

Restated Covenants and Restrictions for Turkey Roost Mini-farms

By acceptance of this Deed, the parties hereto agree that the covenants and restrictions on the above described land shall be:

1. A right of way for road purposes and public utilities upon and across thirty feet of the lands above described, which road right of way shall be for the common use of purchaser and other owners of land in the North one-half of Section 24, Township 1 North, Range 2 East, and the West one-half of the Northwest quarter of Section 19, Township 1 North, Range 3 East, Leon County, Florida, and for the utilities serving the owners of said lands.
2. Applicable laws and regulations of governmental bodies.
3. The following covenants and use restrictions are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years, from the date these covenants are recorded, after which time such covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a two-thirds majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part:
 - a. The tract of land herein described shall be used for residential purposes only. No structure shall be erected, placed or permitted to remain on said land other than single-family residences together with related detached structures. No more than one residence shall be located on any two-acre parcel of said lands. Upon the effective date of these restrictive covenants, mobile homes, also known as manufactured homes, shall not be permitted. Modular homes erected onsite on a permanent foundation are not mobile or manufactured homes.
 - b. No building or structure shall be located within 75 feet of any North or South boundary line, or within 50 feet of any East or West boundary line.
 - c. No noxious or offensive activity shall be carried on upon any tract, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
 - d. Animals, livestock, other than swine, may be raised, bred or kept on these lands for the use of the occupants, but not for commercial production or sale.
 - e. Invalidation of any of these covenants by judgment or court order shall in no-wise affect any of the other provisions.



- f. Any violation, or attempted violation, of the foregoing covenants may be enjoined by any property owner who may be adversely affected thereby; and in such suit, damages may be claimed for any depreciation in land values to other lands caused by the violation or attempted violation of any of the aforesaid restrictive covenants.

IN WITNESS WHEREOF, the undersigned, being the President of the Association, has hereunto set my hand and seal this 21 day of November, 2014.

James M. McHargue
JAMES M. MCHARGUE, President

State of Florida, Leon County

This document was signed before me this 21st day of November, 2014 by James M. McHargue, who is personally known to me or who has produced Florida Driver's as identification.

License - M262-453-65-054-0

Lori S. Jackson
(Notary Public)



I, SUSAN SKORNIA, HEREBY CERTIFY that at a Special Meeting of the members of the Turkey Roost Mini-Farms Homeowners Association, Inc., held on the 4th day of September, 2014, a majority of the members of the Association approved the revitalization of the above covenants and restrictions.

Susan Skornia
SUSAN SKORNIA, Secretary

November 18, 2014.

State of Florida, Leon County

This document was signed before me this 18 day of November, 2014 by Susan Skornia, who is personally known to me or who has produced _____ as identification.

Lena Wright
(Notary Public)



All Names Alphabetically by Parcel- Turkey Roost Mini-Farms - 6/19/14 LCS

Parcel ID	Owner	Property Location	Property City	Brief Property Legal Description -from web site - TURKEY ROOST MINI FARMS UNREC
122415 E0030	DOUGLAS W ABRUZZO& SONIA D ABRUZZO	TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 8.21 A, LOT 3 BLOCK E, OR 1188/281 1284/1415
122415 B0130	WILLIAM H OR DORIS A ALBAUGH	BARNER WAY	Tallahassee, FL 32317	24 1N 2E & 19 1N 3E 3.8 A, LOT 13 BLOCK B, OR 1478/749
122415 B0011	TIMOTHY E & ANNE A ALLEN	1517 BAUM RD	Tallahassee, FL 32317	24 1N 2E 2.00 A, PART OF LOT 1 BLOCK B, OR 1595/1738
122415 F0051	MARY ANDERSON	11161 E PONY TRAIL	Tallahassee, FL 32317	24 1N 2E LOT 5 BLOCK F -POLICE OFFICER
122415 F0050	MARY ANDERSON	11161 E PONY TRAIL	Tallahassee, FL 32317	24 1N 2E LOT 5 BLOCK F -POLICE OFFICER
122415 F0060	TIMOTHY S & CHARITY JASELTON	11189 PONY TRLE	Tallahassee, FL 32317	24 1N 2E 9.377 AC, LOT 5 & 8 BLOCK F, OR 1277/905 1320/2086 1407/1325 1327 1532/10 2618/1980 1458/2041 4043/1474 4265/1401(UT)
122415 B0160	STEVEN C BABCOCK & CAROL ANN W BABCOCK	11026 PENNEWAW TRCE	Tallahassee, FL 32317	24 1N 2E 5.08 A, LOT 16 BLOCK B, OR 870/1640 1019/1470 1192/671 ,OR 1618/2230
122415 A0040	WILLIAM ED BARBER	11036 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 5 A, LOT 4 BLOCK A, OR 910/885
122415 B0010	FRANK & ELAINE BARTLETT	11004 PENNEWAW TRCE	Tallahassee, FL 32317	24 1N 2E 3.08 A, PART OF LOT 1 BLOCK B, OR 1368/1234 1394/1940 14623/1212, OR 1463/1215 2367/1525
122415 D0070	WILLIAM J & ELLEN LORRAINE BITTINGER	11180 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 3.93 A, LOT 7 BLOCK D, OR 1196/850 1338/195
122415 D0020	PANSY I BLAKE OR PHARON RUSS	11120 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 4.92 A, LOT 2 BLOCK D, OR 1400/2282
122415 E0080	LISA J & GLEN P BRADFORD	11142 PONY TRL W	Tallahassee, FL 32317	24 1N 2E 3.02 A, LOT 8 BLOCK E, OR 1417/780
122415 D0010	BOYD R BRUCE	11108 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 4.96 A, LOT 1 BLOCK D, OR 1132/872 1708/713
122415 E0060	DAVID J & DERYL J BUCHANAN	1530 MCLAWRENCE WAY	Tallahassee, FL 32317	24 1N 2E 3.08 AC, LOT 6 BLOCK E, OR 1283/1819 1314/627
122415 E0050	ROY H. & CONSUELO M BYLE	1538 MCLAWRENCE WAY	Tallahassee, FL 32317	24 1N 2E 3.66 A, LOT 5 BLOCK E, OR 1163/1186
122415 C0030	WILLIAM M & J H CARPENTER	11013 PENNEWAW TRCE	Tallahassee, FL 32317	24 1N 2E 5 A, LOT 3 BLOCK C, OR 1069/811 1599/2371 1663/1014
122415 C0040	WILLIAM M & J H CARPENTER	PENNEWAW TRCE	Tallahassee, FL 32317	24 1N 2E 5.01 A, LOT 4 BLOCK C, OR 1071/1195 1075/1222 1449/253 ,OR 1449/257 1547/2300 1550/1790
122415 A0030	GERALDINE K CARTER	11024 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 5 A, LOT 3 BLOCK A, OR 1854/502
122415 B0220	CHRISTINE ANN CICALTELLO	11098 PENNEWAW TRCE	Tallahassee, FL 32317	24 1N 2E 5.02 A, LOT 22 BLOCK B, OR 1070/1207 1409/850
122415 B0250	RICHARD E. & C.M. COATES	11134 PENNEWAW TRCE	Tallahassee, FL 32317	24 1N 2E 3.336 A, EAST 401.83 FT OF LOT 25 BLOCK B, OR 1221/2213 1598/564
122415 B0040	RAYMOND G & CAROLINE W COLLETTI	1541 BAUM RD	Tallahassee, FL 32317	24 1N 2E 2.98 A, LOT 4 BLOCK C, OR 1089/451
122415 B0150	CHRISTOPHER C CORRIE	11014 PENNEWAW TRCE	Tallahassee, FL 32317	24 1N 2E & 19 1N 3E 4.73 A, LOT 15 BLOCK B, OR 1049/2160 2054/169 170
122415 B0080	GLORIA CRITTENEN	11049 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E & 19 1N 3E 6.13 A, LOT 8 BLOCK B, OR 1067/1900 1458/316
122415 B0020	BARNEY EARL CRUTCHFIELD	1525 BAUM RD	Tallahassee, FL 32317	24 1N 2E 8.237 A, LOTS 2 & 3 BLOCK B, OR 1284/668 1346/2046 1408/980 982, OR 1408/984
122415 F0121	THOMAS E & SUE DENMARK	11181 PENNEWAW TRCE	Tallahassee, FL 32317	19 1N 3E 11.02 AC, LOT 12 BLOCK F ALSO LOT 45 BLOCK B OF OAKHILL FARMS UNIT 3 OR 1392/393 1416/158 1461/902
122415 D0030	DAVID R & CINDY G DICKINSON	11132 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 4.87 A, LOT 3 BLOCK D, OR 1288/1806 1957/647 2385/1475
122415 C0010	WALTER D DOBBINS	1501 BAUM RD	Tallahassee, FL 32317	24 1N 2E 10 A, LOTS 1 & 2 BLOCK C, OR 1038/197 , ENERGY EX 2210
122415 F0100	DONALDSON ALAN & LEAH	11183 PENNEWAW TRCE	Tallahassee, FL 32317	24 1N 2E LOT 10 BLOCK F -POLICE OFFICER
122415 A0020	GERALD M & JENNYETHEL ELLIOTT	TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 5.27 AC, LOT 2 BLOCK A, OR 1183/404 1301/1601 3621/1754
122415 A0065	STEVEN P. & ANNA J. FLEMING	11076 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 3 A, LOT 3 OF A LOT 2, 1.9 SUB, OR 910/893
122415 C0090	CHARLES & KAY B FLYNN	11085 PENNEWAW TRCE	Tallahassee, FL 32317	24 1N 2E 4.98 A, LOT 9 BLOCK C, OR 1786/79
122415 C0100	CHARLES & KAY B FLYNN	11087 PENNEWAW TRCE	Tallahassee, FL 32317	24 1N 2E 5 A, LOT 10 BLOCK C, OR 1086/1339
122415 C0110	CHARLES & KAY B FLYNN	11109 PENNEWAW TRCE	Tallahassee, FL 32317	24 1N 2E 5.00 A, LOT 11 BLOCK C, OR 1080/1064 2151/828
122415 D0040	HOYT M & CHRISTINE A FRIER	11144 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 4.72 A, LOT 4 BLOCK D, OR 1732/1819
122415 F0090	DAVID MICHAEL GIBSON	11047 PENNEWAW TRCE	Tallahassee, FL 32317	24 1N 2E 4.89 A, LOT 9 BLOCK F, OR 1186/853
122415 B0070	PAUL J. & JENNIFER D GRUBER JR.	11047 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 5.18 A, LOT 7 BLOCK B, OR 1081/807 1170/1821
122415 C0150	ANN C. HAGGERTY	11145 PENNEWAW TRCE	Tallahassee, FL 32317	24 1N 2E 5 A, LOT 15 BLOCK C, OR 877/1347 1168/1335
122415 F0070	Owner	Property Location	Property City	
122415 A0062	HARLAN J & CAROL M HILL	1519 BIG SKY WAY	Tallahassee, FL 32317	24 1N 2E & 19 1N 3E 3.83 A, LOT 7 BLOCK F, OR 1131/11
122415 C0080	NEIL A HINTZEN	11084 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 6 AC, PART OF LOT 6 BLOCK A, OR 1983/1348
122415 C0140	CHAD E OR KRISTINA C HOLLIDAY	11073 PENNEWAW TRCE	Tallahassee, FL 32317	24 1N 2E & 19 1N 3E 5.02 A, LOT 8 BLOCK C, OR 1381/2363 1907/836
		1503 HAGGERTY WAY	Tallahassee, FL 32317	24 1N 2E 5.01 A, LOT 14 BLOCK C, OR 982/508

122415 C0120	DENNIS E HOLLINGSWORTH	11121 PENNEWAW TRCE	Tallahassee, FL 32317	24 1N 2E 5.01 A, LOT 4 BLOCK C, OR 1618/89
122415 C0050	CAREY L & K M HUNTER	11037 PENNEWAW TRCE	Tallahassee, FL 32317	24 1N 2E & 19 1N 3E 5.01 A, LOT 5 BLOCK C, OR 1045/2122, OR 1130/658 2214/151
122415 D0050	PAMELA DENISE HUNTER	11156 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E & 4.25 A, LOT 5 BLOCK D, OR 1686/1438 2074/747 2127/83
122415 C0060	TAMMIE JOHNSON	11049 PENNEWAW TRCE	Tallahassee, FL 32317	24 1N 2E & 19 1N 3E 5.02 A, LOT 6 BLOCK C, OR 1130/658 2214/151
122415 E0090	DENISE KELLI JONES	1536 BIG SKY WAY	Tallahassee, FL 32317	24 1N 2E 3.82 A, LOT 9 BLOCK E, OR 1323/1356 2331/975
122415 B0120	DENISE KELLI JONES	TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E & 19 1N 3E 3.80 A, LOT 12 BLOCK B, OR 1336/2186
122415 E0020	DENISE KELLI JONES	MCLAWRENCE WAY	Tallahassee, FL 32317	24 1N 2E 2.94 AC, LOT 2 BLOCK E, OR 1293/1819 1314/627 3547/141
122415 B0230	TERRY L & LENA N LANGSTON	11110 PENNEWAW TRCE	Tallahassee, FL 32317	24 1N 2E 5.07 A, LOT 23 BLOCK B, OR 1817/584
122415 B0240	GLEN & SUSAN M. MANNING	11122 PENNEWAW TRCE	Tallahassee, FL 32317	24 1N 2E 3.22 A, LOT 24 BLOCK B, OR 1133/1032
122415 E0130	PEGGY HIGDON MATHEWS	1520 BIG SKY WAY	Tallahassee, FL 32317	19 1N 3E 3.47 A, LOT 13 BLOCK E, OR 1420/1739
122415 B0050	BOBBY L. & LINDA B MAXWELL	11023 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 3.252 A, LOT 5 BLOCK B, OR 1424/2206
122415 B0100	CONSTANCE C & JERALD D. MAYO	11073 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E & 19 1N 3E 4.92 A, LOT 10 BLOCK B, OR 1342/704 2001/1353
122415 E0110	THOMAS R. & ELIZABETH L. MCCAULEY TRUST	11143 PONY TRL W	Tallahassee, FL 32317	24 1N 2E 5.42 A, LOT 11 BLOCK E, OR 1273/435
122415 E0120	MCCAULEY THOMAS R. & ELIZABETH L TRUST	PONY TRL W	Tallahassee, FL 32317	24 1N 2E 3.31 A, LOT 12 BLOCK E, OR 1818/1104
122415 F0040	JAMES MCHARGUE JR	11198 PONY TRL E	Tallahassee, FL 32317	24 1N 2E 4.82 A, LOT 4 BLOCK F, OR 1316/1489
122415 F0020	MARCIA T. MCHARGUE TRUST	11203 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E & 19 1N 3E 8.22 A, LOT 2 BLOCK F, OR 1382/355 1957/1267
122415 F0010	MARCIA KIRKLAND MCHARGUE TAYLOR TRUST	11191 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 4.81 A, LOT 1 BLOCK F, OR 1317/2363
122415 F0030	MARCIA MCHARGUE TAYLOR TRUST	1535 BIG SKY WAY	Tallahassee, FL 32317	24 1N 2E 4.88 A, LOT 3 BLOCK F, OR 1182/2374
122415 E0040	DUSTIN METZ	11167 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 5.24 A, LOT 4 BLOCK E, OR 1682/184 1956/2057 2158/66
122415 C0130	JOHN R. JR. & ELEANOR K P MOTT	11133 PENNEWAW TRCE	Tallahassee, FL 32317	24 1N 2E 5.01 A, LOT 13 BLOCK C, OR 1915/957
122415 A0071	ROBERT G MUIR & MAUREEN E MUIR	11100 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 2.31 A, EAST 1/2 OF LOT 7 BLOCK A, OR 1350/2343 1727/1467
122415 D0080	STEVEN W COLLINS AND DANA C PARKER	11204 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 5.30 A, LOT 9 BLOCK D, OR 1158/1304 1211/1133 2076/1163
122415 B0210	ERIC W. PEAVY	11086 PENNEWAW TRCE	Tallahassee, FL 32317	24 1N 2E 5 A, LOT 21 BLOCK B, OR 1239/2045 1653/1033 1038, OR 2368/336
122415 B0200	WAYNE & C. PEAVY	11074 PENNEWAW TRCE	Tallahassee, FL 32317	24 1N 2E 5.07 A, LOT 20 BLOCK B, OR 971/296
122415 B0190	WAYNE & C. PEAVY	PENNEWAW TRCE	Tallahassee, FL 32317	24 1N 2E 5 A, LOT 19 BLOCK B, OR 1014/536
122415 A0050	MICHAEL S. & AMANDA C. PORTER	TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 4.71 A, LOT 5 BLOCK A, OR 910/903
122415 C0070	CHARLES & MARLENE REID	11061 PENNEWAW TRCE	Tallahassee, FL 32317	24 1N 2E & 19 1N 3E 5.02 A, LOT 7 BLOCK C, OR 1394/214
122415 B0170	NOREEN REILLY	11038 PENNEWAW TRCE	Tallahassee, FL 32317	24 1N 2E 10.10 A, LOTS 17 & 18 BLOCK B, OR 978/671 982/1056 1780/2059
122415 B0140	WAYNE H REYNOLDS	11085 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 6.34 AC, LOTS 11 & 14 BLOCK B, OR 1071/851 1270/1625 1271/634 1296/2263, OR 1323/1871 1343/241 1500/450
122415 A0061	DREW ROBERTS	11080 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 4.72 A, PART OF LOT 6 BLOCK A, OR 1205/715 1983/2078 1974/608
122415 E0010	VICKI J. SATTERWHITE	1546 MCLAWRENCE WAY	Tallahassee, FL 32317	24 1N 2E 3.82 A, LOT 1 BLOCK E, OR 1652/1036
122415 B0090	KAY SHIPP	11061 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 5.21 A, LOT 9 BLOCK B, OR 1064/2085 2088 2237/351
122415 B0060	JOE L & KAREN B SHIVER	11035 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 3.10 A, LOT 6 BLOCK B, OR 1280/1926
122415 E0100	LEE C & SUSAN C SKORNIJA	1529 MCLAWRENCE WAY	Tallahassee, FL 32317	24 1N 2E 3.33 A, LOT 10 BLOCK E, OR 1208/423 2234/1765
122415 F0110	KENNETH W SMITH	11169 PENNEWAW TRACE	Tallahassee, FL 32317	24 1N 2E LOT 11 BLOCK F - POLICE OFFICER
Parcel ID	Owner	Property Location	Property City	
122415 E0070	WILLIE & JEANNETTE SMITH	1537 MCLAWRENCE WAY	Tallahassee, FL 32317	24 1N 2E 3.01 A, LOT 7 BLOCK E, OR 1174/1362
122415 B0251	KENNETH B & KATHLEEN O SWANSON	11128 PENNEWAW TRCE	Tallahassee, FL 32317	24 1N 2E 2.23 A, WEST 275.74 FT OF LOT 25 BLOCK B, OR 1423/2151 1444/2268
122415 D0080	ROBERT L & FRIEDA W TANNER	11182 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 3.31 A, LOT 8 BLOCK D, OR 1631/2224
122415 A0064	KEVIN OR SUZANNE TUCKER	11072 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 6.81 A, LOT 2 OF A LOT 2, 1.9 SUB, OR 910/693
122415 A0070	RICHARD D & BETTY R WALL	11096 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 2.32 A, WEST 1/2 OF LOT 7 BLOCK A, OR 1344/1967 1727/489 1491, OR 2271/1634
122415 A0010	CHRISTINE M WILLIAMS	11000 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 2.0 A, S 2 AC OF LOT 1 BLOCK A, OR 1184/1057
122415 A0011	CHRISTINE M WILLIAMS		Tallahassee, FL 32317	24 1N 2E 3 AC., NORTHERLY 3 AC. OF LOT 1 BLOCK A, OR 1183/404 1301/1601
122415 A0063	VINCENT & ANGELA WILLIAMS	11060 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 5 A, LOT 1 OF A LOT 2, 1.9 SUB, OR 910/693
122415 D0060	WILLIAM W. & KATHY S. WRIGHT	11168 TUNG GROVE RD	Tallahassee, FL 32317	24 1N 2E 4.12 A, LOT 6 BLOCK D, OR 1680/1403

ALL NAMES ALPHABETICALLY BY PARCELS - TURKEY ROOST MINI FARMS 6/17/14 LCS