

CR1189PC1185

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RECORDED IN THE PUBLIC
RECORDS OF LEON CO. FLA.
DEC 31 9 50 AM 1985
PAUL F. HARTSFIELD
CLERK OF CIRCUIT COURT

KILLEARN LAKES
RESIDENTIAL

STATE OF FLORIDA,
COUNTY OF LEON:

KNOW ALL MEN BY THESE PRESENTS, That this Notice of Dues Increase is made and entered into on this 30th day of December, 1985, by KILLEARN PROPERTIES, INC., a Florida corporation, hereinafter referred to as "Developer",

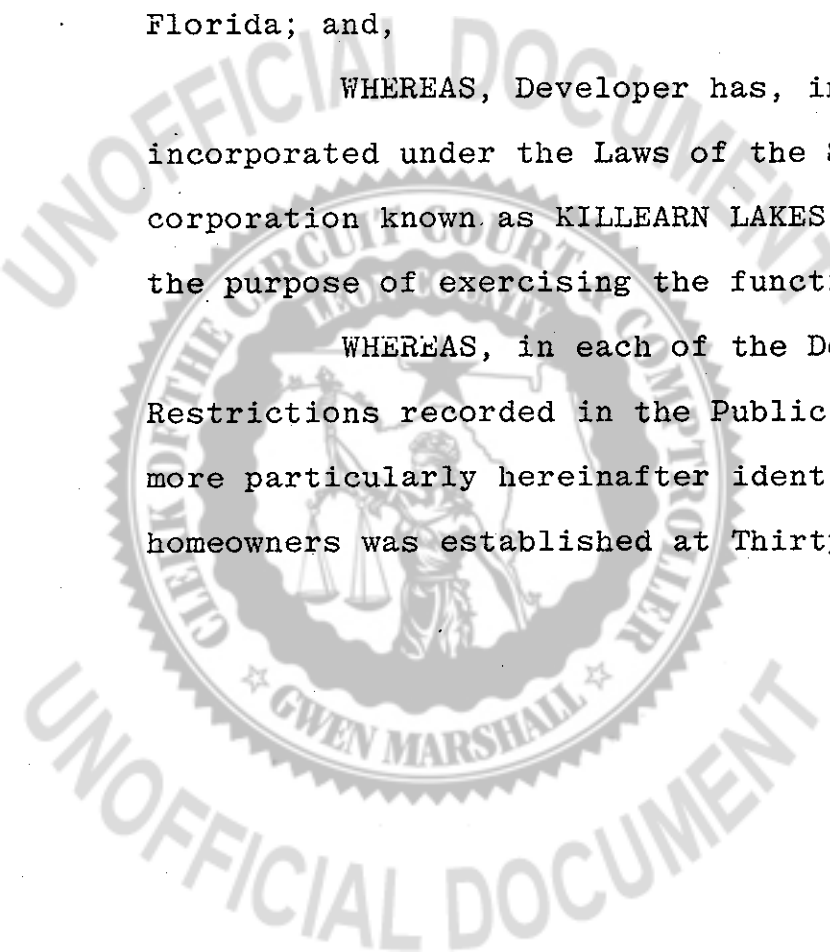
W I T N E S S E T H :

WHEREAS, Developer is the owner and developer of real property in Leon County, Florida, commonly known as Killearn Lakes (also known as Killearn Lakes Plantation), a residential community with permanent parks, lakes, playgrounds, open spaces and other common facilities for the benefit of Killearn Lakes; and,

WHEREAS, Developer has created an agency to which is delegated and assigned the powers of maintaining and administering the community properties and facilities and administering and enforcing the covenants and restrictions and collecting and disbursing the assessments and charges heretofore created and recited in the several Declarations of Covenants and Restrictions on record in Leon County, Florida; and,

WHEREAS, Developer has, in the pursuit of the foregoing, incorporated under the Laws of the State of Florida, a non-profit corporation known as KILLEARN LAKES HOMEOWNERS ASSOCIATION, INC., for the purpose of exercising the functions aforesaid; and,

WHEREAS, in each of the Declarations of Covenants and Restrictions recorded in the Public Records of Leon County, Florida, more particularly hereinafter identified, the annual dues of the homeowners was established at Thirty (\$30.00) Dollars per site,



reserving unto said homeowners the right, after January 1, 1975, to increase such annual dues by vote of such homeowners as therein provided, which right has now been exercised by said homeowners;

NOW, THEREFORE, the Developer does hereby represent that the assessments which are levied by the Homeowners Association to be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the residents in Killearn Lakes and in particular for the improvement and maintenance of properties, services and facilities devoted to the purpose and related to the use and enjoyment of the common properties and of the homes situated in Killearn Lakes has now been increased from the annual assessment of Thirty (\$30.00) Dollars per site to an annual assessment of Sixty (\$60.00) Dollars per site. However, said assessment is reduced to Forty-Eight (\$48.00) Dollars if paid by June 1 of the year in which it is due. In addition, the special assessment for lakefront property be increased to Eighteen (\$18.00) Dollars per year. The appropriate record data of the affected Declaration of Covenants and Restrictions is as follows:

(All references are of the Public Records of Leon County, Florida.)

As to Killearn Lakes:

<u>UNIT</u>	<u>O.R. BOOK</u>	<u>PAGE NO.</u>
1	465 978	746 804
2	504	25
3	516 547	342 318
4	871 906 912	1097 762 580
5	1144	2287
Golden Eagle	1173 1173	1854 1876
Mallard Pt.	946	1643
Mallard Pt. II	1158	461
Mallard Bluff	968	2371
Kinhega Estates	1048	1787
Commercial	745 761	734 616

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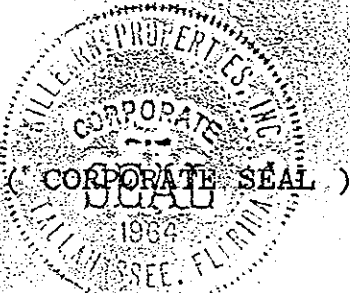
All owners and prospective purchasers of the several units of Killearn lakes in Leon County, Florida, please take notice this reported change in homeowner assessments.

IN WITNESS WHEREOF, KILLEARN PROPERTIES, INC., has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

KILLEARN PROPERTIES, INC.

By: [Signature]

Its President



Attest:

By: Juanice M. Hagan
Its Secretary

STATE OF FLORIDA
COUNTY OF LEON:

Before me personally appeared J. T. Williams, Jr. and Juanice M. Hagan, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above named KILLEARN PROPERTIES, INC., a Florida Corporation, and severally acknowledged to and before me that they executed such instrument as such President and Secretary, respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this
31st day of December A.D. 1985.

My commission expires

Notary Public, State of Florida
My Commission Expires July 15, 1987
Bonded thru Troy Fain Insurance, Inc.

Kathy L. Parramore
Notary Public

