

JUL 16 3 05 PM '90

HUNTERS CROSSINGPAUL F. HANSHAW, CLERK OF CIRCUIT COURT  
ADDITION OF PROPERTY TO ORIGINAL DECLARATION

WHEREAS, by Declaration dated February 3, 1982 and recorded in Official Records Book 1018, Page 1177, Public Records of Leon County, Florida, ROBERT E. CARTER, referred to therein and herein as the "Declarant", imposed certain covenants, conditions and restrictions on the land known as "Hunters Crossing" (an unrecorded subdivision), which is described in such instrument, hereinafter referred to as "Declaration"; and,

WHEREAS, said Declaration provides in Article VII, Section 4, that the Declarant may annex adjoining property and make it subject to the provisions of the Declaration; and

WHEREAS, Declarant is developing and offering for sale adjoining land known as "Hunters Crossing Phase Two" and desires to bring it under the provisions of the Declaration with certain modifications thereto;

NOW, THEREFORE, in consideration of the premises the Declarant hereby declares that the property described in Exhibit "A" attached hereto shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions of that Declaration recorded in Official Records Book 1018, Page 117, Public Records of Leon County, Florida, with the following modifications, amendments or additions to said Declaration:

1. Declarant shall convey the common area of Phase Two to the Association within thirty (30) days of acceptance of the sewer and drainage improvements by the City of Tallahassee. Declarant shall continue to be responsible for maintenance of such common area, including the streets and roadways, for one (1) year from such conveyance, but shall be entitled to and shall receive from the Association all assessments collected in Phase Two within fifteen (15) days of their collection during such time period.

2. A new Section 14 shall be added to Article II to read as follows:

Section 14. Satellite Disks/TV Antennas. No satellite disks or outside tv antennas shall be allowed except as may be approved

LAW OFFICES *W. Taylor Moore* PROFESSIONAL ASSOCIATION

by the Architectural Control Committee.

081444PC1407

3. Notwithstanding the provisions of Article IV, there shall not be two classes of membership (which has expired as to Phase One) and the Declarant and his successors in title shall have one vote for each lot owned in Phase Two. Notwithstanding the provisions of paragraph 4 hereof (relating to delay in assessments against lot owned by the Declarant), the Declarant shall be a member of the Association and shall have a vote for each lot owned by him upon recordation of this instrument.

4. Notwithstanding the provisions of Article V, Lots owned by the Declarant shall not be subject to assessment until sold to a third party, until a building permit is issued to Declarant on any such lot or until the expiration of five (5) years from the date hereof, whichever first occurs. Assessments on lots sold by the Declarant or upon which he receives a building permit shall commence on first of the following month and shall be prorated for the remainder of that year.

5. Until more than fifty (50%) percent of the lots in Phase Two are sold there shall be a separate Architectural Control Committee for Phase Two composed of three members all of which shall be appointed by the Declarant. The other provisions of Article VI of the Declaration shall otherwise apply.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set his hand and seal this 15<sup>th</sup> day of May, 1990.

Witnesses:

Sylvia D. Moore  
cc: John

DECLARANT

Robert E. Carter (SEAL)  
ROBERT E. CARTER

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of May, 1990, by Robert E. Carter.

cc: John  
Notary Public

Notary Public, State of Florida  
My Commission Expires Feb. 17, 1992  
Bonded Thru Troy Fair - Insurance Inc.

b:rec.hca  
060790



TALLAHASSEE, FLORIDA 32302-0507

HUNTERS CROSSING PHASE II**OR1444PC1408**

I hereby certify that the legal description shown hereon meets the Minimum Technical Standards for Land Surveying (F.A.C. 21HH-6).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

Commence at a concrete monument marking the Northwest corner of Lot 18, Block "N" of Lakeshore Estates Unit No. 5 as recorded in Plat Book 8, Page 35 of the Public Records of Leon County, Florida, and run South 88 degrees 21 minutes 02 seconds West 1080.84 feet to a concrete monument on the South boundary of property described in Official Records Book 64, Page 310 of the Public Records of Leon County, Florida (said concrete monument being located 2496 feet East of the Northwest corner of Section 12, Township 1 North, Range 1 West, Leon County, Florida), thence South 00 degrees 52 minutes 59 seconds East along the East boundary of the West 2496 feet of said Section 12 a distance of 1426.58 feet, thence South 89 degrees 07 minutes 01 second West 114.00 feet to the Easterly right of way boundary of a roadway easement (known as Hunters Crossing) recorded in Official Records Book 1006, Pages 1999-2007 of the Public Records of Leon County, Florida, thence South 89 degrees 07 minutes 01 second West 69.00 feet to the center of a cul-de-sac lying on said roadway, thence along said centerline of said roadway easement as follows: South 80 degrees 43 minutes 34 seconds West 80.66 feet, thence South 71 degrees 57 minutes 40 seconds West 77.25 feet to a point of curve to the right, thence along said curve with a radius of 205.69 feet, through a central angle of 32 degrees 31 minutes 25 seconds, for an arc distance of 116.76 feet, thence North 75 degrees 30 minutes 55 seconds West 63.94 feet, thence South 23 degrees 09 minutes 08 seconds West 11.50 feet to a point of curve to the left, thence along said curve with a radius of 242.76 feet, through a central angle of 32 degrees 10 minutes 11 seconds, for an arc distance of 136.30 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said centerline run South 80 degrees 58 minutes 57 seconds West 25.00 feet to a point on a curve concave to the Westerly and on the Westerly boundary of said roadway easement, thence along said Westerly boundary and said curve with a radius of 419.81 feet, through a central angle of 19 degrees 38 minutes 31 seconds, for an arc distance of 143.92 feet (the chord of said arc being South 00 degrees 48 minutes 13 seconds West 143.21 feet), thence South 10 degrees 37 minutes 29 seconds West along said Westerly boundary 34.51 feet, thence South 89 degrees 09 minutes 45 seconds West 155.00 feet, thence South 07 degrees 26 minutes 52 seconds East 625.72 feet, thence North 87 degrees 56 minutes 49 seconds East 89.68 feet, thence South 02 degrees 03 minutes 17 seconds East 136.73 feet, thence South 76 degrees 50 minutes 25 seconds East 166.62 feet, thence South 06 degrees 33 minutes 33 seconds West 10.20 feet to a point of curve to the right, thence along said curve with a radius of 30.00 feet, through a central angle of 25 degrees 25 minutes 41 seconds, for an arc distance of 13.31 feet to a point lying on a cul-de-sac and being a point of reverse curve, thence Southwesterly and Southeasterly along said curve with a radius of 50.00 feet, through a central angle of 105 degrees 20 minutes 18 seconds, for an arc distance of 91.93 feet, thence South 29 degrees 50 minutes 28 seconds West 76.40 feet, thence South 60 degrees 39 minutes 43 seconds East 161.84 feet, thence North 10 degrees 40 minutes 27 seconds East 427.21 feet, thence North 69 degrees 10 minutes 02 seconds East 151.90 feet, thence North 00 degrees 50 minutes 15 seconds West 350.47 feet, thence South 89 degrees 09 minutes 45 seconds West 286.04 feet, thence North 24 degrees 38 minutes 30 seconds West 238.00 feet, thence South 89 degrees 09 minutes 45 seconds West 90.61 feet to a point lying on the Easterly boundary of said roadway easement, thence along the Easterly boundary of said roadway easement as follows: North 10 degrees 37 minutes 29 seconds East 27.67 feet to a point of curve to the left, thence along said curve with a radius of 469.81 feet, through a central angle of 19 degrees 38 minutes 31 seconds, for an arc distance of 161.06 feet, thence leaving said Easterly boundary run South 80 degrees 50 minutes 57 seconds West 25.00 feet to the POINT OF BEGINNING.

The property described hereon is subject to a roadway easement described in Official Records Book 1006, Pages 1999-2007 of the Public Records of Leon County, Florida.