

Prepared by and Return to:
Jeremy V. Anderson, Esquire
Anderson & Givens, P.A.
P.O. Box 12613
Tallahassee, FL 32317

**CERTIFICATE OF REVIVAL
DECLARATION OF COVENANTS CONDITIONS, AND RESTRICTIONS
FOR SHADOLAWN**

We hereby certify that the attached Revived Declaration of Covenants, Conditions, and Restrictions For Shadowlawn (which Covenants and Restrictions were originally recorded at Official Records Book 943, Page 1465 et seq.) were provided and consented to by a majority of the affected parcel owners as required by Section 720.405, Florida Statutes, and were approved by the Florida Department of Economic Opportunity as evidenced by a letter of approval dated September 25, 2017, which is attached hereto. As required by Section 720.407, Florida Statutes, attached hereto is the full text of the approved Revived Declaration of Covenants, Conditions and Restrictions for Shadowlawn, the subdivision plat, the legal description of each affected parcel, and the Articles of Incorporation and Bylaws of Paradise Village of Shadowlawn Homeowner's Association, Inc.

DATED this 18 day of October, 2017

Witnesses:

SHADOLAWN HOMEOWNER'S
ASSOCIATION, INC.

sign Jack M. Cartledge
print Jack M. Cartledge
sign D. Hayes
print Danny Hayes

By: Dallas Marshall
Dallas Marshall, President

Witnesses:

sign Aaron Breen
print Aaron Breen
sign D. Hayes
print Danny Hayes

Attest: Kathy Gohle
Kathy Gohle, Secretary



STATE OF FLORIDA
COUNTY OF Leon

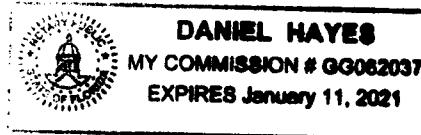
The foregoing instrument was acknowledged before me this 18 day of October 2017, by Dallas Marshall as President of Shadowlawn Homeowner's Association, Inc., on behalf of the corporation. He is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

sign D Hayes

print Daniel Hayes
State of Florida at Large (Seal)

My Commission expires:



STATE OF FLORIDA
COUNTY OF Leon

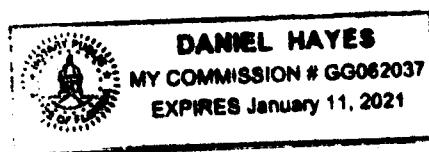
The foregoing instrument was acknowledged before me this 18 day of October 2017, by Kathy Gohlke as Secretary of Shadowlawn Homeowner's Association, Inc., on behalf of the corporation. She is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

sign D Hayes

print Daniel Hayes
State of Florida at Large (Seal)

My Commission expires:



Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

September 25, 2017

Jeremy V. Anderson, Esq.
P.O. Box 12613
Tallahassee, FL 32317

Re: Shadowlawn Homeowner's Association, Inc.; Approved; Determination Number 17091

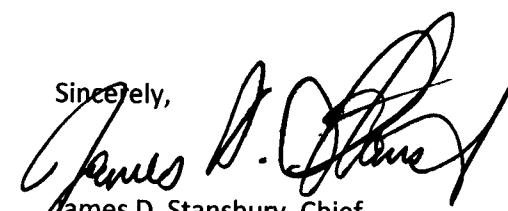
Dear Mr. Anderson:

The Department has completed its review of the proposed revived declaration of covenants and other governing documents for Shadowlawn Homeowner's Association, Inc., and has determined that the documents, revitalizing the covenants and restrictions comply with the requirements of Chapter 720, Part III, Florida Statutes. Therefore, the revitalization of the homeowners' documents and covenants is approved.

This revitalization will not be considered effective until the requirements delineated in sections 720.407(1)-(3), of the Florida Statutes, have been completed.

Section 720.407(4), Florida Statutes, requires that a complete copy of all the approved, recorded documents be mailed or hand delivered to the owner of each affected parcel. The revitalized declaration and other governing documents will be effective upon recordation in the public records.

If you have any questions concerning this matter, please contact the Department of Economic Opportunity, Office of the General Counsel, at (850) 245-7150.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.



Jeremy Anderson, Esq.
September 25, 2017
Page 2 of 2

NOTICE OF ADMINISTRATIVE RIGHTS

ANY PERSON WHOSE SUBSTANTIAL INTERESTS ARE AFFECTED BY THIS DETERMINATION HAS THE OPPORTUNITY FOR AN ADMINISTRATIVE PROCEEDING PURSUANT TO SECTION 120.569, FLORIDA STATUTES.

FOR THE REQUIRED CONTENTS OF A PETITION CHALLENGING AGENCY ACTION, REFER TO RULES 28-106.104(2), 28-106.201(2), AND 28-106.301, FLORIDA ADMINISTRATIVE CODE.

DEPENDING ON WHETHER OR NOT MATERIAL FACTS ARE DISPUTED IN THE PETITION, A HEARING WILL BE CONDUCTED PURSUANT TO EITHER SECTIONS 120.569 AND 120.57(1), FLORIDA STATUTES, OR SECTIONS 120.569 AND 120.57(2), FLORIDA STATUTES.

PURSUANT TO SECTION 120.573, FLORIDA STATUTES, AND CHAPTER 28, PART IV, FLORIDA ADMINISTRATIVE CODE, MEDIATION IS NOT AVAILABLE TO SETTLE ADMINISTRATIVE DISPUTES.

ANY PETITION MUST BE FILED WITH THE AGENCY CLERK OF THE DEPARTMENT OF ECONOMIC OPPORTUNITY WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION. A PETITION IS FILED WHEN IT IS RECEIVED BY:

AGENCY CLERK
DEPARTMENT OF ECONOMIC OPPORTUNITY
OFFICE OF THE GENERAL COUNSEL
107 EAST MADISON ST., MSC 110
TALLAHASSEE, FLORIDA 32399-4128
FAX 850-921-3230
AGENCY.CLERK@DEO.MYFLORIDA.COM

YOU WAIVE THE RIGHT TO ANY ADMINISTRATIVE PROCEEDING IF YOU DO NOT FILE A PETITION WITH THE AGENCY CLERK WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION.



REVIVED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SHADOWLAWN

[Includes all text from the First Amendment Recorded at Official Records Book 1002, Page 1041 of the Public records of Leon County, Florida (which superseded the original Declaration recorded at Official Records Book 943, Page 1465 of the Public Records of Leon County Florida) and the additional lands annexed by the Second Amendment Recorded at Official Records Book 1117, Page 738 of the Public Records of Leon County]

W I T N E S S E T H :

WHEREAS, Declarant is the owner of certain property in the County of Leon, State of Florida, which is more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

WHEREAS, the Declarant hereby declares that he owns three-quarters of the property covered under the above referenced declaration and does hereby exercise his right under Article VI, Section 3 of that declaration to amend same; and

WHEREAS, Declarant hereby declares that this amendment supercedes in whole and restates the above referenced declaration for those properties as described in the attached Exhibit "A".

NOW, THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed, subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I
DEFINITIONS

Section 1. "Association" shall mean and refer to Shadowlawn Homeowner's Association, Inc., its successors and assigns.

RECORDED IN THE PUBLIC RECORDS OF LEON COUNTY
CLERK OF CIRCUIT COURT
PAUL F. HANSEFIELD
AUG 6 1981
11 17 AM 1981
550907

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

1002 PAGE 1042

Page Two - FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the owners. The Common Area to be owned by the Association at the time of the conveyance of the first lot is described as follows:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

Section 5. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 6. "Declarant" shall mean and refer to CALOSHELL CORP., its successors and assigns if such successors or assigns should acquire more than one undeveloped lot from the Declarant for the purpose of development.

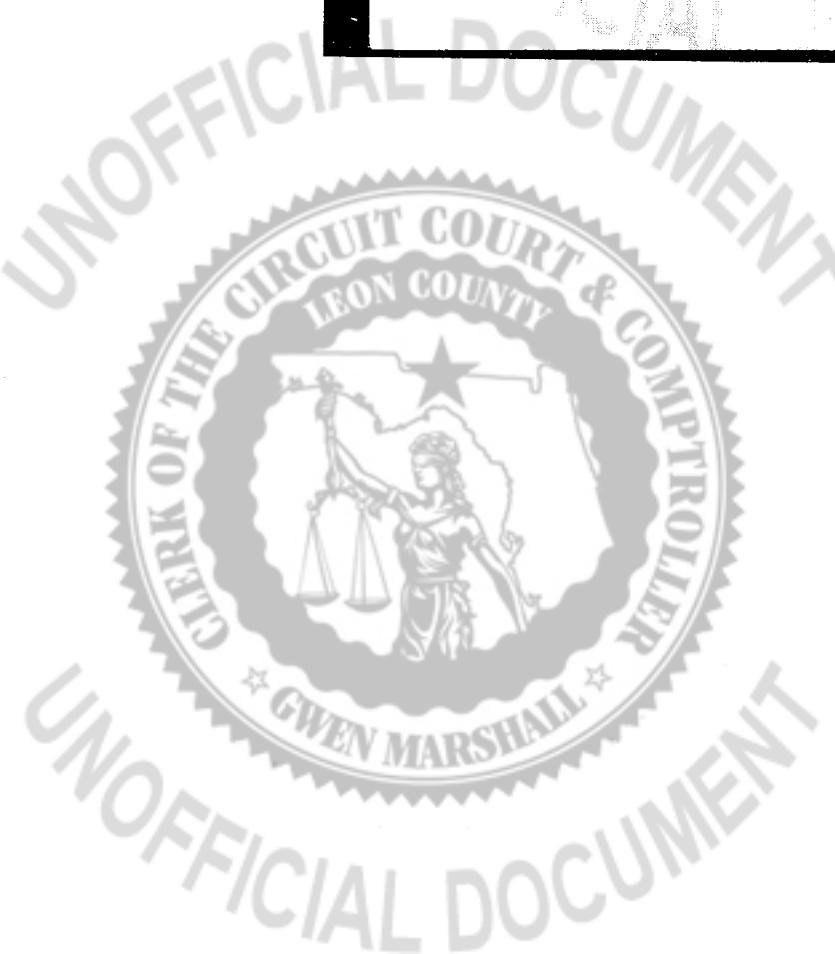
ARTICLE II

PROPERTY RIGHTS

Section 1. Owners' Easements of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every lot, subject to the following provisions:

(a) The right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;

(b) The right of the Association to suspend the voting rights and right to use of the recreational facilities by an owner for any period during which any assessment against his lot remains unpaid; and for a period not to exceed 60 days for any infraction of its published rules and regulations;



REF ID: 1002 PAW 1043

Page Three - FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS

(c) The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by two thirds of each class of members has been recorded.

Section 2. Delegation of Use. Any owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchaser who reside on the property.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

Section 1. Every owner of a lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment.

Section 2. The Association shall have two classes of voting memberships:

Class A. Class A members shall be all owners, with the exception of the Declarant, and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any lot.

Class B. The Class B member(s) shall be the Declarant and shall be entitled to three (3) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or

(b) On June 30, 1983.

UNOFFICIAL DOCUMENT



UNOFFICIAL DOCUMENT

REC 1002 PAGE 1044

Page Four - FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS

ARTICLE IV

COVENANT FOR MAINTENANCE ASSESSMENTS

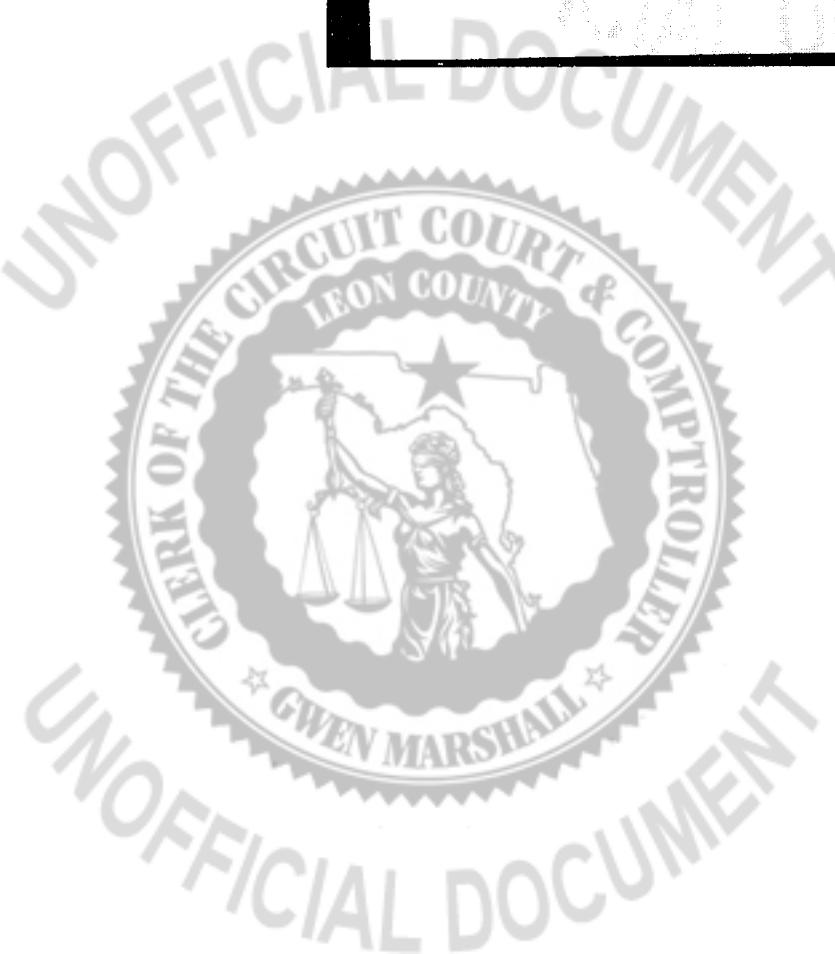
Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each lot owned within the Properties, hereby covenants, and each owner of any lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area and of the homes situated upon the properties.

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first lot to an owner, the maximum annual assessment shall be One-Hundred Dollars (\$100.00) per lot.

(a) From and after January 1 of the year immediately following the conveyance of the first lot to an owner, the maximum annual assessment may be increased each year not more than 5% above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first lot to an owner, the maximum annual assessment may be increased above 5% by a vote of two-thirds of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.



GCR
REL 1002 PAGE 1045Page Five - FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 4. Special Assessments for Capital Improvements.

In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent to two-thirds of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 5. Notice and Quorum for Any Action Authorized Under

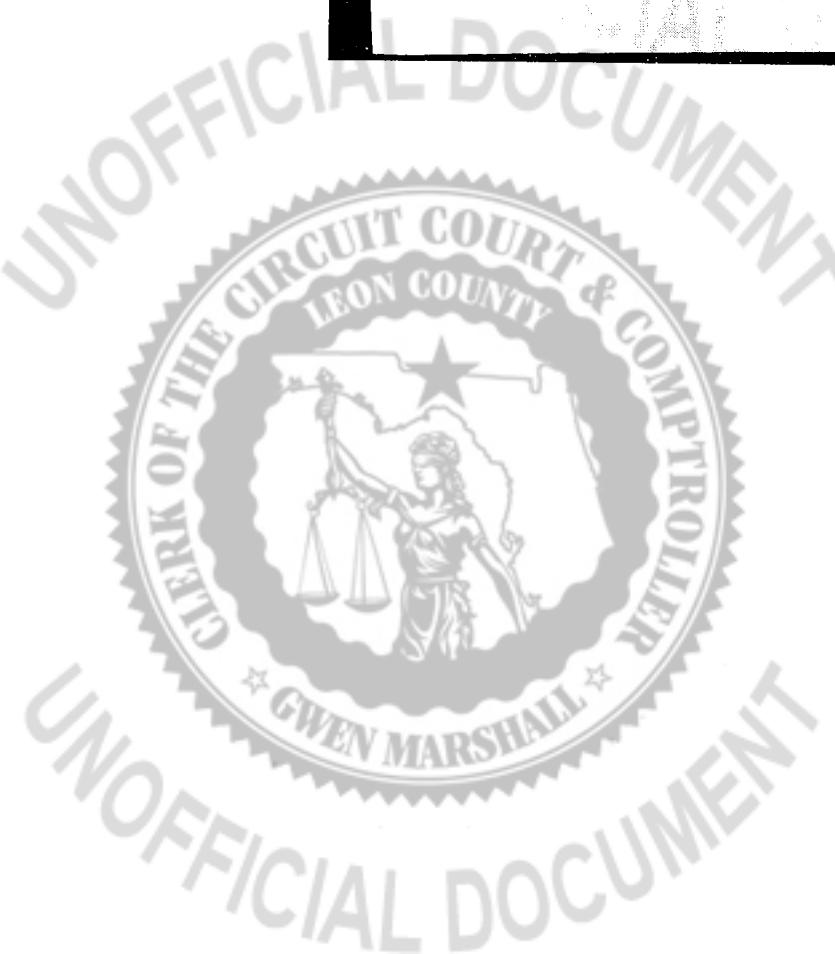
Section 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Sections 3 or 4 shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At such meeting, the presence of members or of proxies entitled to cast majority of all the votes of each class of membership shall constitute a quorum.

If a quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting.

Section 6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all lots and may be collected on a monthly basis.

Section 7. Date of Commencement of Annual Assessments: Due Dates.

The annual assessments provided for herein shall commence as to all lots on the first day of the month following the conveyance of the Common Area. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall



OFF REC 1002 PAGE 1046

Page Six - FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

be sent to every owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the association setting forth whether the assessments on a specified lot have been paid. A property executed certificate of the Association as to the status of assessments on a lot is binding upon the Association as of the date of its issuance.

Section 8. Effect of Nonpayment of Assessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of 12 percent per annum. The Association may bring an action at law against the owner personally obligated to pay same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his lot.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any lot shall not affect the assessment lien. However, the sale or transfer of any lot pursuant to mortgage foreclosure of any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE V

PARTY WALLS

Section 1. General Rules of Law to Apply. Each wall which is built as a part of the original construction of the homes upon the Properties and placed on the dividing line between the lots shall constitute a party wall, and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.



REC 1002 PAGE 1047

Page Seven - FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

Section 2. Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion of such use.

Section 3. Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty, any owner who has used the wall may restore it, and if the other owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.

Section 4. Weatherproofing. Notwithstanding any other provision of this Article, an owner who by his negligent or willful act causes the party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

Section 5. Right to Contribution Runs With Land. The right of any owner to contribution from any other owner under this article shall be appurtenant to the land shall pass to such owner's successors in title.

Section 6. Arbitration. In the event of any dispute arising concerning a party wall, or under the provisions of this Article, each party shall choose one additional arbitrator, and the decision shall be by a majority of all the arbitrators.

ARTICLE VI

EXTERIOR MAINTENANCE

In the event an owner of any lot in the Properties shall fail to maintain the premises and the improvements situated thereon in a manner satisfactory to the Board of Directors, the Association, after approval by two-thirds (2/3) vote of the Board of Directors, shall have the right, through its agents and employees, to enter upon said parcel and to repair, maintain, and restore the lot and the exterior of the buildings and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become part of the assessment to which such lot is subject.

UNOFFICIAL DOCUMENT



REC 1002 PAGE 1048

Page Eight - FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS

ARTICLE VII
ARCHITECTURAL CONTROL

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

ARTICLE VIII
PARKING RIGHTS

Ownership of each lot shall entitle the owner or owners thereof to the use of not more than two automobile parking spaces, which shall be as near and convenient to said lot as reasonable possible, together with the right of ingress and egress in and upon said parking area. The association shall permanently assign two vehicle parking spaces for each dwelling.

ARTICLE IX
GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

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

REC 1002 PAGE 1049

Page Nine - FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety per cent (90%) of the lot owners, and thereafter by an instrument signed by not less than seventy-five per cent (75%) of the lot owners. Any amendment must be recorded.

Section 4. Annexation. Additional land within the area described in Exhibit "C" may be annexed by the Declarant without the consent of members within four (4) years of the date of this instrument provided that the FHA and the VA determine that the annexation is in accord with the general plan heretofore approved by them.

Section 5. FHA/VA Approval. As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: Annexation of additional properties, dedication of Common Area, and amendment of this First Amendment to Declaration of Covenants, Conditions and Restrictions.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 6th day of August, 1981.

CALOSHELL CORP.

Signed, sealed and delivered
in our presence as witnesses:

By Bruce Pelham
Bruce Pelham, Vice President

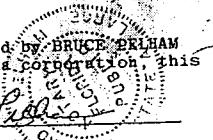
Richard Pelham
Albert J. Speltz Jr.
STATE OF FLORIDA)
COUNTY OF LEON)

The foregoing instrument was acknowledged by BRUCE PELHAM
as Vice President of CALOSHELL CORP., a Florida Corporation, this
6th day of August, 1981.

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires July 19, 1983
Notary Public
State of America for 5 County Comptroller

7/19/83

Notary Public



UNOFFICIAL DOCUMENT

EXHIBIT "A" REF 1002 PAGE 1050

All of Lots 4 - 11 and part of Lots 12 and 13 of Shadowlawn, as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and more particularly described as follows:

Begin at a concrete monument marking the Northwest corner of said Lot 5 and run South 89 degrees 49 minutes 30 seconds East along the Northerly boundary of said Lots 5 and 4 a distance of 187.50 feet to a concrete monument, thence South 80 degrees 03 minutes 12 seconds East along the Northerly boundary of said Lot 4 a distance of 103.28 feet to a concrete monument on the Westerly right of way boundary of Hartsfield Way (60 foot right of way), thence South 06 degrees 19 minutes 15 seconds West along said right of way boundary 40.00 feet to a concrete monument marking a point of curve to the right, thence along said right of way curve with a radius of 970.00 feet, through a central angle of 08 degrees 38 minutes 26 seconds, for an arc distance of 146.28 feet to a concrete monument, thence South 14 degrees 57 minutes 41 seconds West along said right of way boundary 193.59 feet, thence North 89 degrees 54 minutes 26 seconds West 208.48 feet to the West boundary of said Shadowlawn, thence North 00 degrees 05 minutes 34 seconds East along said West boundary 388.50 feet to the Point of Beginning and being situate in Section 22, Township 1 North, Range 1 West, Leon County, Florida.

ACIAL DOCUMENT
Lots 20 - 27 of Shadowlawn, as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida,

11176 741

AND ALSO

LEGAL DESCRIPTION
OF SHADOWLAWN
PHASE II
FOR
GULF SUN BUILDERS INC.

Commence at the most southerly corner of lot 18 of Shadowlawn, a subdivision recorded in Plat Book 8, page 55, of the Public Records of Leon County, Florida, which is the POINT OF BEGINNING, from said POINT OF BEGINNING run North 17 degrees 38 minutes 30 seconds West along the westerly boundary of said Lot 18 for a distance of 188.94 feet to the Right-of-Way of Hartsfield Way (a 60.00 foot roadway terminating in a 50.00 foot radius cul-de-sac); then run clockwise along said 50.00 foot radius cul-de-sac through a central angle of 175 degrees 43 minutes 59 seconds, for an arc distance of 153.36 feet (chord bears North 19 degrees 46 minutes 30 second West, 99.93 feet); then run along the westerly Right-of-Way of said 60.00 foot roadway North 14 degrees 57 minutes 41 seconds East, 88.66 feet; then leaving said Right-of-Way run North 89 degrees 54 minutes 26 seconds West 208.48 feet to a point on the westernmost boundary of Shadowlawn; then run South 00 degrees 05 minutes 34 seconds West along said boundary 462.38 feet; then run along the southerly boundary of Shadowlawn South 89 degrees 41 minutes 41 seconds East 216.79 feet; then North 23 degrees 16 minutes 29 seconds East 92.90 feet; then North 52 degrees 51 minutes 34 seconds East, 30.00 feet to the POINT OF BEGINNING; containing 2.835 acres, more or less.



UNOFFICIAL DOCUMENT

SHADOLAWN PHASE I

10/19/92 AREA DESCRIPTION

OR 1002 PAGE 1051

Begin at a concrete monument marking the Northwest corner of said Lot 5 and run South 89 degrees 49 minutes 30 seconds East along the Northerly boundary of said Lots 5 and 4 a distance of 187.50 feet to a concrete monument, thence South 80 degrees 03 minutes 12 seconds East along the Northerly boundary of said Lot 4 a distance of 103.28 feet to a concrete monument on the Westerly right of way boundary of Hartsfield Way (60 foot right of way), thence South 80 degrees 19 minutes 15 seconds West along said right of way boundary 40.00 feet to a concrete monument marking a joint of curve to the right, thence along said right of way curve with a radius of 970.00 feet, through a central angle of 06 degrees 39 minutes 26 seconds, for an arc distance of 146.28 feet to a concrete monument, thence South 14 degrees 57 minutes 41 seconds West along said right of way boundary 193.59 feet, thence North 89 degrees 54 minutes 26 seconds West 208.48 feet to the West boundary of said Shadowlawn, thence North 00 degrees 05 minutes 34 seconds East along said West boundary 368.50 feet to the POINT OF BEGINNING and being situate in Section 22, Township 1 North, Range 1 West, Leon County, Florida.

LESS AND EXCEPT the following described Lots 1 through 34:

LOT 1

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Lot 5 a distance of 10.00 feet, thence South 89 degrees 49 minutes 30 seconds East 186.63 feet, thence South 80 degrees 03 minutes 12 seconds East 39.96 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 80 degrees 03 minutes 12 seconds East 26.39 feet, thence South 00 degrees 05 minutes 34 seconds West 74.88 feet, thence North 89 degrees 54 minutes 26 seconds West 26.00 feet, thence North 00 degrees 05 minutes 34 seconds East 79.39 feet to the POINT OF BEGINNING; containing 2005.6 Sq.Ft.

The foregoing described property being subject to a drainage easement.

LOT 2

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Lot 5 a distance of 10.00 feet, thence South 89 degrees 49 minutes 30 seconds East 186.53 feet, thence South 80 degrees 03 minutes 12 seconds East 21.69 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 80 degrees 03 minutes 12 seconds East 16.27 feet, thence South 00 degrees 05 minutes 34 seconds West 79.39 feet, thence North 89 degrees 54 minutes 26 seconds West 18.00 feet, thence North 00 degrees 05 minutes 34 seconds East 82.52 feet to the POINT OF BEGINNING; containing 1477.2 Sq.Ft.

The foregoing described property being subject to a drainage easement.

LOT 3

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Lot 5 a distance of 10.00 feet, thence South 89 degrees 49 minutes 30 seconds East 186.63 feet, thence South 80 degrees 03 minutes 12 seconds East 3.42 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 80 degrees 03 minutes 12 seconds East 16.27 feet, thence South 00 degrees 05 minutes 34 seconds West 62.52 feet, thence North 89 degrees 54 minutes 26 seconds West 18.00 feet, thence North 00 degrees 05 minutes 34 seconds East 65.65 feet to the POINT OF BEGINNING; containing 1513.5 Sq.Ft.

The foregoing described property being subject to a drainage easement.

RECORDING NOTICE

Document legibility unsatisfactory
for clear reproduction in the public
records.



UNOFFICIAL DOCUMENT

LOT 41002 Part 1052

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Lot 5 a distance of 10.00 feet, thence South 89 degrees 49 minutes 30 seconds East 172.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 49 minutes 30 seconds East 14.63 feet, thence South 00 degrees 02 minutes 12 seconds East 3.42 feet, thence South 00 degrees 05 minutes 34 seconds West 85.65 feet, thence North 89 degrees 54 minutes 26 seconds West 16.00 feet, thence North 00 degrees 05 minutes 34 seconds East 66.25 feet to the POINT OF BEGINNING; containing 1562.4 Sq.Ft.

The foregoing described property being subject to a drainage easement.

LOT 5

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Lot 5 a distance of 10.00 feet, thence South 89 degrees 49 minutes 30 seconds East 126.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 49 minutes 30 seconds East 26.00 feet, thence South 00 degrees 05 minutes 34 seconds West 86.25 feet, thence North 89 degrees 54 minutes 26 seconds West 26.00 feet, thence North 00 degrees 05 minutes 34 seconds East 86.29 feet to the POINT OF BEGINNING; containing 2243 Sq.Ft.

The foregoing described property being subject to a drainage easement.

LOT 6

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Lot 5 a distance of 10.00 feet, thence South 89 degrees 49 minutes 30 seconds East 105.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 49 minutes 30 seconds East 26.00 feet, thence South 00 degrees 05 minutes 34 seconds West 86.31 feet, thence North 89 degrees 54 minutes 26 seconds West 26.00 feet, thence North 00 degrees 05 minutes 34 seconds East 86.35 feet to the POINT OF BEGINNING; containing 2244.6 Sq.Ft.

The foregoing described property being subject to a drainage easement.

LOT 7

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Lot 5 a distance of 10.00 feet, thence South 89 degrees 49 minutes 30 seconds East 87.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 49 minutes 30 seconds East 26.00 feet, thence South 00 degrees 05 minutes 34 seconds West 86.38 feet, thence North 89 degrees 54 minutes 26 seconds West 18.00 feet, thence North 00 degrees 05 minutes 34 seconds East 86.40 feet to the POINT OF BEGINNING; containing 1554.3 Sq.Ft.

LOT 8

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Lot 5 a distance of 10.00 feet, thence South 89 degrees 49 minutes 30 seconds East 69.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 49 minutes 30 seconds East 26.00 feet, thence South 00 degrees 05 minutes 34 seconds West 86.38 feet, thence North 89 degrees 54 minutes 26 seconds West 18.00 feet, thence North 00 degrees 05 minutes 34 seconds East 86.40 feet to the POINT OF BEGINNING; containing 1555.1 Sq.Ft.

RECORDING NOTICE

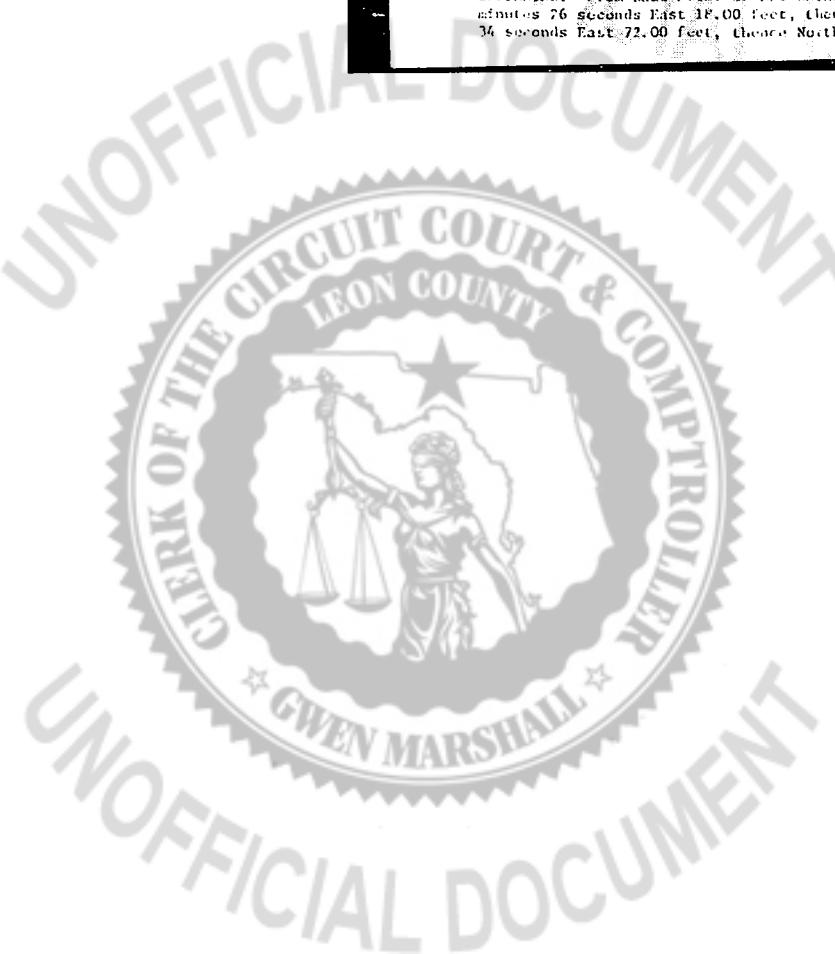
Document legibility unsatisfactory
for clear reproduction in the public
records.



* GLEN MARSHALL *

UNOFFICIAL DOCUMENT

<u>LOT 9</u>	REC 1002 PAGE 1053	
<p>Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Lot 5 a distance of 10.00 feet, thence South 89 degrees 49 minutes 30 seconds East 51.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 49 minutes 30 seconds East 18.00 feet, thence South 00 degrees 05 minutes 34 seconds West 86.40 feet, thence North 89 degrees 54 minutes 26 seconds West 18.00 feet, thence North 00 degrees 05 minutes 34 seconds East 86.43 feet to the POINT OF BEGINNING; containing 1555.4 Sq.Ft.</p>		
<u>LOT 10</u>	<p>Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Lot 5 a distance of 10.00 feet, thence South 89 degrees 49 minutes 30 seconds East 25.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 49 minutes 30 seconds East 25.00 feet, thence South 00 degrees 05 minutes 34 seconds West 86.43 feet, thence North 89 degrees 54 minutes 26 seconds West 14.44, thence North 44 degrees 54 minutes 26 seconds West 16.34 feet, thence North 00 degrees 05 minutes 34 seconds East 74.91 feet to the POINT OF BEGINNING; containing 2180.4 Sq.Ft.</p>	
<u>LOT 11</u>	<p>Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Shadowlawn 196.50 feet, thence South 89 degrees 54 minutes 26 seconds East 16.94 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 54 minutes 26 seconds East 26.00 feet, thence North 00 degrees 05 minutes 34 seconds East 72.00 feet, thence North 89 degrees 54 minutes 26 seconds West 6.38 feet, thence South 45 degrees 05 minutes 34 seconds West 27.75 feet, thence South 00 degrees 05 minutes 34 seconds West 52.38 feet to the POINT OF BEGINNING; containing 1679.6 Sq.Ft.</p>	
<u>LOT 12</u>	<p>Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Shadowlawn 196.50 feet, thence South 89 degrees 54 minutes 26 seconds East 42.94 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 54 minutes 26 seconds East 15.00 feet, thence North 00 degrees 05 minutes 34 seconds East 72.00 feet, thence North 89 degrees 54 minutes 26 seconds West 18.00 feet, thence South 00 degrees 05 minutes 34 seconds West 72.00 feet to the POINT OF BEGINNING; containing 1190 Sq.Ft.</p>	
<u>LOT 13</u>	<p>Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Shadowlawn 196.50 feet, thence South 89 degrees 54 minutes 26 seconds East 60.94 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 54 minutes 26 seconds East 16.00 feet, thence North 00 degrees 05 minutes 34 seconds East 72.00 feet, thence North 89 degrees 54 minutes 26 seconds West 18.00 feet, thence South 00 degrees 05 minutes 34 seconds West 72.00 feet to the POINT OF BEGINNING; containing 1296 Sq.Ft.</p>	
<u>LOT 14</u>	<p>Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Shadowlawn 196.50 feet, thence South 89 degrees 54 minutes 26 seconds East 78.94 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 54 minutes 26 seconds East 18.00 feet, thence North 00 degrees 05 minutes 34 seconds East 72.00 feet, thence North 89 degrees 54 minutes 26 seconds West 18.00 feet, thence South 00 degrees 05 minutes 34 seconds West 72.00 feet to the POINT OF BEGINNING; containing 1296 Sq.Ft.</p>	
<div style="border: 1px solid black; padding: 2px; display: inline-block;"> RECORDING NOTICE Document legibility unsatisfactory for clear reproduction in the public records. </div>		



LOT 14 continued

REF 1002 PAGE 1054

West 13.00 feet, thence South 00 degrees 05 minutes 34 seconds West 72.00 feet to the POINT OF BEGINNING; containing 1296 Sq.Ft.

LOT 15

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Shadowlawn 196.50 feet, thence South 89 degrees 54 minutes 26 seconds East 96.94 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 54 minutes 26 seconds East 26.00 feet, thence North 00 degrees 05 minutes 34 seconds East 72.00 feet, thence North 89 degrees 54 minutes 26 seconds West 26.00 feet, thence South 00 degrees 05 minutes 34 seconds West 72.00 feet to the POINT OF BEGINNING; containing 1872 Sq.Ft.

LOT 16

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Shadowlawn 196.50 feet, thence South 89 degrees 54 minutes 26 seconds East 137.94 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 54 minutes 26 seconds East 26.00 feet, thence North 00 degrees 05 minutes 34 seconds East 72.00 feet, thence North 89 degrees 54 minutes 26 seconds West 26.00 feet, thence South 00 degrees 05 minutes 34 seconds West 72.00 feet to the POINT OF BEGINNING; containing 1872 Sq.Ft.

LOT 17

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Shadowlawn 196.50 feet, thence South 89 degrees 54 minutes 26 seconds East 163.94 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 54 minutes 26 seconds East 18.00 feet, thence North 00 degrees 05 minutes 34 seconds East 72.00 feet, thence North 89 degrees 54 minutes 26 seconds West 26.00 feet, thence South 00 degrees 05 minutes 34 seconds West 72.00 feet to the POINT OF BEGINNING; containing 1296 Sq.Ft.

LOT 18

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Shadowlawn 196.50 feet, thence South 89 degrees 54 minutes 26 seconds East 181.94 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 54 minutes 26 seconds East 18.00 feet, thence North 00 degrees 05 minutes 34 seconds East 72.00 feet, thence North 89 degrees 54 minutes 26 seconds West 26.00 feet, thence South 00 degrees 05 minutes 34 seconds West 72.00 feet to the POINT OF BEGINNING; containing 1296 Sq.Ft.

LOT 19

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Shadowlawn 196.50 feet, thence South 89 degrees 54 minutes 26 seconds East 199.94 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 54 minutes 26 seconds East 18.00 feet, thence North 00 degrees 05 minutes 34 seconds East 72.00 feet, thence North 89 degrees 54 minutes 26 seconds West 26.00 feet, thence South 00 degrees 05 minutes 34 seconds West 72.00 feet to the POINT OF BEGINNING; containing 1296 Sq.Ft.

RECORDING NOTICE

Document legibility unsatisfactory
for clear reproduction in the public
records.



UNOFFICIAL DOCUMENT

LOT 20

REC 1002 PAGE 1055

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Shadowlawn 196.50 feet, thence South 89 degrees 54 minutes 26 seconds East 217.94 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 54 minutes 26 seconds East 26.00 feet, thence North 00 degrees 05 minutes 34 seconds East 72.00 feet, thence North 89 degrees 54 minutes 26 seconds West 72.00 feet to the POINT OF BEGINNING; containing 1872 Sq.Ft.

LOT 21

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Shadowlawn 211.50 feet, thence South 89 degrees 54 minutes 26 seconds East 196.84 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 54 minutes 26 seconds East 26.00 feet, thence South 00 degrees 05 minutes 34 seconds West 72.00 feet, thence North 89 degrees 54 minutes 26 seconds West 72.00 feet to the POINT OF BEGINNING; containing 1872 Sq.Ft.

The foregoing described property being subject to a drainage easement.

LOT 22

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Shadowlawn 211.50 feet, thence South 89 degrees 54 minutes 26 seconds East 176.84 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 54 minutes 26 seconds East 18.00 feet, thence South 00 degrees 05 minutes 34 seconds West 72.00 feet, thence North 89 degrees 54 minutes 26 seconds West 18.00 feet, thence North 00 degrees 05 minutes 34 seconds East 72.00 feet to the POINT OF BEGINNING; containing 1296 Sq.Ft.

The foregoing described property being subject to a drainage easement.

LOT 23

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Shadowlawn 211.50 feet, thence South 89 degrees 54 minutes 26 seconds East 156.84 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 54 minutes 26 seconds East 18.00 feet, thence North 00 degrees 05 minutes 34 seconds West 72.00 feet, thence North 89 degrees 54 minutes 26 seconds East 72.00 feet to the POINT OF BEGINNING; containing 1296 Sq.Ft.

The foregoing described property being subject to a drainage easement.

LOT 24

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Shadowlawn 211.50 feet, thence South 89 degrees 54 minutes 26 seconds East 132.84 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 54 minutes 26 seconds East 26.00 feet, thence South 00 degrees 05 minutes 34 seconds West 72.00 feet, thence North 89 degrees 54 minutes 26 seconds West 26.00 feet, thence North 00 degrees 05 minutes 34 seconds East 72.00 feet to the POINT OF BEGINNING; containing 1872 Sq.Ft.

The foregoing described property being subject to a drainage easement.

RECORDING NOTICE
Document legibility unsatisfactory
Document reproduction in the public
records.



LOT 25REC 1002 PAGE 1056

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Shadowlawn 211.50 feet, thence South 89 degrees 54 minutes 26 seconds East 67.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 54 minutes 26 seconds East 24.00 feet, thence South 00 degrees 05 minutes 24 seconds West 72.00 feet, thence North 89 degrees 54 minutes 26 seconds West 26.00 feet, thence North 00 degrees 05 minutes 34 seconds East 72.00 feet to the POINT OF BEGINNING; containing 1872 Sq.Ft.

The foregoing described property being subject to a drainage easement.

LOT 26

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Shadowlawn 211.50 feet, thence South 89 degrees 54 minutes 26 seconds East 69.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 54 minutes 26 seconds East 19.00 feet, thence South 00 degrees 05 minutes 24 seconds West 72.00 feet, thence North 89 degrees 54 minutes 26 seconds West 18.00 feet, thence North 00 degrees 05 minutes 34 seconds East 72.00 feet to the POINT OF BEGINNING; containing 1296 Sq.Ft.

The foregoing described property being subject to a drainage easement.

LOT 27

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Shadowlawn 211.50 feet, thence South 89 degrees 54 minutes 26 seconds East 51.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 54 minutes 26 seconds East 18.00 feet, thence South 00 degrees 05 minutes 34 seconds West 72.00 feet, thence North 89 degrees 54 minutes 26 seconds West 18.00 feet, thence North 00 degrees 05 minutes 34 seconds East 72.00 feet to the POINT OF BEGINNING; containing 1296 Sq.Ft.

LOT 28

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Shadowlawn 211.50 feet, thence South 89 degrees 54 minutes 26 seconds East 25.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 54 minutes 26 seconds East 26.00 feet, thence South 00 degrees 05 minutes 34 seconds West 72.00 feet, thence North 89 degrees 54 minutes 26 seconds West 14.44 feet, thence North 00 degrees 05 minutes 34 seconds West 16.34 feet, thence North 89 degrees 54 minutes 26 seconds West 16.34 feet, thence North 00 degrees 05 minutes 34 seconds East 60.44 feet to the POINT OF BEGINNING; containing 1604.8 Sq.Ft.

LOT 29

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Shadowlawn 361.00 feet, thence South 89 degrees 54 minutes 26 seconds East 25.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 54 minutes 26 seconds East 26.00 feet, thence North 00 degrees 05 minutes 34 seconds East 69.50 feet, thence North 89 degrees 54 minutes 26 seconds West 14.44 feet, thence South 45 degrees 05 minutes 34 seconds West 16.34 feet, thence South 00 degrees 05 minutes 34 seconds West 57.94 feet to the POINT OF BEGINNING; containing 1739.8 Sq.Ft.

RECORDING NOTICE
Document legibility unsatisfactory
for clear reproduction in the public
records.



* GLEN MARSHALL *

UNOFFICIAL DOCUMENT

REC 1002 PAGE 1057

LOT 30

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Shadowlawn 381.00 feet, thence South 89 degrees 54 minutes 26 seconds East 51.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 54 minutes 26 seconds East 26.00 feet, thence North 00 degrees 05 minutes 34 seconds East 69.50 feet, thence North 89 degrees 54 minutes 26 seconds West 26.00 feet, thence South 00 degrees 05 minutes 34 seconds West 61.50 feet to the POINT OF BEGINNING containing 1807 Sq.Ft.

LOT 31

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Shadowlawn 381.00 feet, thence South 89 degrees 54 minutes 26 seconds East 106.96 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 54 minutes 26 seconds East 26.00 feet, thence North 00 degrees 05 minutes 34 seconds East 69.50 feet, thence North 89 degrees 54 minutes 26 seconds West 26.00 feet, thence South 00 degrees 05 minutes 34 seconds West 61.50 feet to the POINT OF BEGINNING containing 1807 Sq.Ft.

LOT 32

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Shadowlawn 381.00 feet, thence South 89 degrees 54 minutes 26 seconds East 132.96 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 54 minutes 26 seconds East 18.00 feet, thence North 00 degrees 05 minutes 34 seconds East 69.50 feet, thence North 89 degrees 54 minutes 26 seconds West 18.00 feet, thence South 00 degrees 05 minutes 34 seconds West 69.50 feet to the POINT OF BEGINNING containing 1251 Sq.Ft.

LOT 33

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Shadowlawn 381.00 feet, thence South 89 degrees 54 minutes 26 seconds East 150.96 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 54 minutes 26 seconds East 12.00 feet, thence North 00 degrees 05 minutes 34 seconds East 69.50 feet, thence North 89 degrees 54 minutes 26 seconds West 18.00 feet, thence South 00 degrees 05 minutes 34 seconds West 69.50 feet to the POINT OF BEGINNING containing 1251 Sq.Ft.

LOT 34

Commence at a concrete monument marking the Northwest corner of Lot 5 of Shadowlawn as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and run South 00 degrees 05 minutes 34 seconds West along the West boundary of said Shadowlawn 381.00 feet, thence South 89 degrees 54 minutes 26 seconds East 168.96 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 54 minutes 26 seconds East 26.00 feet, thence North 00 degrees 05 minutes 34 seconds East 69.50 feet, thence North 89 degrees 54 minutes 26 seconds West 26.00 feet, thence South 00 degrees 05 minutes 34 seconds West 69.50 feet to the POINT OF BEGINNING containing 1807 Sq.Ft.

The foregoing described property, Less Exceptions, being subject to drainage easements.

The foregoing described property containing, Less Exceptions, 0.99 acre, more or less.

RECORDING NOTICE

Document legibility unsatisfactory
for clear reproduction in the public
records.

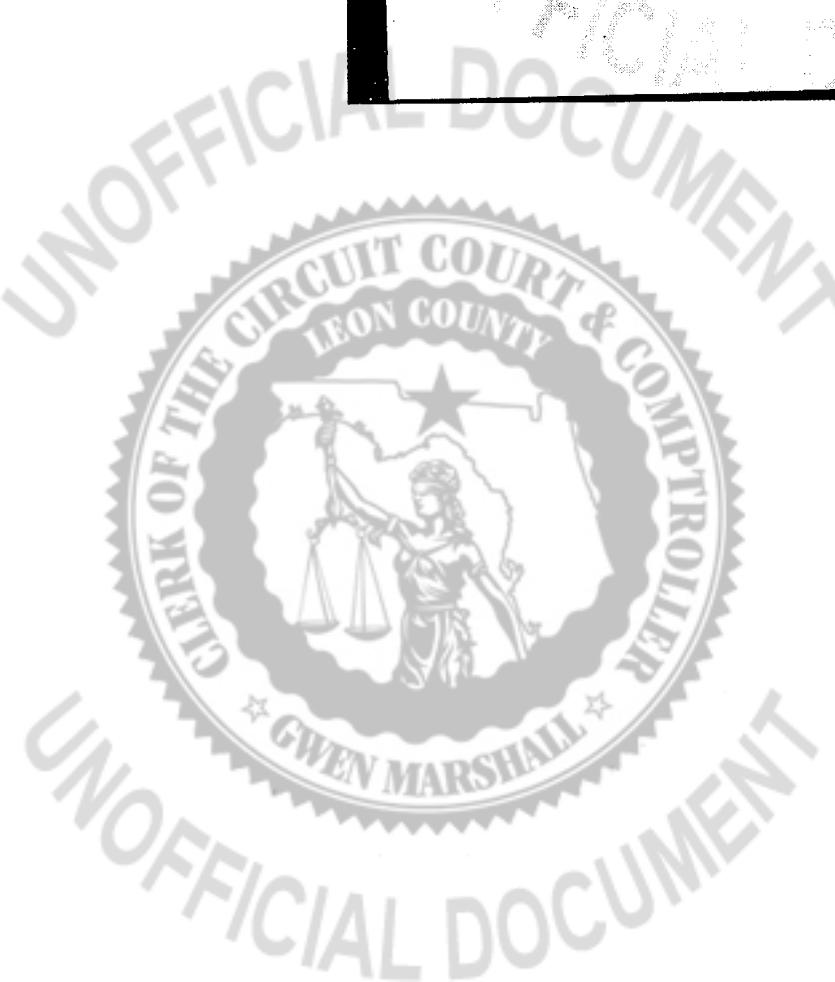
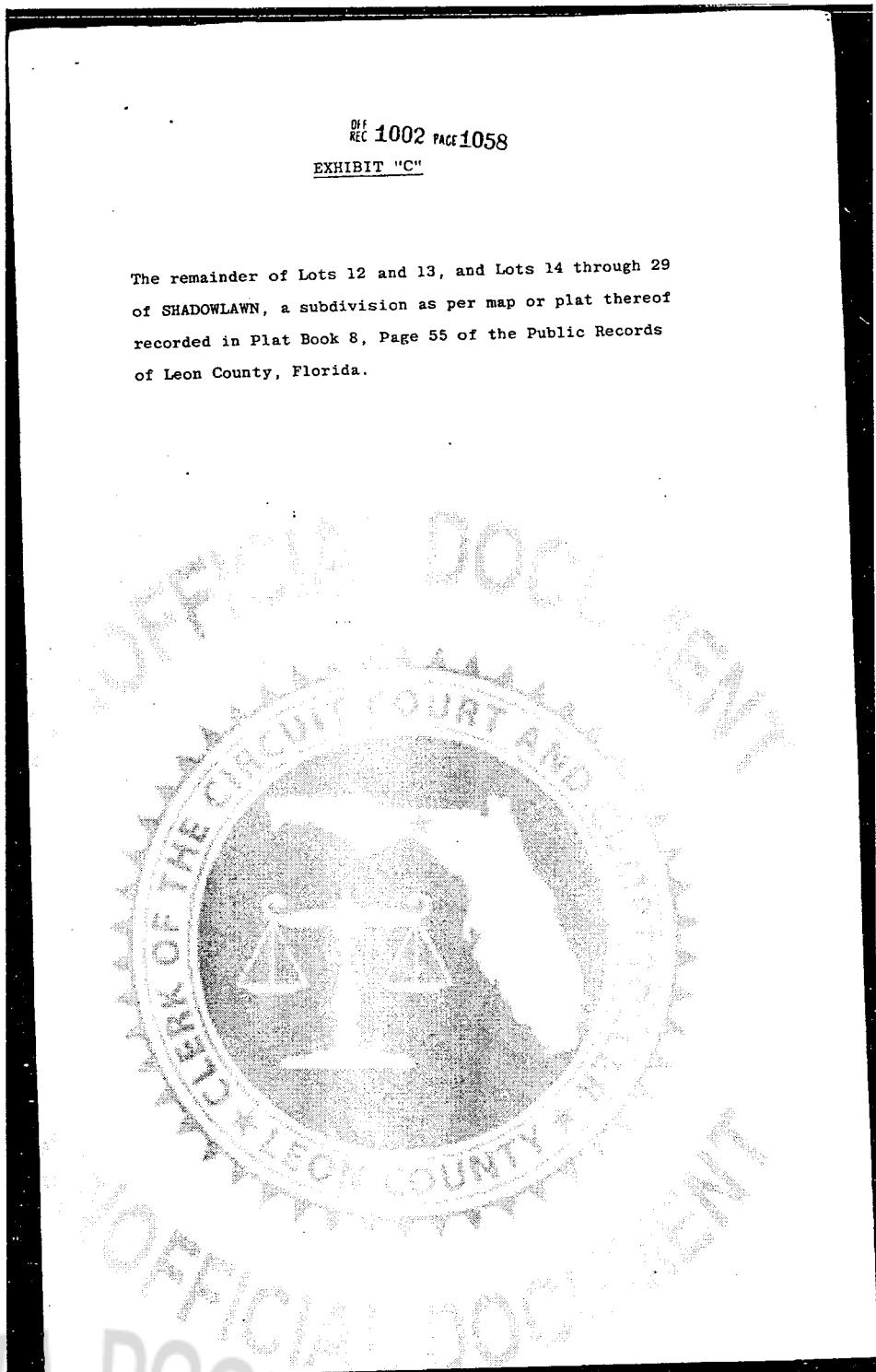


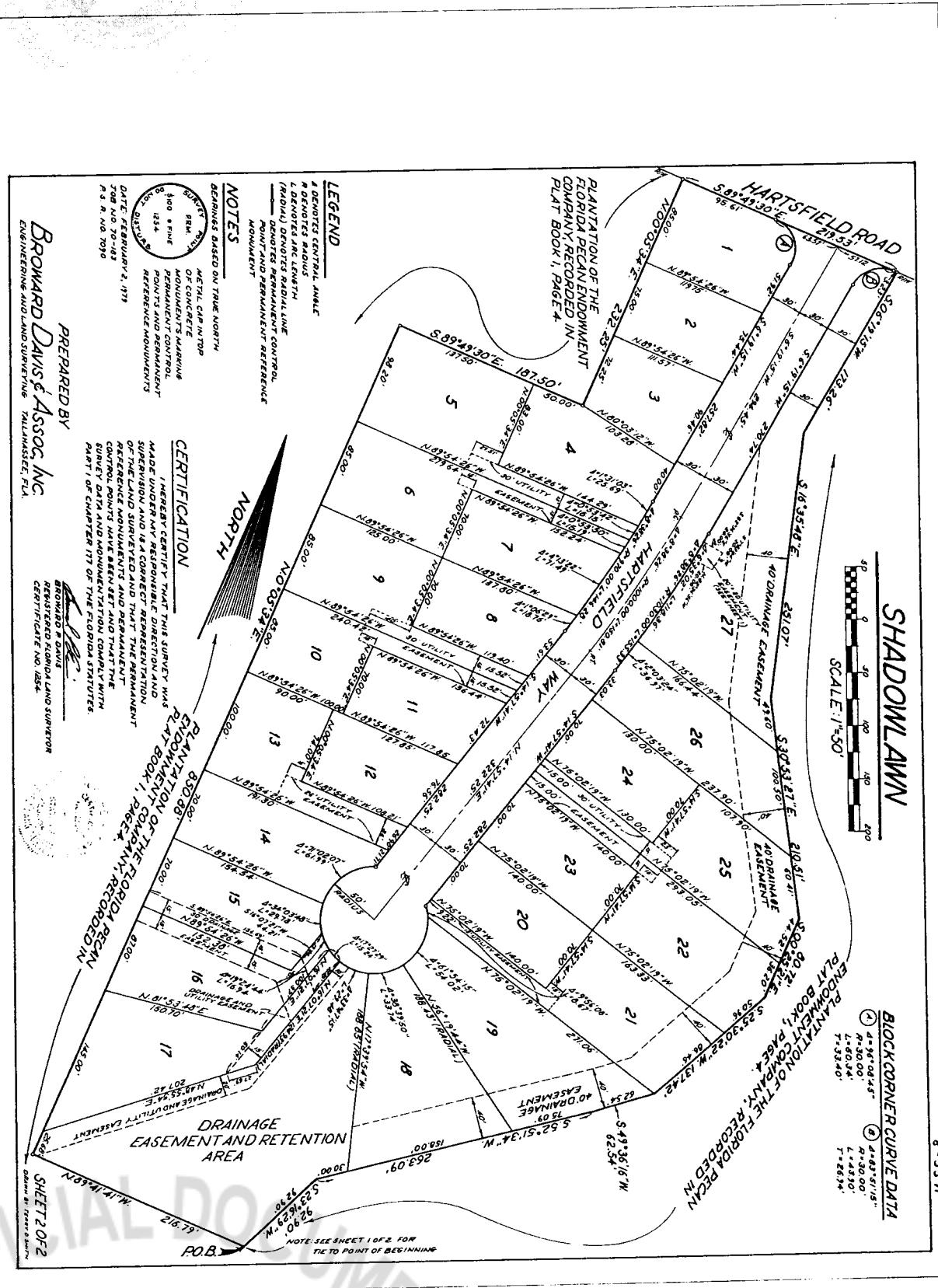
UNOFFICIAL DOCUMENT
★ GWEN MARSHALL ★
UNOFFICIAL DOCUMENT

REC 1002 PAGE 1058

EXHIBIT "C"

The remainder of Lots 12 and 13, and Lots 14 through 29
of SHADOLAWN, a subdivision as per map or plat thereof
recorded in Plat Book 8, Page 55 of the Public Records
of Leon County, Florida.





OWNER NAMES	LEGAL DESCRIPTION
SUZREZ VIRGIL POEY M. DELLA	Shadowlawn Cluster Homes UNIT 6
MAY DON E	UNIT 8
TALLY VILLE LLC	UNIT 20
RIVERA JAIME	UNIT 43
KLA OF TALLAHASSEE LLC	UNIT 51
RITTGERS ROSS	UNIT 52
BRITTAINE RASHID	UNIT 57
HINRICHES MARK R HOPETTER DAVID P	UNIT 69
KOSEC ERIK J THOMPSON BOBBI J	UNIT 71
HUBBARD MELANIE C	UNIT 78
SHADOWLAWN HOMEOWNERS ASSOCIATION INC	A RESUB OF LOTS 4 THRU 17 &
MILLS ERNEST RALPH JR IRA	UNIT 4
JJJ PROPERTIES LLC	UNIT 12
WINCHESTER RICHARD B WNCHESTER PATRICIA S	UNIT 27
BERNAL MARIELA	UNIT 35
WEAVER BARBARA MARION WEAVER	REPLAT OF LOTS 16 & 17 SHADOWLAWN
FONTAINE CATHERINE SILLIMAN TRUST	UNIT 54
HUTCHISON DAMON Z WOOLLEY ANNA K	UNIT 63
HARRELL LATASHA M	UNIT 64
LANGLEY CYNTHIA LANGLEY ROBERT	UNIT 67
JOHNSON SHELIA R JOHNSON JAMES	UNIT 74
BROWN DON MCNARE REVOCABLE LIVING TRUST	UNIT 76
PHAM TONY TRINH THANG	UNIT 13
MAY PHILIP W	UNIT 28
MALONEY MICHAEL	UNIT 34
WEAVER MARION J JR WEAVER BARBARA B.	UNIT 47
ROSELLO DEVORAH	UNIT 53
SHAW DAVID YIN CHIANG	UNIT 58
JOHNSON JAMES C JOHNSON SHELIA R.	UNIT 79



GOMEZ KRISTI H		UNIT 15
TALLY VILLE LLC		UNIT 18
KNEECE WILLIAM C JR		UNIT 24
HINRICHs MARK R		
HOPSETTER DAVID P		UNIT 70
BONATAKIS CHRISTINA A		UNIT 3
LEWIS CECIL D		UNIT 5
TALLY VILLE LLC		UNIT 16
E&B'S RENTALS LLC		UNIT 25
BOWERS JACK R		
BOWERS BEVERLY L		UNIT 26
DAUNT AARON		UNIT 39
CARTER TINA A		UNIT 41
HATCHER PATRICIA ANN		UNIT 55
WADE KENNETH JAMES II		
WADE REBEKKA		UNIT 77
BISHOP CONRAD C JR		
BISHOP C. CONRAD III		UNIT 1
JJJJ PROPERTIES LLC		UNIT 9
PHAM TONY		
TRINH CAO-THANG T		UNIT 11
CONNELL KELLI M		UNIT 14
TALLY VILLE LLC		UNIT 17
ZHU LINGJIONG		UNIT 21
JJJJ PROPERTIES LLC		UNIT 31
THULLEN CRYSTAL		UNIT 33
DILL ROGER J		UNIT 37
KUBIK PETR		UNIT 44
CARRINGTON MORTGAGE SERVICES LLC		UNIT 59
BASS DANIELLE E		UNIT 62
RICHARDS TIMOTHY E		
RICHARDS KWANG H.		
RICHARDS ALEXANDER		UNIT 66
HINRICHs MARK R		
HOPSETTER DAVID P.		UNIT 68
HINRICHs MARK R		
HOPSETTER DAVID P		UNIT 72
PATSCHE HARRY A		
PATSCHE DOROTHY E		
PATSCHE MARIANNE		UNIT 73
TOELCKE ERIN		
TOELCKE CHARLES E.		
TOELCKE LILLA		UNIT 7



HOHNE REGINA C		UNIT 10
MORRIS BONNIE G.		
TALLY VILLE LLC		UNIT 19
CAPITAL SQUARE BUILDING INC		UNIT 30 PLS 2 FT
HINRICH'S MARK R		
HINRICH'S LYNN		
HINRICH'S MICHEAL		
HINRICH'S CATHERINE		UNIT 36
HEIMAN MATTHEW S		UNIT 40
GOHLKE HENRY G		
GOHLKE KATHRYN		UNIT 45
WEAVER MARION J JR		
WEAVER BARBARA B.		UNIT 46
GARGANO LOUIS JOHN		UNIT 50
SAVOIE NATALIE F		UNIT 56
TREESUKOSOL YADA		UNIT 2
TURNER SHERENA M		UNIT 22
TRINH NHON		UNIT 23
CAPITAL SQUARE BUILDING INC		UNIT 29 PLS 2 FT
JJJJ PROPERTIES LLC		UNIT 32
HOPSTETTER DAVID P		UNIT 38
DECERCE JOSEPH L		
DECERCE SUSAN		UNIT 42
CLAY LAWRENCE		UNIT 60
SINGLETON KEITH G		UNIT 61
GOHLKE HENRY G		
GOHLKE KATHRYN		UNIT 65
SCOTT W RAY		UNIT 75
MARSHALL WILLIAM DALLAS		UNIT 80



1988-01-01 00:00:00



Department of State

I certify from the records of this office that

SHADOLAWN HOMEOWNER'S ASSOCIATION, INC.

is a corporation organized under the laws of the State of Florida

filed on AUGUST 6, 1981.

The document number of this corporation is 759501.

I further certify that said corporation has paid all fees due this office through December 31, 1987, and its status is active.

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 20th day of JULY, 1987.



George Firestone
Secretary of State

CR2E022 (10-85)

CR2E027 (0-85)



UNOFFICIAL DOCUMENT

State of Florida



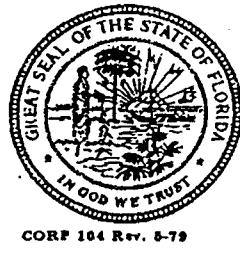
IN GOD WE TRUST

Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of
SHADOLAWN HOMEOWNER'S ASSOCIATION, INC.

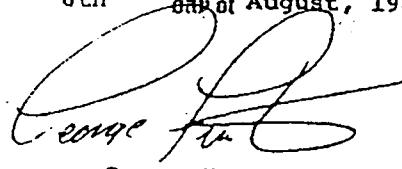
filed on August 6, 1981.

The Charter Number for this corporation is 759501.



CORP 104 Rev. 8-79

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
6th day of August, 1981.



George Firestone
Secretary of State



UNOFFICIAL DOCUMENT

#2

ARTICLES OF INCORPORATION

FILED

OF

SHADOLAWN HOMEOWNER'S
ASSOCIATION, INC.AUG 6 11 03 AM '81
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, all of whom are residents of Leon County, Florida, and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is SHADOLAWN HOMEOWNER'S ASSOCIATION, INC., hereafter called the "Association".

ARTICLE II

The principal office of the Association is located at 3000 Tower Court, Tallahassee, Florida.

ARTICLE III

Bruce Pelham, whose address is 3000 Tower Court, Tallahassee Florida, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

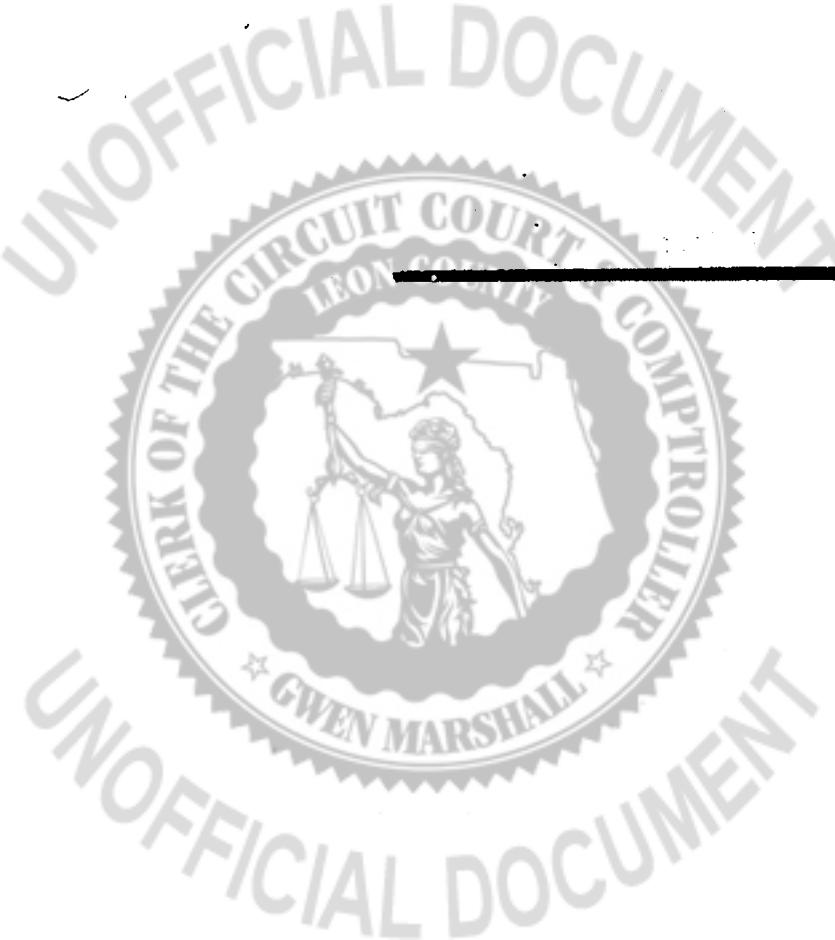
PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as:

SEE EXHIBIT "A" attached hereto and made a part hereof.

and to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

38-025
106-45C



-2-

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Clerk of the Circuit Court, Leon County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

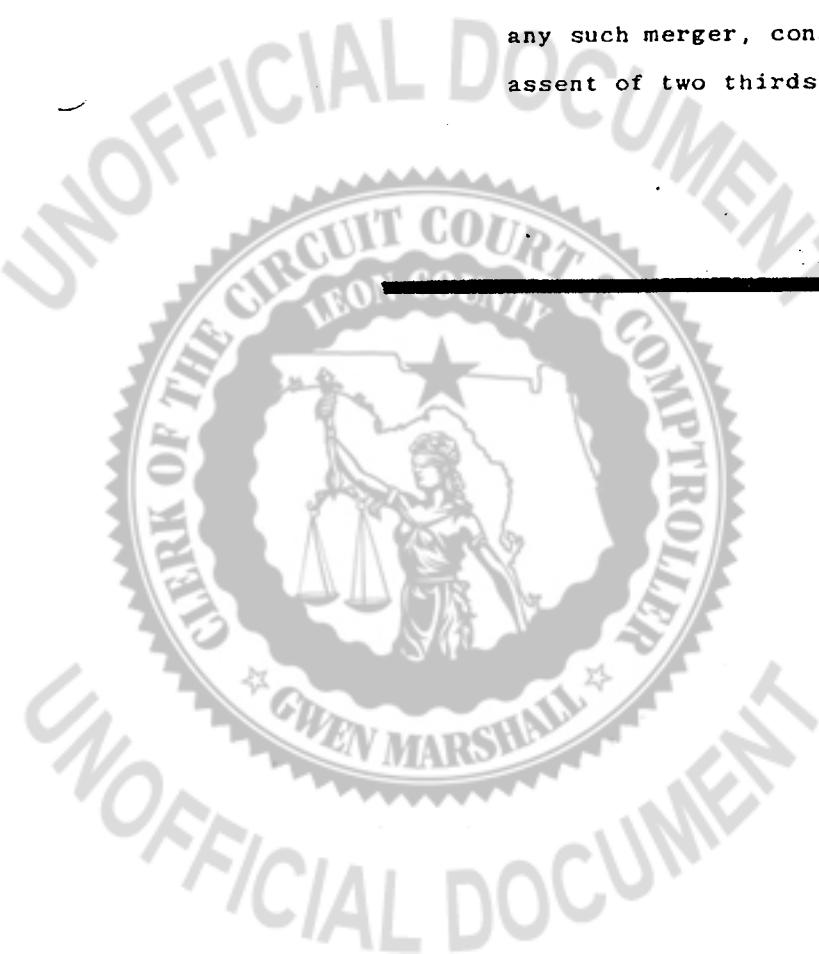
(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) borrow money, and with the assent of two-thirds (2/3) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two thirds (2/3) of each class of members;



-3-

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

ARTICLE V

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI

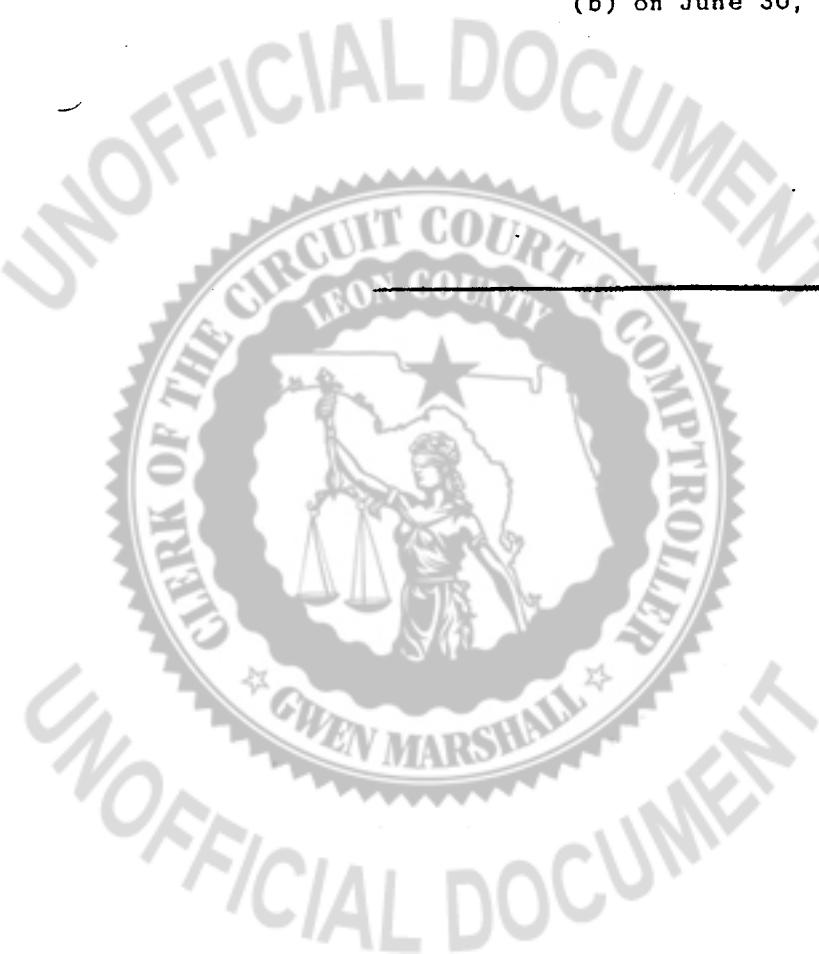
VOTING RIGHTS

The Association shall have two classes of voting memberships:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following event, whichever occurs earlier:

- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or
- (b) on June 30, 1983.



ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of nine (9) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

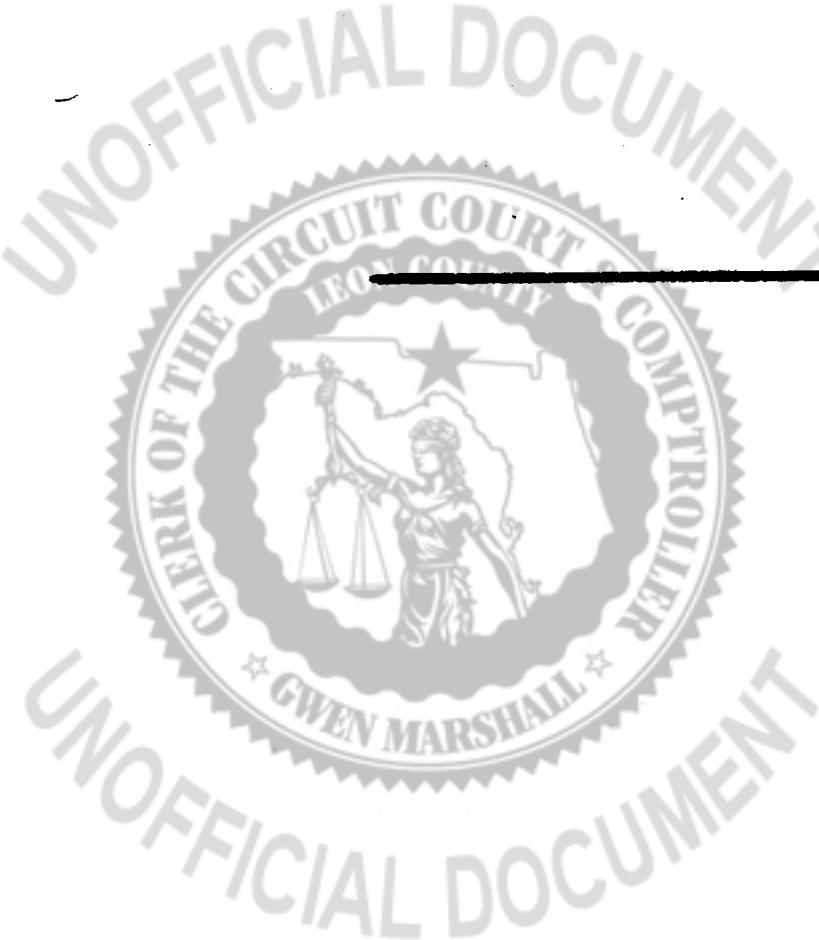
<u>Name</u>	<u>Address</u>
Bruce Pelham President Secretary Treasure	317 Rehwinkle Drive Tallahassee, Florida
John Futch	2020 Continental Avenue #120 Tallahassee, Florida
Robert C. Harrell	2020 Continental Avenue Tallahassee, Florida
Mary R. Kneece	2312 Notley Court Tallahassee, Florida
Albert Smelko	3000 Tower Court Tallahassee, Florida
Thomas G. Pelham	Lewis State Bank Building Tallahassee, Florida
Sharon Pelham	317 Rehwinkle Drive Tallahassee, Florida
Sherry Pelham	3000 Tower Court Tallahassee, Florida
Richard L. Pelham	3000 Tower Court Tallahassee, Florida

At the first annual meeting the members shall elect three directors for a term of one year, three directors for a term of two years and three directors for a term of three years; and at each annual meeting thereafter the members shall elect three directors for a term of three years.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other



-5-

than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX

DURATION

The corporation shall exist perpetually.

ARTICLE X

AMENDMENTS

Amendment of these Articles shall require the assent of seventy-five per cent (75%) of the entire membership.

ARTICLE XI

BY-LAWS

The By-laws may be amended, altered or rescinded at a regular or special meeting of the members, by a majority of ^{or less than} ~~a~~ ^{75%} quorum of members present in person or by proxy, except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments while there is Class B membership.

In the case of any conflict between these Articles and the By-laws, the Articles shall control; and in the case of any conflict between the Declaration and the By-laws, the Declaration shall control.

ARTICLE XII.

FHA/VA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.



ARTICLE XIII

SUBSCRIBERS

The subscribers to this corporation are as follows:

<u>Name</u>	<u>Address</u>
Bruce Pelham	317 Rehwinkle Drive Tallahassee, Florida
John Futch	2020 Continental Avenue #120 Tallahassee, Florida
Robert C. Harrell	2020 Continental Avenue Tallahassee, Florida

IN WITNESS WHEREOF, for the purpose of forming this corporation, under the laws of the State of Florida, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation, this 6th day of August, 1981.

Signed, sealed and delivered
in our presence as witnesses:

Bruce Pelham (SEAL)
BRUCE PELHAM

John Futch (SEAL)
JOHN FUTCH

Robert C. Harrell (SEAL)
ROBERT C. HARRELL

STATE OF FLORIDA)
COUNTY OF LEON)

The foregoing Articles of Incorporation were acknowledged before me by Bruce Pelham, John Futch and Robert C. Harrell, this 6th day of August, 1981.

Notary Public

My Commission expires:

Notary Public, State of Florida at Large
My Commission Expires July 19, 1983
Issued by American Tax & Country Comptroller

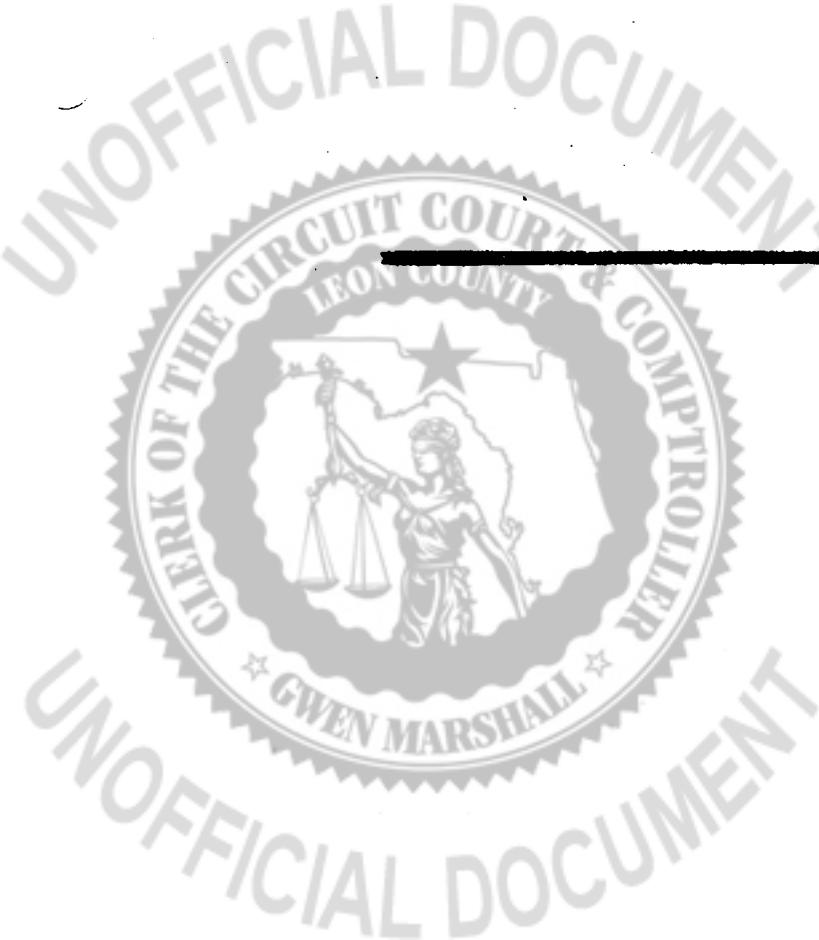


UNOFFICIAL DOCUMENT

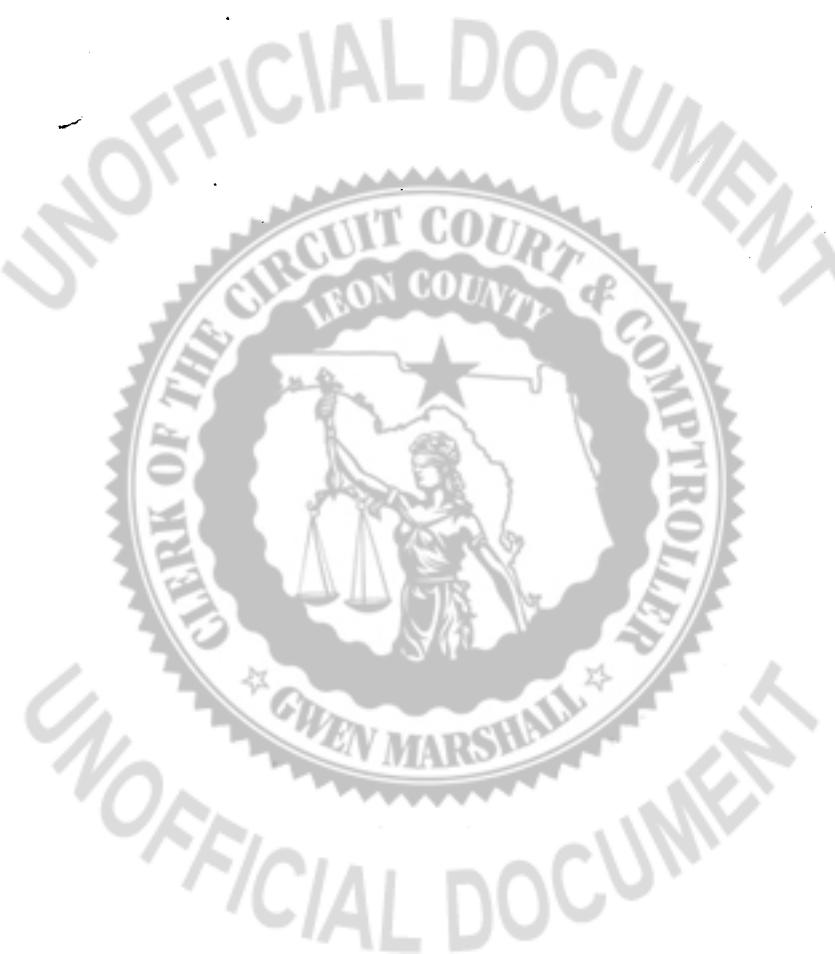
EXHIBIT "A"

All of Lots 4 - 11 and part of Lots 12 and 13 of Shadowlawn, as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and more particularly described as follows:

Begin at a concrete monument marking the Northwest corner of said Lot 5 and run South 89 degrees 49 minutes 30 seconds East along the Northerly boundary of said Lots 5 and 4 a distance of 187.50 feet to a concrete monument, thence South 80 degrees 03 minutes 12 seconds East along the Northerly boundary of said Lot 4 a distance of 103.28 feet to a concrete monument on the Westerly right of way boundary of Hartsfield Way (60 foot right of way), thence South 06 degrees 19 minutes 15 seconds West along said right of way boundary 40.00 feet to a concrete monument marking a point of curve to the right, thence along said right of way curve with a radius of 970.00 feet, through a central angle of 08 degrees 38 minutes 26 seconds, for an arc distance of 146.28 feet to a concrete monument, thence South 14 degrees 57 minutes 41 seconds West along said right of way boundary 193.59 feet, thence North 89 degrees 54 minutes 26 seconds West 208.48 feet to the West boundary of said Shadowlawn, thence North 00 degrees 05 minutes 34 seconds East along said West boundary 388.50 feet to the Point of Beginning and being situate in Section 22, Township 1 North, Range 1 West, Leon County, Florida.



SHADOLAWN HOMEOWNERS' ASSOCIATION
BYLAWS



BY-LAWS OF *AB3*

SHADOLAWN HOMEOWNER'S ASSOCIATION, INC.

ARTICLE I

NAME AND LOCATION. The name of the corporation is SHADOLAWN HOMEOWNER'S ASSOCIATION, INC., hereinafter referred to as the "Association." The principal office of the corporation shall be located at ~~3000 Tower Court~~, Tallahassee, Florida, but meetings of members and directors may be held at such places within the State of Florida, County of Leon, as may be designated by the Board of Directors. *change*

ARTICLE II

DEFINITIONS

Section 1. "Association" shall mean and refer to SHADOLAWN HOMEOWNER'S ASSOCIATION, INC., its successors and assigns.

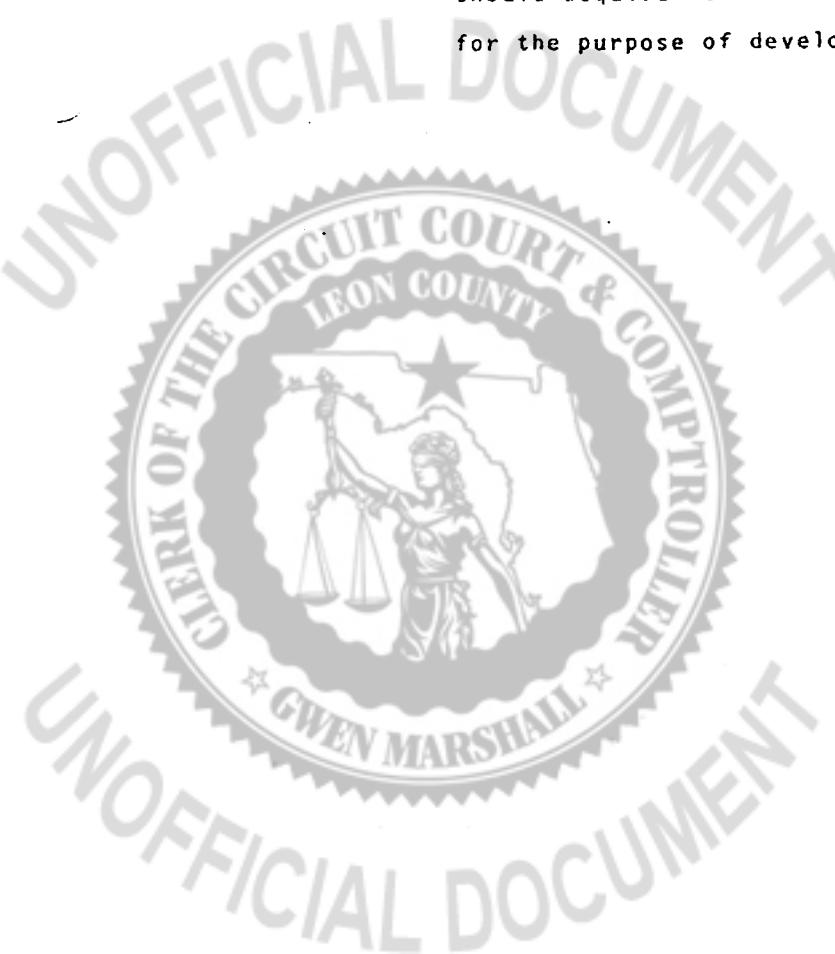
Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners.

Section 4. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declaration" shall mean and refer to CALOSHELL CORP., its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.



-2-

Section 7. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded in the Office of the Clerk of Circuit Court, Leon County, Florida.

Section 8. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

ARTICLE III

MEETING OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thereafter, at the hour of 7 o'clock P.M. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the president or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes of the Class A membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least 15 days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-third (1/3) of the votes of each class of membership shall constitute a ²⁷ ~~quorum~~ for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however,

(27 members)

27



UNOFFICIAL DOCUMENT

-3-

such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot.

ARTICLE IV

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of nine (9) directors, who need not be members of the Association.

Section 2. Term of Office. At the first annual meeting the members shall elect three directors for a term of one year, three directors for a term of two years and three directors for a term of three years; and at each annual meeting thereafter the members shall elect three directors for a term of three years.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

Dinner,



UNOFFICIAL DOCUMENT

-4-

ARTICLE V
NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI

MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Association, or by any two directors, after not less than three (3) days notice to each director.



the members

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

(a) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;

(b) suspend the voting rights and right to use of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed 60 days for infraction of published rules and regulations;

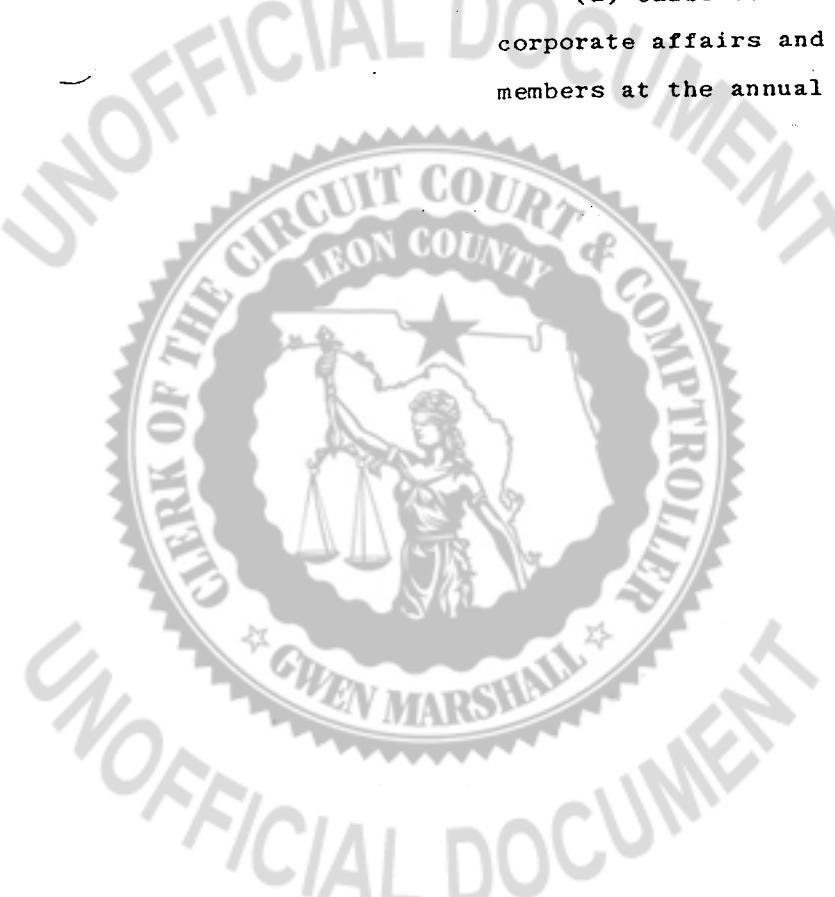
(c) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation, or the Declaration;

(d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and

(e) employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or any special



-6-

meeting when such statement is requested in writing by one-fourth (1/4) of the Class A members who are entitled to vote;

(b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

1. Fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period;

2. Send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

3. Foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same.

(d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) procure and maintain adequate liability and hazard insurance on property owned by the Association;

(f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;

(g) cause the Common Area to be maintained.

ARTICLE VIII

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a president and vice-president, who shall at all times be members of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board may from time to time by resolution create.



-7-

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

President

(a) The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.



UNOFFICIAL DOCUMENT

-8-

Vice-President

(b) The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

(c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

Treasurer

(d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE IX

COMMITTEES

The Association shall appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

Pool
Lawn Maintenance



-9-

ARTICLE X
BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XI
ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of 12 percent per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or abandonment of his Lot.

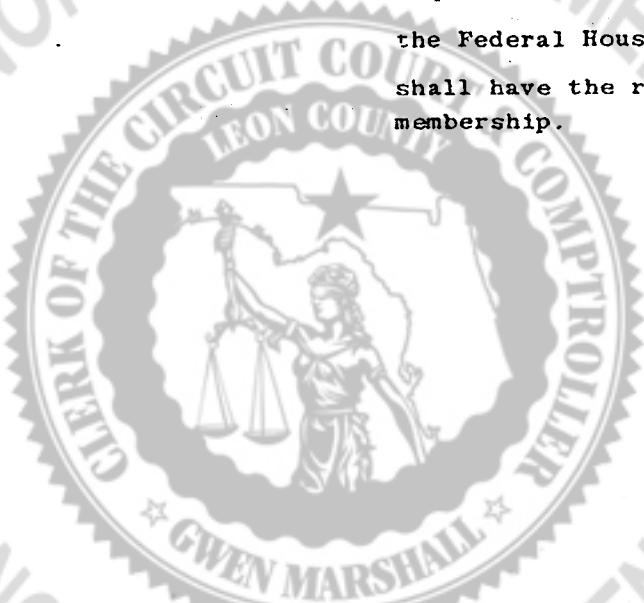
ARTICLE XII
CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: SHADOWLAWN HOMEOWNER'S ASSOCIATION, INC.

ARTICLE XIII
AMENDMENTS

Section 1. These By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy, except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments while there is Class B membership.

27 memb



UNOFFICIAL DOCUMENT

-10-

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws the Declaration shall control.

ARTICLE XIV
MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year begin on the date of incorporation.

IN WITNESS WHEREOF, we, being all of the directors of SHADOLAWN HOMEOWNER'S ASSOCIATION, INC., have hereunto set our hands and seals this 6th day of August, 1981.

Signed, sealed and delivered
in our presence as witnesses:

Allen Smith
Edward J. Murray

Bruce Pelham (SEAL)
BRUCE PELHAM

John Futch (SEAL)
JOHN FUTCH

Robert Harrell (SEAL)
ROBERT C. HARRELL

Mary R. Knece (SEAL)
MARY R. KNEECE

Albert Smelko (SEAL)
ALBERT SMELKO

Sharon Pelham (SEAL)
SHARON PELHAM

Sherry Pelham (SEAL)
SHERRY PELHAM

Richard L. Pelham (SEAL)
RICHARD L. PELHAM

Thomas G. Pelham (SEAL)
THOMAS G. PELHAM

STATE OF FLORIDA }
COUNTY OF LEON }

The foregoing instrument was acknowledged before me by
BRUCE PELHAM, JOHN FUTCH, ROBERT C. HARRELL, MARY R. KNEECE, ALBERT
SMELKO, SHARON PELHAM, SHERRY PELHAM, RICHARD L. PELHAM and THOMAS
G. PELHAM, this 6th day of August, 1981.

Mary R. Knece
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 25, 1985
FONDO THRU GENERAL INS. UNDERWRITERS



UNOFFICIAL DOCUMENT

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting secretary of the SHADOLAWN HOMEOWNER'S ASSOCIATION, INC., a Florida corporation, and

THAT, the foregoing By-laws constitute the original By-laws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held on the ____ day of October, 1980.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this ____ day of October, 1980:

Bruce Peltar
Secretary

