

DECLARATION OF COVENANTS AND RESTRICTIONS

STATE OF FLORIDA
COUNTY OF LEON

*The owners of properties in **The Landing Unrecorded** subdivision
hereby revise covenants and restrictions recorded by the developer,
in accordance with procedures prescribed therein.*

ARTICLE 1 DECLARATION

Effective three (3) years after the date of recording in Leon County, Florida, this Declaration shall supersede and replace in its entirety the Declaration of Covenants and Restrictions recorded by SUNNY DEVELOPMENT CORPORATION in Leon County, Florida, 23 February 1984, (pages OR1102PC1520 through OR1102PC1527.)

ARTICLE 2 DEFINITIONS

The following words, when used in this Declaration or any Supplemental Declaration (unless the context shall prohibit) shall have the following meanings:

a) **"Lot"** shall mean and refer to any plot of land numbered 1 through 32 shown on the sketch in Exhibit C (subdivision plan), less the area of Exhibit D (the northerly portion of Lot 32 acquired by Leon County), which comprises all property described in Exhibit A (The Landing Unrecorded subdivision boundaries) less Exhibit B (legal description of the northerly portion of Lot 32 acquired by Leon County.)

b) **"Owner"** shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot, but not withstanding any applicable theory of mortgage, shall not mean or refer to the mortgagee unless or until such mortgagee has acquired title pursuant to foreclosure or any proceedings in lieu of foreclosure..

For the purposes of voting to enforce or amend these Covenants and Restrictions, Owners of Lots shall be considered singular per Lot. Multiple Owners of a Lot shall appoint a single agent to act and vote on their behalf.

ARTICLE 3 PROPERTY SUBJECT TO THIS DECLARATION

Lots defined in Article 1, located in Leon County Florida, constitute the real property which is, and shall be held, transferred, sold, conveyed, and occupied subject to this Declaration.

ARTICLE 4 GENERAL PROVISIONS

Section 1 Term These Covenants and Restrictions are to run with the land and be binding on all parties and all persons claiming under them for a period of fifty (50) years from the effective date unless modified or rescinded by an instrument signed by the majority of the Owners has been recorded, agreeing to change said Covenants and Restrictions in whole or part, provided however, that no such agreement shall be effective unless made and recorded one-hundred and eighty (180) days in advance of the effective date of such change, and unless written notice of the proposed agreement is sent to every Owner at least ninety (90) days in advance of any action taken.

Section 2 Notices Any notice required to be sent to any Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person or entity that appears as owner of record at the time of such mailing.

Section 3 Enforcement Enforcement of these Covenants and Restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any of its provisions, either to restrain violation or to recover damages, and against the land to enforce any lien created by these Covenants and Restrictions; and failure by any Owner to enforce any provision herein shall in no event be deemed a waiver of the right to do so thereafter. In any action brought to enforce these Covenants and Restrictions, the prevailing party shall be entitled to recover attorneys' fees and costs.

Section 4 Severability Invalidation of any portion of these Covenants and Restrictions by judgement or court order shall in no wise affect any other provision which shall remain in full force and effect.

ARTICLE 5 LAND USE AND BUILDING TYPE

No Lot shall be used except for residential purposes. No Mobile Home and no Standard Design Manufactured Home as defined in Leon County, Florida - Code of Ordinances Sec. 10-12.101 effective 20 August 2014 shall be located on any Lot at any time. No trailer nor any structure that is not a Florida Building Code compliant Dwelling Unit of at least 1400 square feet may be placed on any Lot for occupation as a domicile. This area minimum is waived for any compliant Dwelling Unit existing on a Lot as of the effective date of this Declaration. For the purposes of this Article, square footage shall be 'Finished Square Footage' calculated in accordance with ANSI Z765-2003 SQUARE FOOTAGE-METHOD FOR CALCULATING; American National Standard for Single-Family Residential Buildings.

ARTICLE 6 GARBAGE AND REFUSE DISPOSAL

No Lot shall be used, maintained, or allowed to become a dumping ground for scraps, litter, leaves, limbs, or rubbish. Trash, garbage, or other waste shall not be allowed to accumulate on the property and shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition, and with the exception of appropriately mustered curbside collection solid waste containers, shall be located so as not to be visible from the street.

ARTICLE 7 LIVESTOCK AND POULTRY

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot except that dogs, cats, or other household pets may be kept, provided they are not kept, bred, or maintained for any commercial purpose, and further, provided that they are not allowed to wander or roam freely about the neighborhood.

ARTICLE 8 NUISANCES

No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance to the neighborhood or tend to damage or destroy either private or public property.

DECLARATION OF COVENANTS AND RESTRICTIONS 2015 THE LANDING UNRECORDED

IN WITNESS WHEREOF: the undersigned Owners cause this Declaration to be recorded and to have effect in accordance with the amendment provisions (Article IV) of the referenced Declaration of Covenants and Restrictions of 1984 now in force:

SWORN to and subscribed before me on this 25 day of April, 2015, by:

Lot 7 Philip J. Adams who is () personally known OR produced ID type: Fla. Driv. Lic.

Lot 7 [Signature] who is () personally known OR produced ID type: _____

Lot 25 [Signature] who is () personally known OR produced ID type: FLA. DRIV. LIC

FRANK H CARTER

Blank who is () personally known OR produced ID type: FL. Driv. Lic.

Lot 24 Don C. Steens who is () personally known OR produced ID type: _____

Lot 24 [Signature] who is () personally known OR produced ID type: FLA. DRIV. LIC

Lot 5 [Signature] who is (✓) personally known OR produced ID type: personally known

Lot 5 Diana R. Lander

Lot 26 A.S. Tidwell who is () personally known OR produced ID type: Fla. Dr. Lic.

Lot 26 Arnold G. Tidwell

Lot 21 Eugenia Bassett who is () personally known OR produced ID type: FL Dr Lic

Lot 21 Eugenia Bassett

Lot 30 Richard J. Wuten who is () personally known OR produced ID type: _____

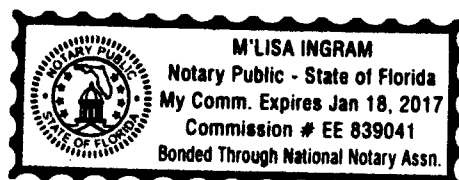
Lot 30 [Signature]

Lot 27 [Signature] who is () personally known OR produced ID type: FL. DR. LIC.

Lot 27 ROBERT B. JURANO

[Signature]
Notary Public
M'Lisa Ingram
Printed Name

My Commission Expires: 01/18/2017



DECLARATION OF COVENANTS AND RESTRICTIONS 2015 THE LANDING UNRECORDED

SWORN to and subscribed before me on this 25 day of April, 2015, by:

9 [Signature] who is () personally known OR produced ID type: Fla. DL #
LOT 1 Richard Edmonds

16 [Signature] who is () personally known OR produced ID type: Fla. DL #
LOT 23 Susan Edmonds

18 [Signature] who is () personally known OR produced ID type: Fl. D.L. #
LOT 22 Mirk Headley Perry

who is () personally known OR produced ID type: _____

who is () personally known OR produced ID type: _____

who is () personally known OR produced ID type: _____

who is () personally known OR produced ID type: _____

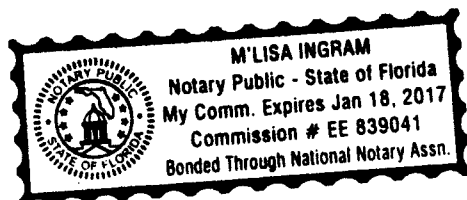
who is () personally known OR produced ID type: _____

who is () personally known OR produced ID type: _____

who is () personally known OR produced ID type: _____

My Commission Expires: 01/18/17

[Signature]
Notary Public M'Lisa Ingram
Printed Name



DECLARATION OF COVENANTS AND RESTRICTIONS 2015 THE LANDING UNRECORDED

SWORN to and subscribed before me on this 2nd day of May, 2015, by:

12
LOT 3 William Byrd who is () personally known OR produced ID type: ID License
13
LOT 31 Larry Berger who is () personally known OR produced ID type: _____
14
LOT 10 James M. H. News who is () personally known OR produced ID type: ID License
15
LOT 13 Earl D Bailey who is () personally known OR produced ID type: ID License

who is () personally known OR produced ID type: _____

who is () personally known OR produced ID type: _____

who is () personally known OR produced ID type: _____

who is () personally known OR produced ID type: _____

who is () personally known OR produced ID type: _____

who is () personally known OR produced ID type: _____

Jane Jackson
Notary Public
Jane Jackson
Printed Name

My Commission Expires:



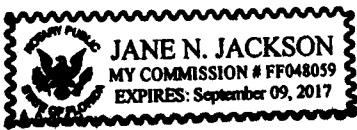
DECLARATION OF COVENANTS AND RESTRICTIONS 2015 THE LANDING UNRECORDED

SWORN to and subscribed before me on this 27th day of May, 2015, by:

¹⁶
LOT 6 Tamara Akowsky who is (☒) personally known OR produced ID type: _____
Marianne G. Korosy
_____ who is () personally known OR produced ID type: _____

Jane Jackson
Notary Public
Jane Jackson
Printed Name

My Commission Expires:



DECLARATION OF COVENANTS AND RESTRICTIONS 2015 THE LANDING UNRECORDED

SWORN to and subscribed before me on this 28 day of May, 2015, by:

19

L F M
Sara Miller, Lot 20

who is ☒ personally known OR produced ID type:

_____ who is () personally known OR produced ID type: _____

_____ who is () personally known OR produced ID type: _____

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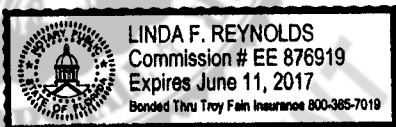
Linda F. Reynolds

Notary Public

LINDA F. REYNOLDS

Printed Name

My Commission Expires:



Commence at the Southwest corner of Section 30, Township 1 North, Range 2 West, Leon County, Florida and run thence North 87 degrees 18 minutes 44 seconds East along the section line 918.07 feet to a point on the Easterly Right of Way boundary of Coes Landing Road for the Point of Beginning. Said point being on a curve concave to the Easterly. From said Point of Beginning run thence Northerly along said Easterly right of way boundary as follows: Thence along said curve with a radius of 1106.28 feet through a central angle of 25 degrees 35 minutes 00 seconds for an arc distance of 493.97 feet (the chord of said arc being North 12 degrees 41 minutes 45 seconds West 489.87 feet), Thence North 00 degrees 05 minutes 45 seconds East 510.54 feet to a point of curve to the left, Thence along said curve with a radius of 756.84 feet through a central angle of 65 degrees 46 minutes 05 seconds for an arc distance of 868.75 feet (the chord of said arc being North 32 degrees 47 minutes 18 seconds West 821.84 feet); Thence North 65 degrees 40 minutes 20 seconds West 972.83 feet to a point of curve to the right; Thence along said curve with a radius of 1,106.28 feet, through a central angle of 27 degrees 46 minutes 24 seconds, for an arc distance of 536.26 feet (the chord of said arc being North 51 degrees 47 minutes 08 seconds West 531.02 feet); Thence North 37 degrees 53 minutes 56 seconds West 161.94 feet; Thence North 89 degrees 32 minutes 54 seconds East 559.53 feet; Thence Easterly along the meander of the seventy-foot (70') contour line as based on U.S.G.S. benchmark datum, said contour being the Division of State owned and privately owned lands, to a point; Said point being located North 62 degrees 16 minutes 59 seconds East 391.96 feet from the Northwest Corner of the Southeast Quarter of the Southwest Quarter of Section 30, Township 1 North, Range 2 West, Leon County, Florida; Thence South 24 degrees 19 minutes 40 seconds West 197.24 feet to the Northerly boundary of lands recorded in Official Records Book 591, on Pages 196 and 197; Thence South 89 degrees 26 minutes 40 seconds West along said boundary 265.74 feet to the Northwest Corner of said lands (said corner being the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 30, Township 1 North, Range 2 West); Thence South 00 degrees 07 minutes 15 seconds East along said lands 1,318.95 feet to the Southerly section line of Section 30, Township 1 North, Range 2 West; Thence South 87 degrees 18 minutes 44 seconds West along said section line 357.07 feet to the Point of Beginning.

Exhibit "A"

Exhibit "B"

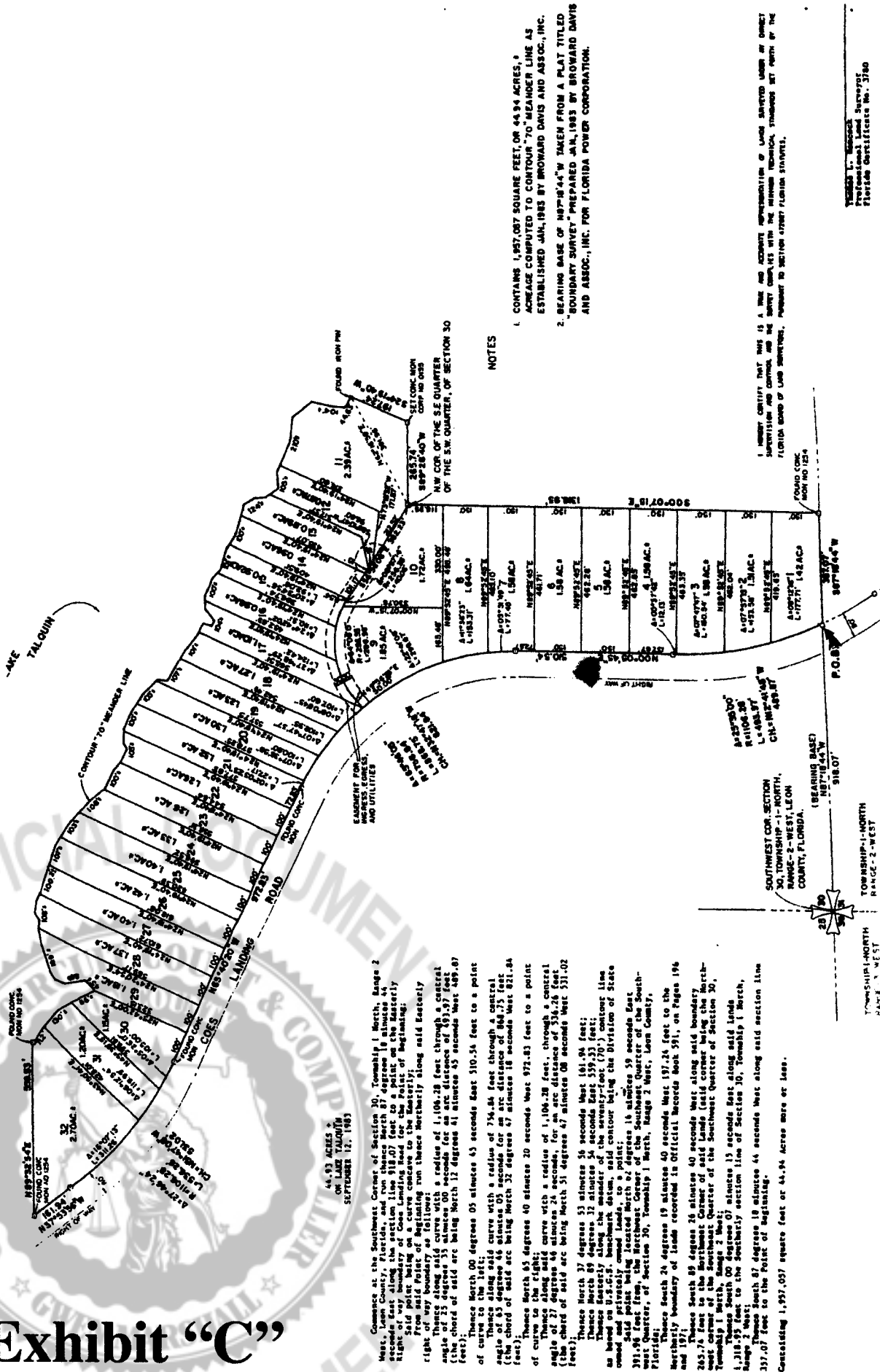
The northerly part of Lot 32, The Landing, Unrecorded

Part of Lot 32, The Landing (Unrecorded) lying in Section 30, Township 1 North, Range 2 West, Leon County, Florida more particularly described as follows:

Commence at the Southwest corner of Section 30, Township 1 North, Range 2 West, Leon County and run thence North 87 degrees 18 minutes 44 seconds East along the Section line 918.07 feet to a point on the easterly right-of-way boundary of Coes Landing Road said point being on a curve concave to the easterly; thence northerly along said easterly right-of-way boundary as follows; thence along said curve with a radius of 1,106.28 feet through a central angle of 25 degrees 35 minutes 00 seconds for an arc distance of 493.97 feet (the chord of said arc being North 12 degrees 41 minutes 45 seconds West 489.87); thence North 00 degrees 05 minutes 45 seconds East 510.54 feet to a point of curve to the left; thence along said curve with a radius of 756.84 feet through a central angle of 65 degrees 46 minutes 05 seconds for an arc distance of 868.75 feet (the chord of said arc being North 32 degrees 47 minutes 18 seconds West 821.84 feet); thence North 65 degrees 40 minutes 20 seconds West 972.83 feet to a point of curve to the right; thence along said curve with a radius of 1,106.28 feet through a central angle of 11 degrees 10 minutes 11 seconds for an arc distance of 224.99 feet (the chord of said arc being North 59 degrees 50 minutes 45 seconds West 224.61 feet to an existing re-bar cap (#0155); thence continue along said right-of-way boundary of Coes Landing Road and said curve with a radius of 1,106.28 feet through a central angle of 10 degrees 21 minutes 29 seconds for an arc distance of 200.00 feet (the chord of said arc being North 48 degrees 50 minutes 25 seconds West 199.72 feet to a re-bar and cap (#3140) marking the POINT OF BEGINNING.

From said POINT OF BEGINNING thence continue along said right-of-way boundary and along said curve through a central angle of 05 degrees 45 minutes 45 seconds with a radius of 1,106.28 feet for an arc distance of 111.26 feet (the chord of said arc being North 40 degrees 46 minutes 48 seconds West 111.26 feet) to a four inch by four inch concrete right-of-way monument; thence North 37 degrees 53 minutes 56 seconds West along said right-of-way boundary 161.94 feet to a four inch by four inch concrete monument; thence North 89 degrees 32 minutes 54 seconds East along the southerly boundary of that certain tract or parcel of land known as Coe Landing Park as described in Deed Book 164, page 364 and Deed Book 164, page 425 of the Public Records of Leon County, Florida 559.53 feet to a four inch by four inch concrete monument; thence South 56 degrees 37 minutes 16 seconds East along the meander of the 70 foot contour line as based on U.S.G.S. bench mark datum, said contour line being the division of state owned and privately owned lands 35.60 feet to a rebar and cap (number 4016); thence South 64 degrees 44 minutes 21 seconds West along the Northwesternly boundary of that certain tract or parcel of land described in Official Record Book 1424, Page 619 of the Official Records of Leon County, Florida 461.23 feet to the POINT OF BEGINNING.

Exhibit "C"



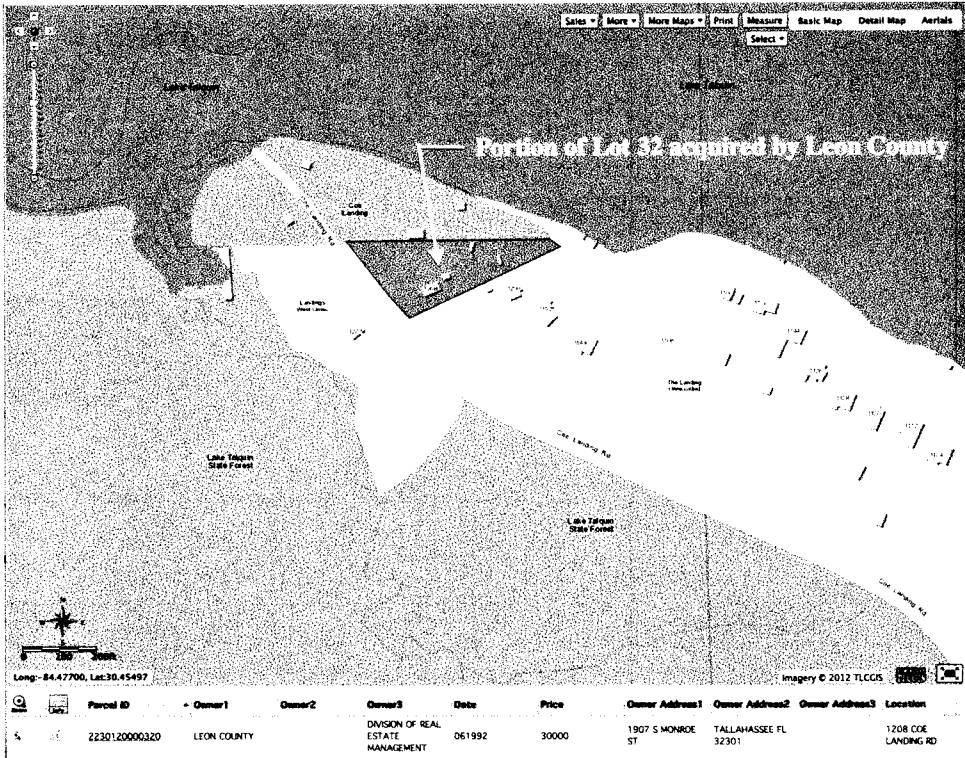


Exhibit “D”

