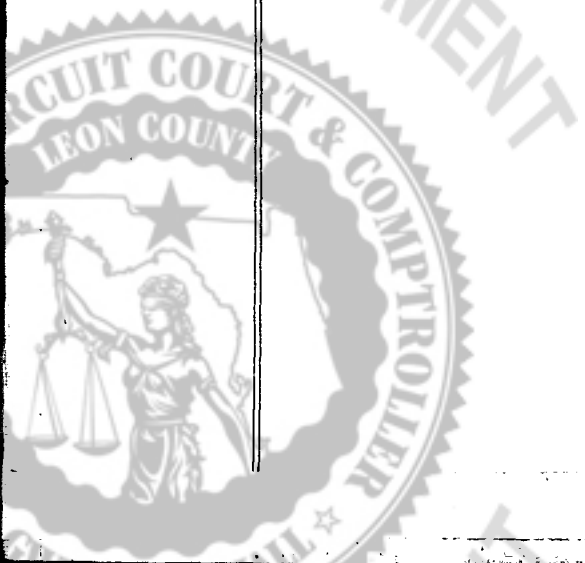
Lot 7, Block "D" of
Hill 'N Dale Estates.

To: Ruth A. Thomason

Lot 5, Block "L" of
Hill 'N Dale Estates.

and,

WHEREAS, in addition to the aforesaid deeds, the said B. L. Gandy and Anna S. Gandy, his wife, have entered into a Contract to Purchase with the following persons, committing the said B. L. Gandy and Anna S. Gandy, his wife, to deliver to said purchasers, after the payment of the purchase price, the lots indicated opposite each name, as follows, to-wit:



Douglas Paul Boyd and
Lenora V. Boyd, his wife

Lot 4, Block "I" of
Hill 'N Dale Estates.

D. A. Duke

Lot 11, Block "C" of
Hill 'N Dale Estates.

Carlyle Kennedy and
Evelyn G. Kennedy, his wife

Lot 4, Block "J" of
Hill 'N Dale Estates.

Anthony J. Lefevre

Lot 8, Block "B" of
Hill 'N Dale Estates.

L. E. Govett and Ann H.
Govett, his wife

Lot 4, Block "G" of
Hill 'N Dale Estates.

James P. McCroan

Lot 8, Block "C" of
Hill 'N Dale Estates.

Victor B. Johnson

Lot 8, Block "L" of
Hill 'N Dale Estates.

Marion U. Rueth

Lot 3, Block "C" of
Hill 'N Dale Estates.

Ruth A. Thomason

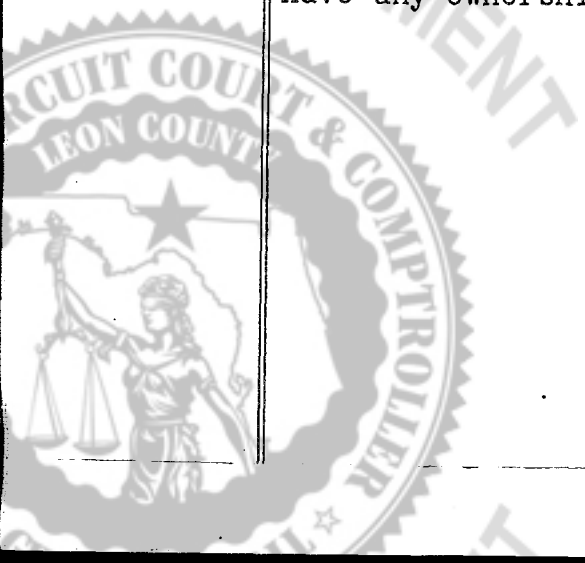
Lot 3, Block "L" of
Hill 'N Dale Estates.

and,

WHEREAS, it is now the desire and intention of the said B. L. Gandy and Anna S. Gandy, his wife, and all of the said parties named in the foregoing two paragraphs, who represent all purchasers and prospective purchasers of the said B. L. Gandy and Anna S. Gandy, his wife, within the said subdivision, do amend the original subdivision restrictions as hereinafter set forth:

W I T N E S S E T H :

That for and in consideration of the payment of One Dollar (\$1.00) by each party hereto to the other, together with other valuable considerations flowing between the said parties, the receipt whereof is hereby acknowledged, the said parties whose signatures appear to this instrument, being all of the parties who have any ownership, interest, or contractual right in and to the



subdivision of Hill 'N Dale Estates, Unit No. One, do hereby covenant and agree as follows:

-1-

That said Paragraph Four of said original restrictive covenants is amended to read as follows:

"Said residences constructed on any lots in said subdivision will comply with the following specifications: floor space of not less than 1200 square feet for the main body of said house, excluding porches, carports, etc.; all dwellings will be set back 100 feet from the County Road right of way in front of said residence and 50 feet from side lot lines; where concrete blocks are used for outside walls, said blocks will be painted or stuccoed on the outside surface and where second-hand building materials are used they must also be painted, with the exception of second-hand brick.

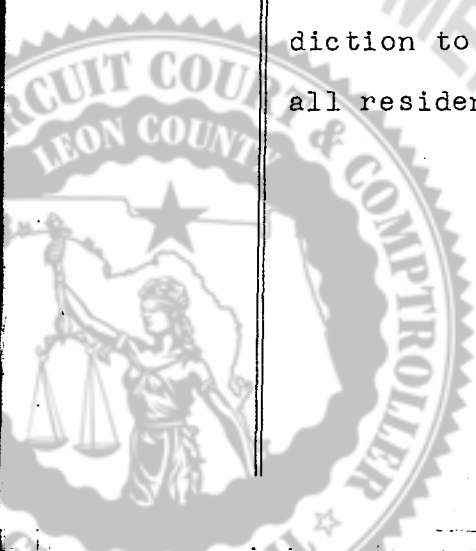
-2-

That Paragraph Seven of said restrictive covenants is hereby cancelled, set at naught, and removed from the restrictive covenants pertaining to Hill 'N Dale Estates, Unit No. One.

-3-

That the following paragraph is hereby added to the said restrictive covenants to be known as Paragraph Nine of such restrictive covenants and shall have the same force and effect as all other paragraphs of said restrictive covenants.

"9. That a building approval committee to be composed of the said B. L. Gandy and three others is to be immediately appointed by the said B. L. Gandy and announcement will be made to all interested parties as to the identity of such committee. The committee, when so appointed, will have the authority and jurisdiction to study and render a final approval on building plans of all residences within said subdivision; and no residence will be



constructed by any owner, lessee, or any other person in possession of said property until the plans and specifications of such proposed residence have been submitted to at least two members of said building committee and the approval of such two members has been secured. Such committee will not in any instance arbitrarily refuse or disapprove plans of any applicant therefor and will be guided entirely by a matter of whether the said proposed residence complies with the subdivision restrictions and is in keeping with the general design and aesthetic beauty and standard prevailing in said subdivision.

That said committee will act within thirty (30) days upon all plans and specifications presented to said committee, and should the said committee fail to act within the said thirty (30) days, then the applicant may assume the approval of said plans and specifications and will be entitled to build thereafter without said committee's approval.

That in the event of the death of any of the three members other than the said B. L. Gandy, replacement members will be chosen and announced by B. L. Gandy; however, in the event of the death of the said B. L. Gandy, then the said three remaining committee members will choose his replacement and all others thereafter.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals this 4th day of November, A. D. 1958.

Signed, Sealed and Delivered
in the presence of:

B. L. Gandy (SEAL)
B. L. Gandy

Arthur Ruth Batlin (SEAL)
Witnesses as to B. L. Gandy
and Anna S. Gandy, his wife

Anna S. Gandy (SEAL)
Anna S. Gandy



[Signature] Fred F. Womble (SEAL)
Fred F. Womble

Nettie Ruth Batlin
Witnesses as to Fred F. Womble
and Maxine H. Womble, his wife

Maxine H. Womble (SEAL)
Maxine H. Womble

[Signature] Ruth A. Thomason (SEAL)
Ruth A. Thomason

Nettie Ruth Batlin
Witnesses as to Ruth A. Thomason

[Signature] Douglas Paul Boyd (SEAL)
Douglas Paul Boyd

Nettie Ruth Batlin
Witnesses as to Douglas Paul
Boyd and Lenora V. Boyd, his
wife

Lenora V. Boyd (SEAL)
Lenora V. Boyd

[Signature] D. A. Duke (SEAL)
D. A. Duke

Nettie Ruth Batlin
Witnesses as to D. A. Duke

[Signature] Carlyle P. Kennedy (SEAL)
Carlyle Kennedy

Nettie Ruth Batlin
Witnesses as to Carlyle Kennedy
and Evelyn G. Kennedy, his wife

Evelyn G. Kennedy (SEAL)
Evelyn G. Kennedy

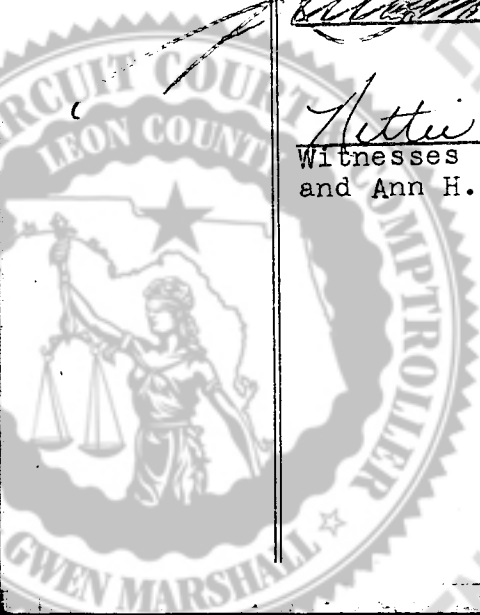
[Signature] Anthony J. Lefevre (SEAL)
Anthony J. Lefevre

Nettie Ruth Batlin
Witnesses as to Anthony J.
Lefevre

[Signature] L. E. Govett (SEAL)
L. E. Govett

Nettie Ruth Batlin
Witnesses as to L. E. Govett
and Ann H. Govett, his wife

Ann H. Govett (SEAL)
Ann H. Govett



James P. McCroan (SEAL)
James P. McCroan

Nettie Ruth Batlin
Witnesses as to James P.
McCroan

Victor B. Johnson (SEAL)
Victor B. Johnson

Nettie Ruth Batlin
Witnesses as to Victor B.
Johnson

Marion U. Rueth (SEAL)
Marion U. Rueth

Nettie Ruth Batlin
Witnesses as to Marion U. Rueth

STATE OF FLORIDA)
COUNTY OF LEON)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared B. L. GANDY (also known as Bernard L. Gandy) and ANNA S. GANDY, his wife, to me well known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 4th day of November, A. D. 1958.

Nettie Ruth Batlin

Notary Public, State of Florida at large.
My commission expires April 15, 1962

STATE OF FLORIDA)
COUNTY OF LEON)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared FRED F. WOMBLE and MAXINE H. WOMBLE, his wife, to me well known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 4th day of November, A. D. 1958.

Nettie Ruth Batlin

Notary Public, State of Florida at large.
My commission expires April 15, 1962

STATE OF FLORIDA)
COUNTY OF LEON)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared RUTH A. THOMASON, unmarried, to me well known to be the person described in and who executed the foregoing instrument, and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 4th day of November, A. D. 1958.

Nettie Ruth Batlin

Notary Public, State of Florida at large.
My commission expires April 15, 1962

STATE OF FLORIDA)
COUNTY OF LEON)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared DOUGLAS PAUL BOYD and LENORA V. BOYD, his wife, to me well known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 4th day of November, A. D. 1958.

Nettie Ruth Batlin

Notary Public, State of Florida at large.
My commission expires April 15, 1962

STATE OF FLORIDA)
COUNTY OF LEON)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared D. A. DUKE, to me well known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 4th day of November, A. D. 1958.

Nettie Ruth Batlin

Notary Public, State of Florida at large.
My commission expires April 15, 1962

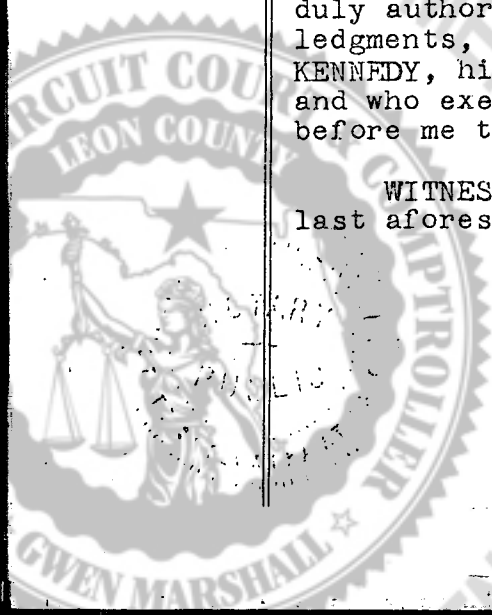
STATE OF FLORIDA)
COUNTY OF LEON)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared CARLYLE KENNEDY and EVELYN G. KENNEDY, his wife, to me well known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 4th day of November, A. D. 1958.

Nettie Ruth Batlin

Notary Public, State of Florida at large.
My commission expires April 15, 1962



STATE OF FLORIDA)
COUNTY OF LEON)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ANTHONY J. LEFEVRE, to me well known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 4th day of November, A. D. 1958.

Nettie Ruth Gathin

Notary Public, State of Florida at large.
My commission expires April 15, 1962

STATE OF FLORIDA)
COUNTY OF LEON)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared L. E. GOVETT and ANN H. GOVETT, his wife, to me well known to me to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 4th day of November, A. D. 1958.

Nettie Ruth Gathin

Notary Public, State of Florida at large.
My commission expires April 15, 1962

STATE OF FLORIDA)
COUNTY OF LEON)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JAMES P. McCROAN, to me well known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 4th day of November, A.D. 1958.

Nettie Ruth Gathin

Notary Public, State of Florida at large.
My commission expires April 15, 1962

STATE OF FLORIDA)
COUNTY OF LEON)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared VICTOR B. JOHNSON, to me well known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 4th day of November, A. D. 1958.

Nettie Ruth Gathin

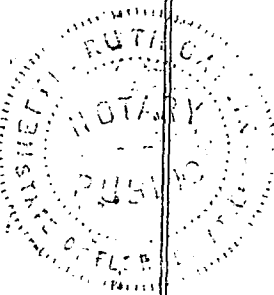
Notary Public, State of Florida at large.
My commission expires April 15, 1962

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STATE OF FLORIDA)
COUNTY OF LEON)

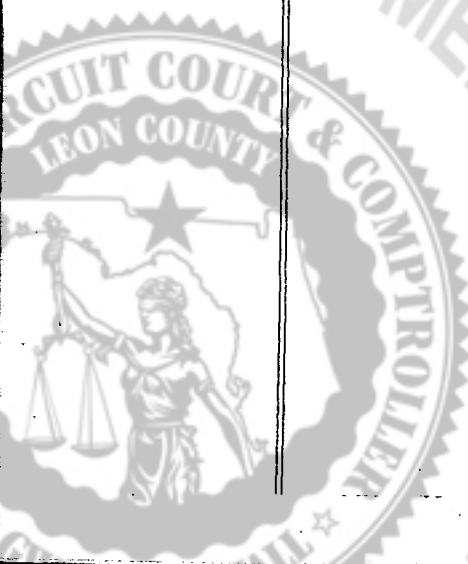
I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MARION U. RUETH, to me well known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 4th day of November, A. D. 1958.



Nettie Luth Sartin

Notary Public, State of Florida at large.
My commission expires April 15, 1962



NO. 81695 FILED
RECORDED IN THE PUBLIC
OFFICE OF LEON CO., FLA.

Nov 5 10 36 AM '58

AT THE TIME AND DATE NOTED
GEO. G. CRAWFORD
CLERK OF CIRCUIT COURT

