

HUNTERS CROSSINGADDITION 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, by instrument recorded in Official Records Book 1444, Page 1406, Public Records of Leon County, Florida, an addition was made of an area known as "Hunters Crossing Phase Two" along with certain amendments and modifications to such covenants; and,

WHEREAS, Declarant is developing and offering for sale adjoining land known as "Hunters Crossing Phase Three" and desires to bring it under the provisions of the Declaration, as amended, with certain further 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, as amended by the Additional Declaration recorded in Official Records Book 1444, Page 1406, Public Records of Leon County, Florida, with the following further modifications, amendments or additions to said Declaration:

1. Declarant shall convey the common area of Phase Three 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 Three within fifteen (15) days of their collection during such time period.

2. The following new language shall be added to Article VI:

It is the intent of these covenants that all buildings shall be of predominantly brick construction or a combination of brick, stucco or stone. Windows shall be wood or wood clad. Aluminum windows may be used with the approval of the Architectural Control Committee but no mill finish aluminum shall be allowed. All chimneys shall have an all masonry surround on the exterior which matches the building masonry. All chimneys shall have a termination cap equal to the Majestic #TT 200. Exposed masonry flashing caps must be painted to blend with the chimney or termination cap. Appropriate natural areas may be incorporated with landscaping with the approval of the Architectural Control Committee. All driveways shall be of exposed river rock aggregate. All mailboxes shall be of brick construction. Each dwelling shall have a two car garage. All exterior color schemes including roof, masonry, windows and other painted areas shall be subject to approval of the Architectural Control Committee.

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 Three. 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 Three are sold there shall be a separate Architectural Control Committee for Phase Three 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 25 day of July, 1993.

Witnesses:

DECLARANT

Sylvia D. Moore
SYLVIA D. MOORE
W. Taylor Moore
W. TAYLOR MOORE
STATE OF FLORIDA
COUNTY OF LEON

Robert E. Carter (SEAL)
ROBERT E. CARTER

The foregoing instrument was acknowledged before me this 25 day of July, 1993, by Robert E. Carter, who is personally known to me or who presented a drivers license as identification.

W. Taylor Moore
Notary Public

b:rec.hca
072893
covenants new



UNOFFICIAL DOCUMENT
CLERK OF THE CIRCUIT COURT & COMPTROLLER
LEON COUNTY
GWEN MARSHALL
UNOFFICIAL DOCUMENT

This instrument prepared by:

W. Taylor Moore
Attorney At Law
P.O. Box 507
Tallahassee, Fla. 32302

BROWARD DAVIS & ASSOC., INC. OR 1661 PG 0081

PLANNING • ENGINEERING • SURVEYING • DEVELOPMENT MANAGEMENT
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WILLIAM E. BURTON, RLS
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BROWARD P. DAVIS, PLS, RLS
LARRY E. DAVIS, PLS
RUFUS L. DICKEY, PLS
LEE F. DOWLING, PLS, RLS
ROBERT D. GEORGE, EI



TONIE R. GREEN, PLS
THERESA B. HEIKER, PE
WALTER A. JOHNSON, PLS, PE
CLIFFORD M. LAMB, EI
WILLIAM E. SCHMID, AICP
NEVINS C. SMITH, JR., PE
ROGER V. WYNN, EI

April 28, 1993

HUNTERS CROSSING PHASE III

Homeowners Association Parcel 1

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

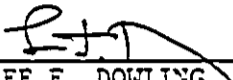
The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

Commence at 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) for the POINT OF BEGINNING. From said POINT OF BEGINNING run North 88 degrees 52 minutes 05 seconds West 699.04 feet to the Northeast corner of property described in Official Records Book 743, Page 491 of the Public Records of Leon County, Florida, thence South 00 degrees 44 minutes 11 seconds East along the East boundary of said property 549.49 feet, thence North 89 degrees 15 minutes 49 seconds East 145.00 feet, thence South 60 degrees 01 minute 04 seconds East 69.79 feet, thence South 00 degrees 44 minutes 11 seconds East 92.11 feet to the Northerly boundary of Rob Roy Trail (50 foot roadway), thence North 77 degrees 43 minutes 02 seconds East along said boundary 139.59 feet to a point of curve to the left, thence along said boundary and along said curve with a radius of 471.55 feet, through a central angle of 04 degrees 52 minutes 36 seconds, for an arc distance of 40.14 feet, thence North 17 degrees 09 minutes 35 seconds West 72.00 feet, thence North 57 degrees 42 minutes 09 seconds East 184.61 feet, thence North 41 degrees 18 minutes 12 seconds East 122.37 feet, thence North 89 degrees 07 minutes 01 second East 50.00 feet, thence South 00 degrees 52 minutes 59 seconds East 935.58 feet to the North boundary of Hunters Crossing Phase I, thence North 89 degrees 07 minutes 01 second East along said North boundary

HUNTERS CROSSING PHASE III
Homeowners Association Parcel 1
April 28, 1993
Page No. 2

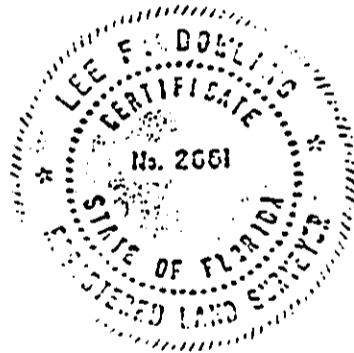
50.00 feet to a concrete monument #1254-732 on the East boundary of the West 2496 feet of said Section 12, thence North 00 degrees 52 minutes 59 seconds West along said boundary 1295.58 feet to the POINT OF BEGINNING: containing 9.44 acres, more or less.

The foregoing described property being subject to utility easements.



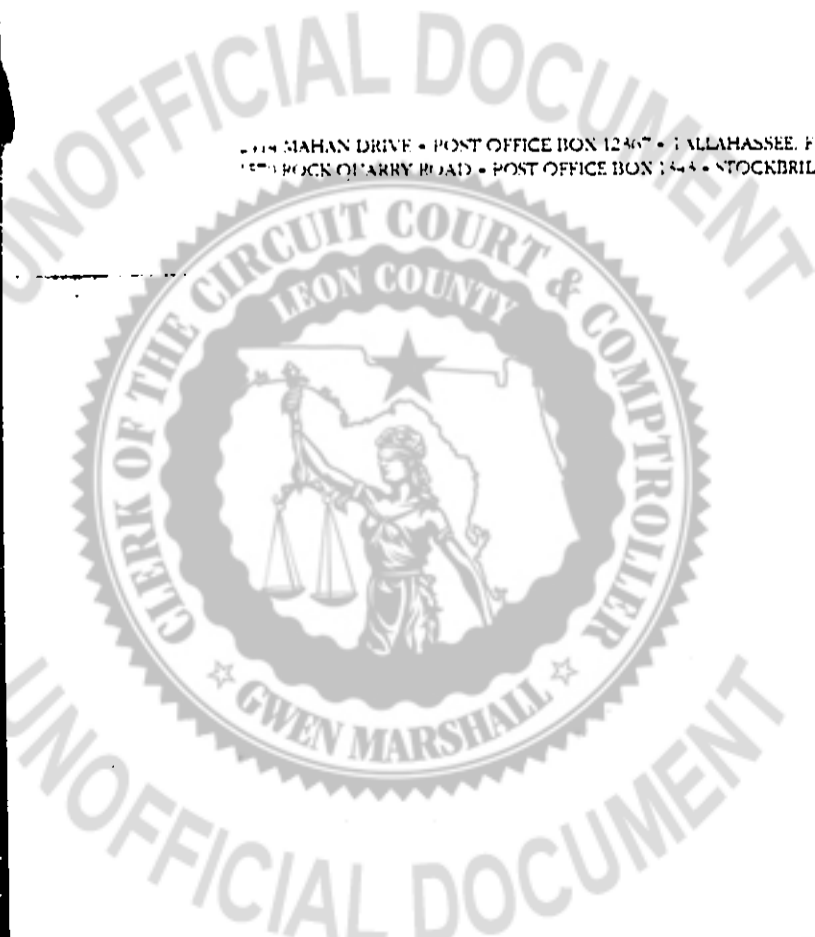
LEE F. DOWLING
Registered Florida Surveyor No. 2661

BDA #60-036
PSR #9805



1114 MAHAN DRIVE • POST OFFICE BOX 12467 • TALLAHASSEE, FLORIDA 32308-2367 • (904) 878-4195 • (904) 878-2058 (FAX)
1570 ROCK CREEK ROAD • POST OFFICE BOX 1444 • STOCKBRIDGE, GEORGIA 30281 • (404) 389-0229 • (404) 389-0223 (FAX)

EXH "A" - PG 2



OR1661PG0083

BROWARD DAVIS & ASSOC., INC.

PLANNING • ENGINEERING • SURVEYING • DEVELOPMENT MANAGEMENT
FLORIDA • ALABAMA • MISSISSIPPI

DAVID I. BARTLETT, PLS
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LARRY E. DAVIS, PLS
LEWIS L. DICKEY, PLS
LEF. DOWLING, PLS, RLS
ROBERT D. GEORGE, EI



TONIE R. GREEN, PLS
THERESA B. HEIKER, PE
WALTER A. JOHNSON, PLS, PE
CLIFFORD M. LAMB, EI
WILLIAM E. SCHMID, AICP
DEVINS C. SMITH, JR., PE
ROGER V. WYNN, EI

April 28, 1993

HUNTERS CROSSING PHASE III

Homeowners Association Parcel 2

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

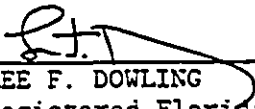
The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

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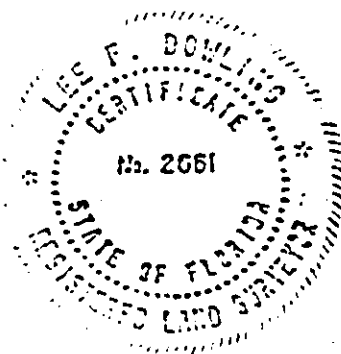
HUNTERS CROSSING PHASE III
 Homeowners Association Parcel 2
 April 28, 1993
 Page No. 2

an arc distance of 94.79 feet to a point of reverse curve, thence along said boundary and along said reverse curve with a radius of 389.48 feet, through a central angle of 13 degrees 37 minutes 48 seconds, for an arc distance of 92.65 feet, thence South 89 degrees 16 minutes 24 seconds West 98.00 feet, thence South 52 degrees 39 minutes 50 seconds West 83.87 feet, thence South 82 degrees 11 minutes 28 seconds West 262.98 feet, thence South 06 degrees 12 minutes 05 seconds East 249.89 feet, thence South 86 degrees 43 minutes 51 seconds West 75.32 feet, thence North 06 degrees 11 minutes 04 seconds West along the Easterly boundary of properties described in Official Records Book 1380, Page 1834, Official Records Book 1447, Page 2355 and Official Records Book 1082, Page 1437 all of the Public Records of Leon County, Florida, for a distance of 599.98 feet, thence South 58 degrees 37 minutes 12 seconds East 71.45 feet, thence North 83 degrees 46 minutes 49 seconds East 18.42 feet to the POINT OF BEGINNING; containing 1.80 acres, more or less.

The foregoing described property being subject to a utility easement.

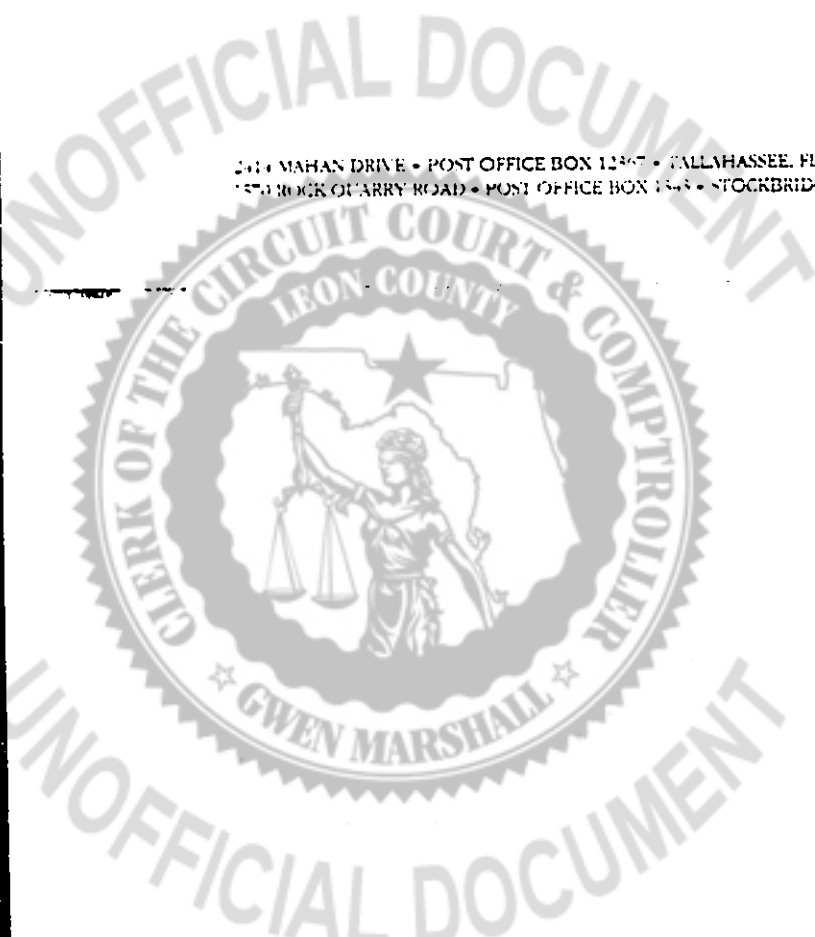

 LEE F. DOWLING
 Registered Florida Surveyor No. 2661

BDA #60-036
 PSR #9805



201 MAHAN DRIVE • POST OFFICE BOX 12867 • TALLAHASSEE, FLORIDA 32308-2367 • (904) 878-1195 • (904) 878-2058 (FAX)
 1570 ROCK QUARRY ROAD • POST OFFICE BOX 1543 • STOCKBRIDGE, GEORGIA 30281 • (404) 349-0229 • (404) 369-0223 (FAX)

EXH "A" - PG 4



BROWARD DAVIS & ASSOC., INC.

OR 1661 PG 0085

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MARRY E. DAVIS, PLS
WYNNE L. LINDSEY, PLS
LEIF DOWLING, PLS, RLS
ALBERT D. GEORGE, PE



TONIE R. GREEN, PLS
THERESA B. HEIKER, PE
WALTER A. JOHNSON, PLS, PE
CLIFFORD M. LAMB, PE
WILLIAM E. SCHMID, AICP
DEVINS C. SMITH, JR., PE
ROGER V. WYNN, PE

April 28, 1993

HUNTERS CROSSING PHASE III

Homeowners Association Parcel 3

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

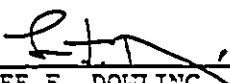
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HUNTERS CROSSING PHASE III
Homeowners Association Parcel 3
April 28, 1993
Page No. 2

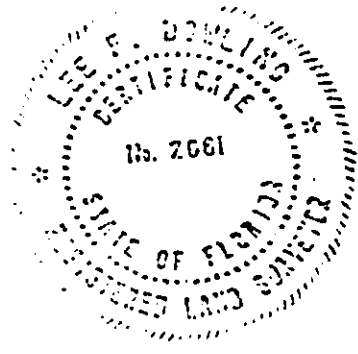
seconds East 168.94 feet to the POINT OF BEGINNING; containing 0.27
acre, more or less.

The Westerly 10 feet of the foregoing described property being subject
to a utility easement.



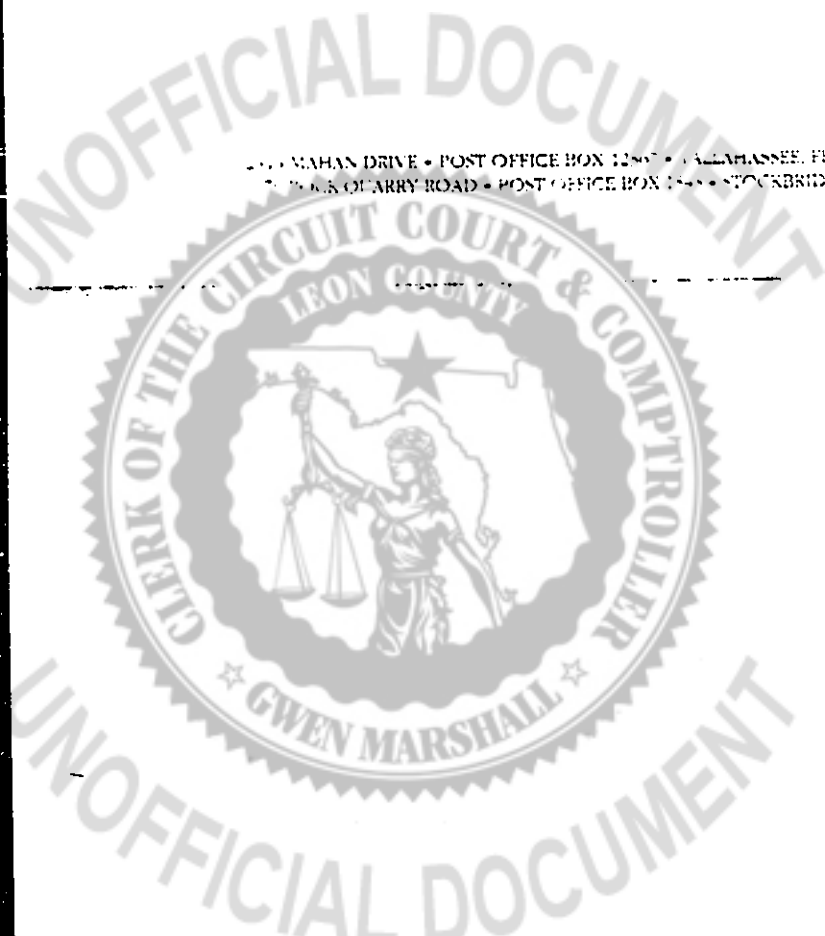
LEE F. DOWLING
Registered Florida Surveyor No. 2661

BDA =60-036
PSR =9805



111 MAHAN DRIVE • POST OFFICE BOX 1287 • TALLAHASSEE, FLORIDA 32308-2807 • (904) 878-1195 • (904) 878-2058 (FAX)
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EXH "A" - PG 6



OR 1661 PG 0087

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FLORIDA • GEORGIA • ALABAMA

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LARRY E. DAVIS, PLS
LEE F. DOWLING, PLS
RUFUS L. DICKEY, PLS
DAVID J. BARTLETT, PLS
TONIE R. GREEN, PLS



WALTER A. JOHNSON, PE, PLS
NEVINS C. SMITH, PE
KATHLEEN R. SHIRAH, PE, PLS
THERESA B. HEIKER, PE
CLIFFORD M. LAMB, EI

July 2, 1991

HUNTERS CROSSING PHASE III

Access and Utility Easement

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

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HUNTERS CROSSING PHASE III
 Access and Utility Easement
 July 2, 1991
 Page No. 2

left with a radius of 50.00 feet, through a central angle of 268 degrees 43 minutes 41 seconds, for an arc distance of 234.51 feet to a point of reverse curve, thence along said reverse curve to the right with a radius of 30.00 feet, through a central angle of 72 degrees 18 minutes 12 seconds, for an arc distance of 37.86 feet to a point of compound curve, thence along said compound curve to the right with a radius of 85.00 feet, through a central angle of 35 degrees 08 minutes 36 seconds, for an arc distance of 52.14 feet, thence North 77 degrees 43 minutes 02 seconds East 145.00 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 90 degrees 00 minutes 00 seconds, for an arc distance of 47.12 feet, thence South 12 degrees 16 minutes 58 seconds East 28.38 feet to a point of curve to the right, thence along said curve with a radius of 309.98 feet, through a central angle of 17 degrees 31 minutes 14 seconds, for an arc distance of 94.79 feet to a point of reverse curve, thence along said reverse curve to the left with a radius of 389.48 feet, through a central angle of 16 degrees 07 minutes 18 seconds, for an arc distance of 109.59 feet, thence South 10 degrees 53 minutes 02 seconds East 32.90 feet to a point of curve to the right, thence along said curve with a radius of 220.04 feet, through a central angle of 34 degrees 02 minutes 10 seconds, for an arc distance of 130.71 feet, thence South 23 degrees 09 minutes 08 seconds West 65.89 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 88 degrees 00 minutes 00 seconds, for an arc distance of 46.08 feet, thence North 68 degrees 50 minutes 52 seconds West 138.79 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 46 degrees 34 minutes 03 seconds, for an arc distance of 24.38 feet to a point of reverse curve, thence along said reverse curve to the left with a radius of 50.00 feet, through a central angle of 273 degrees 08 minutes 06 seconds, for an arc distance of 238.36 feet to a point of reverse curve, thence along said reverse curve to the right with a radius of 30.00 feet, through a central angle of 46 degrees 34 minutes 03 seconds, for an arc distance of 24.38 feet, thence South 68 degrees 50 minutes 52 seconds East 134.95 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 92 degrees 00 minutes 00 seconds, for an arc distance of 48.17 feet, thence South 23 degrees 09 minutes 08 seconds West 113.55 feet to the Northerly boundary of an access and utility easement described in Official Records Book 1006, Pages 1999-2007 of the Public Records of Leon County, Florida, thence South 66 degrees 50 minutes 52 seconds East along the Northerly boundary of said access and utility easement a distance of 50.00 feet, thence leaving said Northerly boundary run North 23 degrees 09 minutes 08 seconds East 248.76 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 81 degrees 55 minutes 50 seconds, for an arc distance of 42.90 feet, thence South 74 degrees 55 minutes 02 seconds East 74.05 feet to a

STREET ADDRESS: 2414 MAHAN DRIVE (EASTWOOD OFFICE PLAZA)
 MAILING ADDRESS: POST OFFICE BOX 12367 • TALLAHASSEE, FLORIDA 32317 • (904) 878-4195
 TELE FAX: (904) 878-2058

EXH "A" - PG 8



UNOFFICIAL DOCUMENT

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HUNTERS CROSSING PHASE III
Access and Utility Easement
July 2, 1991
Page No. 3

point of curve to the right, thence along said curve with a radius of 30.00 feet, through a central angle of 46 degrees 34 minutes 03 seconds, for an arc distance of 24.38 feet to a point of reverse curve, thence along said reverse curve to the left with a radius of 50.00 feet, through a central angle of 273 degrees 08 minutes 06 seconds, for an arc distance of 238.36 feet to a point of reverse curve, thence along said reverse curve to the right with a radius of 30.00 feet, through a central angle of 46 degrees 34 minutes 03 seconds, for an arc distance of 24.38 feet, thence North 74 degrees 55 minutes 02 seconds West 66.63 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 84 degrees 43 minutes 56 seconds, for an arc distance of 44.37 feet to a point of reverse curve, thence along said reverse curve to the left with a radius of 270.04 feet, through a central angle of 17 degrees 41 minutes 56 seconds, for an arc distance of 83.42 feet to a point of reverse curve, thence along said reverse curve to the right with a radius of 30.00 feet, through a central angle of 97 degrees 00 minutes 04 seconds, for an arc distance of 50.79 feet, thence North 89 degrees 07 minutes 02 seconds East 59.11 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 46 degrees 34 minutes 03 seconds, for an arc distance of 24.38 feet to a point of reverse curve, thence along said reverse curve to the left with a radius of 50.00 feet, through a central angle of 273 degrees 08 minutes 06 seconds, for an arc distance of 238.36 feet to a point of reverse curve, thence along said reverse curve to the right with a radius of 30.00 feet, through a central angle of 46 degrees 34 minutes 03 seconds, for an arc distance of 24.38 feet, thence South 89 degrees 07 minutes 02 seconds West 71.74 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 91 degrees 32 minutes 21 seconds, for an arc distance of 47.93 feet to a point of compound curve, thence along said compound curve to the right with a radius of 339.48 feet, through a central angle of 04 degrees 34 minutes 53 seconds, for an arc distance of 27.14 feet to a point of reverse curve, thence along said reverse curve to the left with a radius of 359.98 feet, through a central angle of 17 degrees 31 minutes 14 seconds, for an arc distance of 110.08 feet, thence North 12 degrees 16 minutes 58 seconds West 29.14 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 86 degrees 59 minutes 10 seconds, for an arc distance of 45.55 feet to a point of reverse curve, thence along said reverse curve to the left with a radius of 521.55 feet, through a central angle of 08 degrees 29 minutes 10 seconds, for an arc distance of 77.25 feet, thence North 66 degrees 13 minutes 02 seconds East 87.32 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 67 degrees 58 minutes 32 seconds, for an arc distance of 35.59 feet to a point of reverse curve, thence along said reverse curve to the left with a radius of 50.00 feet, through a central angle of 135 degrees 04

HUNTERS CROSSING PHASE III
Access and Utility Easement
July 2, 1991
Page No. 4

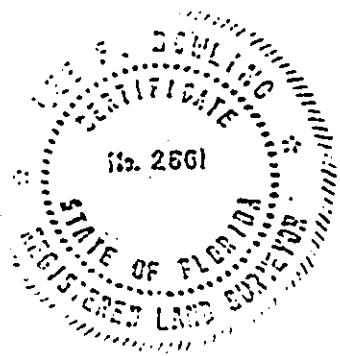
minutes 32 seconds, for an arc distance of 117.88 feet to the POINT OF BEGINNING; containing 2.87 acres, more or less.

A survey has not been performed by Broward Davis & Assoc., Inc. to verify its accuracy and there has been no onsite inspection to determine if the foregoing described property has any improvements or encroachments.



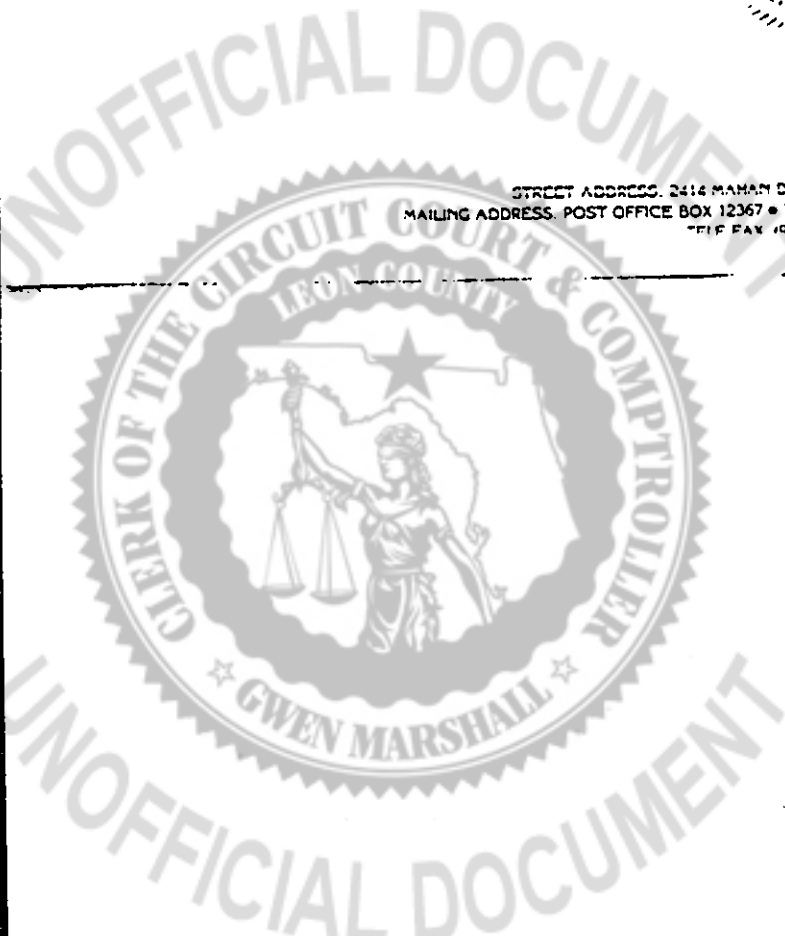
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BPD #60-036
PSR #9805

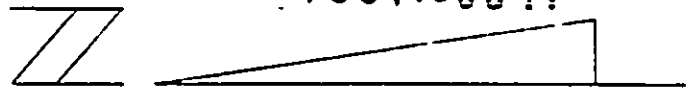


STREET ADDRESS: 2414 MAHAM DRIVE (EASTWOOD OFFICE PLAZA)
MAILING ADDRESS: POST OFFICE BOX 12367 • TALLAHASSEE, FLORIDA 32317 • (904) 878-4195
TELE FAX: (904) 878-2052

EXH "A" - PG 10



OR 1661PG0091



THIS IS NOT A SURVEY

POINT OF COMMENCEMENT.
N.W. CORNER LOT 18, BLOCK "N",
LAKESHORE ESTATES UNIT NO. 5
PLAT BOOK 8, PAGE 35.
LEON CO. FL.

EAST BOUNDARY OF THE WEST 2496'
OF SECTION 12, T-1-N R-1-W

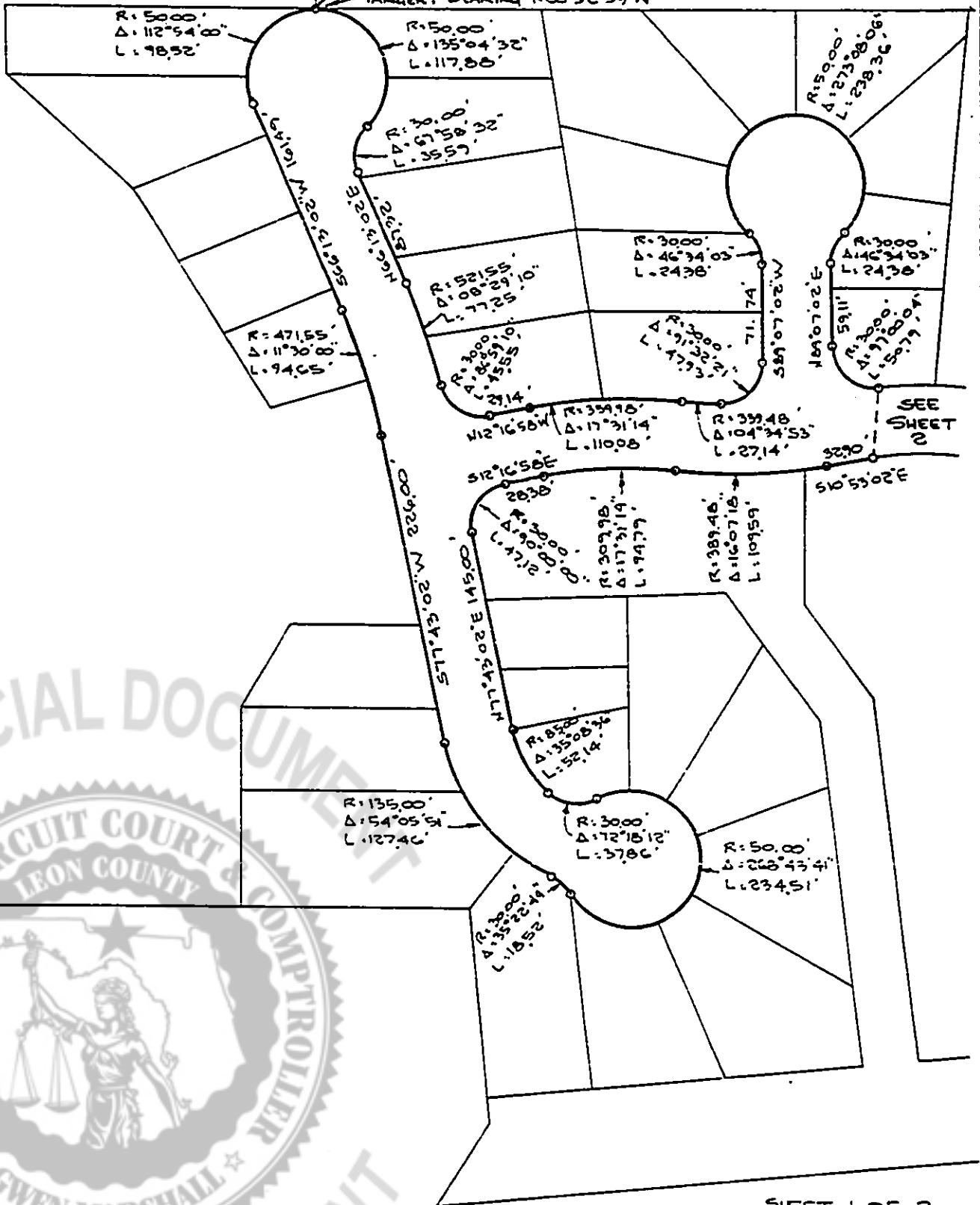
585°21'02"W 1080.84

500°52'59"E 580.96

389°07'01"W
5000'

POINT OF BEGINNING.
TANGENT BEARING N00°52'59"W

CONC. MON. ON SOUTH
BOUNDARY OF O.R. BOOK
64, PAGE 310 LOCATED
2416' EAST OF N.W. CORNER
SECTION 12, T-1-N R-1-W,
LEON CO., FL.

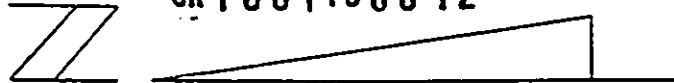


SEE SHEET 2

SHEET 1 OF 2

JOB NO. 60-036	DATE: 1 JULY 1991	CLIENT HUNTERS CROSSING PHASE III
P.S.R. NO. 9805	REVISIONS:	SHEET TITLE EXHIBIT "A" - PG. 11
NOTEBOOK/PG. —	SCALE: 1"=100'	

OR 1661 PG 0092



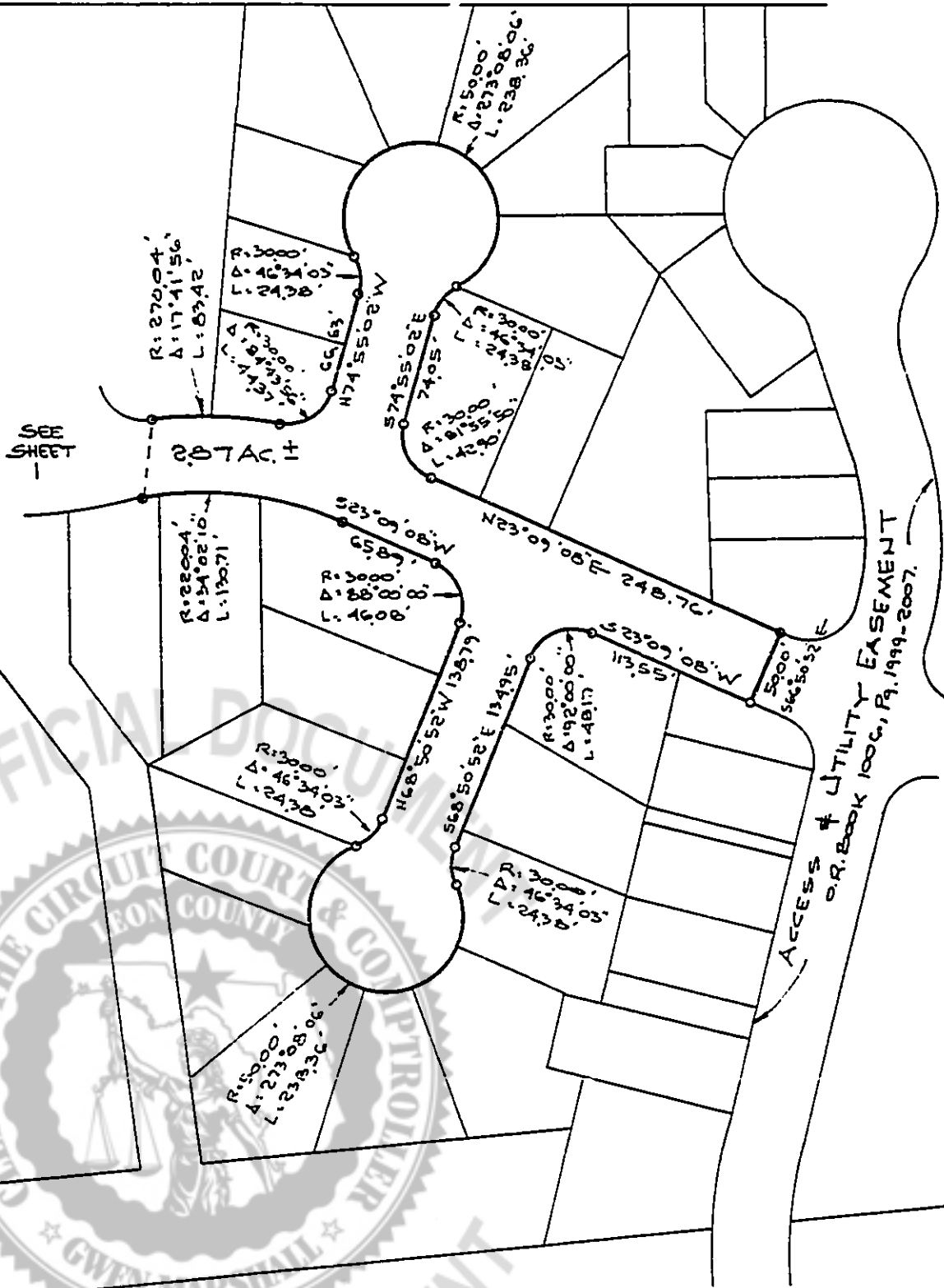
THIS IS NOT A SURVEY

1224809

RECORDED IN THE PUBLIC RECORDS OF LEON CO. FLA.

AUG 10 1 40 PM '93

DAVE LANG
CLERK CIRCUIT COURT
LEON COUNTY, FLORIDA



SHEET 2 OF 2

JOB NO. 60-036	DATE: 1 JULY 1991	CLIENT HUNTERS CROSSING PHASE III
P.S.R. NO. 9805	REVISIONS:	SHEET TITLE EXHIBIT "A" - AG-12
NOTEBOOK/P.G. -	SCALE: 1"=100'	