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CLERK OF CIRCUIT COURT  
LEON COUNTY, FLORIDA

**DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS  
EMERALD ACRES**

THIS DECLARATION, is made and executed this 26 day of September, 1995,  
by Emerald Acres Investments, Inc. whose address is 3404 E. MONROE, Tallahassee,  
Florida 32308, hereinafter referred to as "Declarant."

**WITNESSETH:**

WHEREAS, Declarant is the owner of certain property located in Leon County, Florida,  
and more particularly described in "Exhibit A" attached hereto and by reference made a part  
hereof.

NOW THEREFORE, Declarant hereby declares that all of the properties described in  
"Exhibit A" attached hereto 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 properties 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 Emerald Acres Homeowners'  
Association, Inc., a Florida non-profit corporation, its successors and assigns

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 real property described in  
"Exhibit A" attached hereto, and such additions thereto as may hereafter be brought within the  
jurisdiction of the Association.

Section 4. "Plat of Emerald Acres" shall mean and refer to the plat of Emerald Acres,  
a subdivision to be recorded in the Public Records of Leon County, Florida.

Section 5. "Common Area" shall mean all real property and/or easement rights  
(including the improvements thereto) owned and held by the Association for the common use and  
enjoyment of the Owners. The Common Area which will be owned by the Association shall  
consist of the easements described in this Declaration and any areas depicted on the Plat of  
Emerald Acres as Common Areas which have not been dedicated and accepted by the local  
governmental authority, except the roads and easements will be dedicated to and accepted by the  
County, who will maintain them. The Declarant shall deed any Common Areas to the  
Association on or before such time as seventy percent (70%) of the lots have been sold and  
conveyed by the Declarant. Additional real property may be conveyed to the Association for the  
common use and enjoyment of the Owners as the Properties are developed

Section 6. "Lot" shall mean and refer to each lot designated on the Plat of Emerald  
Acres.

Section 7. "Declarant" shall mean and refer to Emerald Acres Investments, Inc. his  
heirs, successors and assigns, if such heirs, successors or assigns should acquire more than one  
unimproved Lot from any Declarant for the purpose of development and such heir, successor or  
assign has received written assignment of such Declarant's rights hereunder. "Declarant" shall  
include the singular and plural as the context may require.

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

(b) 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 or to mortgage all or any part of the Common Area, provided, however, that no such dedication, transfer or mortgage shall be effective unless an instrument agreeing to such dedication, transfer or mortgage signed by two-thirds (2/3) of the 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 immediate family, his tenants, or contract purchasers who reside on the property.

Section 3. Board of Directors. The members shall be allowed to elect all directors of the Association on a one-vote-per-lot basis, and the first election shall be held before more than fifty percent (50%) of the Lots have been sold or conveyed by the Declarant.

## 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 one (1) class of voting membership which shall be all Owners, including the Declarant, and shall be entitled to one (1) 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

## ARTICLE IV COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation 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, (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided; and (3) special assessments against individual Owners under Article XVIII of this Declaration. The annual and special assessments, together with interest, costs, and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against which such assessment is made. Each such assessment, together with interest, costs, and reasonable attorneys' 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 improvements and maintenance of the Common Area

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 Two Hundred and No/100 Dollars (\$200.00) 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 twenty-five percent (25%) above the 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 twenty-five percent (25%) by a vote of two-thirds (2/3) of the members who are voting in person or by proxy, at a meeting duly called for this purpose, provided, however, the annual assessment may be increased above twenty-five percent (25%) without a vote of the membership if such increase is required to fund and pay for reasonable and necessary costs and expenses for maintaining the Common Areas

(c) The Board of Directors may increase the annual assessment at any time to 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 of two-thirds (2/3) of the members who are voting in person or by proxy at a meeting duly called for this purpose, provided, further, however, any such assessment shall not require such assent if the assessment is required to fund and pay for reasonable and necessary costs and expenses for maintaining the Common Areas.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Sections 3 and 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 a majority of all the votes of the members shall constitute a quorum. The quorum required for any action authorized by the Change in Maximum Annual Assessment Increase provision or Special Assessment provision shall be as follows: At the first meeting called, as provided in those provisions, the presence at the meeting of members or of proxies, entitled to cast a majority of all votes of the membership shall constitute a quorum. If the required is not forthcoming at said meeting, another meeting may be called, subject to the notice requirements, and the required quorum at any such subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting

Section 6. Uniform rate of Assessment and Collection. Both annual and special assessments, other than assessments under Article XVIII of this Declaration, shall be fixed at a uniform rate for all Lots. Assessments may be collected on an installment basis at the discretion of the Board of Directors and the Association

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, provided, however, the annual assessments shall begin within one (1) year from the date of this Declaration and shall include both maintenance costs and a reasonable contribution to a reserve account for future major repairs and/or replacements. 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 be sent to every Owner subject thereto. The due date of the annual assessment shall be January 1 of each year. 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 properly 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. Collection of Assessments; Effect of Nonpayment of Assessments; Remedies of the Association. Any assessment not paid when due shall bear interest at the rate of one percent (1%) over prime. The Association shall be entitled to collect from the Owner all legal costs, including a reasonable attorneys' fee, incurred by the Association in connection with or incident to collection of any assessment or in connection with the enforcement of the lien resulting therefrom. The Association may bring an action at law against the Owner personally obligated to pay the assessment, interest, fees and costs 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. The sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof or the bona fide conveyance to a mortgage

in satisfaction of a first mortgage 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.

Section 10. Exempt Property. All property dedicated to, and accepted by, a local public authority and all property owned by a charitable or non-profit organization exempt from taxation by the laws of the State of Florida shall be exempt from the assessments created herein, except no land or improvements devoted to the dwelling use shall be exempt from said assessments

#### ARTICLE V EASEMENTS AND DEDICATION

Section 1. Roadway, Utility and Drainage Easements. The Declarant hereby reserves, excepts, imposes, grants and creates non-exclusive, perpetual easements to and on behalf of the Declarant, the Association, the Owners, their grantees, heirs and successors in interest for ingress and egress, utility, drainage and landscape purposes as depicted on the Plat of Emerald Acres.

Section 2. Maintenance and Interference. Each easement provided for herein shall be maintained by the Association until such time as the property encumbered by the easement has been dedicated and accepted by local governmental authority and local governmental authority has assumed such maintenance. The local governmental authority shall not have responsibility for maintenance of the streets and street related drainage facilities located on the Properties unless and until the local governmental authority accepts such maintenance responsibility, and the local governmental authority shall not be responsible for utility trench lines or trench line failures. Within these easements, no structure, planting or other material which may interfere with the use and purpose of the easements shall be placed or permitted to remain

#### ARTICLE VI ARCHITECTURAL CONTROL

No building, fence, wall, outbuilding or other structure or improvement shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made, nor shall any material alteration, addition or deletion be made to the landscaping of a Lot, until the plans and specifications showing the nature, kind, shape, height, materials, location and all other reasonable detail 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 an architectural committee composed of three (3) or more representatives named in this Article or subsequently appointed by the Board of Directors of the Association (the "Architectural Committee"), as hereinafter provided. In the event the Architectural Committee fails to approve or disapprove the plans and specifications within sixty (60) days after the complete plans and specifications have been submitted to them in accordance with this Declaration, approval will not be required and this Article will be deemed fully complied with. In the event any improvement is destroyed in whole or in part, the improvement shall be reconstructed in accordance with the original plans and specifications approved by the Architectural Committee and any subsequently approved modifications thereto, or if the Owner desires to change the plans and specifications, all terms of this Declaration shall be complied with as if no improvement had been previously constructed. The initial Architectural Committee shall be Emerald Acres Investments, Inc., Sr. Douglas E. Turner and Teresa L. Turner who shall serve until all Lots are sold and transferred by the Declarant. With the exception of initial members, each member of the Architectural Committee must be an Owner. Thereafter, all members shall serve at the pleasure of the Board of Directors of the Association. All notices or submission requests to be given to the Architectural Committee shall be in writing delivered by mail to the principal registered office of the Association as from time to time set forth in the records of the office of the Secretary of the State of Florida, Corporate Division. Three copies of all such plans and specifications shall be furnished to the Architectural Committee. The plans and specifications shall include the following information

- (1) Building plans showing floor plans and front, side and rear elevations
- (2) Exterior finish schedule showing material, style, and color for all surfaces
- (3) Site plan showing location of buildings, drives, parking areas, sidewalks, and all other improvements
- (4) Landscape plan. The landscape plan may be submitted after construction commences, but must be approved by the Architectural Committee and implemented before occupancy
- (5) The contractor who will perform and be responsible for all work

The purpose of this Article in providing the Architectural Committee with the authority to approve or disapprove plans and specifications for all improvements constructed on the Lots is to maintain the value of all Lots and to protect all Owners against a diminution of value resulting from the construction of a residence or other structure incompatible with the proper development of the Properties. The disapproval of such plans and specifications shall be in the sole discretion of the Architectural Committee and shall be based upon the following factors:

- (1) Harmony of exterior design with existing or proposed improvements to the Lots.
- (2) General quality in comparison with the existing improvements to the Lots.
- (3) Location in relation to surrounding improvements.
- (4) Location in relation to topography.
- (5) Changes in topography.
- (6) Aesthetic considerations.

The Architectural Committee may establish and specify for any Lot, prior to construction, standards and requirements relating to excavation, dirt and fill storage, digging, backfilling, etc. for utility trenches and house construction, the color and composition of roofing materials, the color and composition of bricks or siding, and the style of architecture. Such standards and requirements may include, but are not necessarily limited to, the following: off-site storage of fill, dirt or construction debris; stockpiling of fill from utility trenches; backfilling utility trenches; and the general appearance of the houses. Such standards and requirements may vary from Lot to Lot and may be imposed by the Architectural Committee in its sole discretion to minimize disruption of trees, tree roots, existing ground cover, or other natural features. Indiscriminate grading or trenching will be strictly forbidden to minimize harm to natural features which protect and enhance the beauty and privacy of the entire Properties and to encourage the aesthetic standards of the neighborhood.

#### **ARTICLE VII LAND USE AND BUILDING TYPE**

No lot shall be used except for residential purposes and such other purposes set forth in this Declaration. No building or other improvement of any type shall be erected, altered, installed, placed or permitted to remain on any Lot other than a detached single family residence together with customary outbuildings and swimming pool as approved by the Architectural Committee

#### **ARTICLE VIII SUBDIVISION OF LOT**

No Lot shall be re-subdivided. This provision shall not, however, be construed to prohibit any Owner from conveying part of his Lot to the Owner of an adjacent Lot, provided that the Declarant has approved such conveyance in writing. Such approval shall be at the sole discretion of the Declarant.

#### **ARTICLE IX DWELLING SIZE**

No dwelling shall be permitted on any Lot unless the ground floor of the main area of the structure contains at least 1,400 square feet for a one-story dwelling, exclusive of open porches, patios, terraces, storage areas and garages, and at least 1,000 square feet for a dwelling of more than one story, exclusive of patios, terraces and other areas not under roof, but inclusive of open porches, storage areas and garages under roof, provided that the floor area of the entire dwelling contains at least 1,400 square feet, exclusive of all open porches, patios, terraces, storage areas and garages. No dwelling shall exceed two and one-half stories in height (excluding basements)

#### **ARTICLE X BUILDING DRIVEWAY AND FENCE LOCATION AND SIGHT RESTRICTIONS**

Building locations shall be approved by the Architectural Committee, provided, however, no building shall be located on any Lot: nearer than twenty-five (25) feet to the front Lot line; nearer than thirty (30) feet to the rear Lot line; nearer than ten (10) feet to a side-interior Lot line. For the purposes of this Article, eaves and steps shall not be considered as part of a building, provided, however, that this shall not be construed to permit any portion of a building to

encroach upon another site. No driveway shall be located nearer than five (5) feet to an interior lot line except a back-up or turn around pad may be located as near as one (1) foot to an interior Lot line. No fence shall be located nearer to the front lot line than the rear corners of the primary building or nearer than fifteen (15) feet to any road right of way. The location and design of any fence must be approved by the Architectural Committee in accordance with Article VI of this Declaration. No fence shall be located on any lot unless the installation, color and design of the fencing have been approved by the Architectural Committee. Fences shall be constructed of wood and may either be a 6' wood shadowbox privacy fence or a 4' wood picket fence. The detached single family residence shall face the street. No landscaping or other improvement which obstructs horizontal sight lines at elevations between two and six feet above the street shall be placed or permitted to remain on any Lot within any triangular area formed by street lines and a line connecting them at points twenty-five (25) feet from the intersection of street lines. In the case of a rounded corner, the twenty-five (25) feet shall be measured from the point formed by the extension of the street line to form an angle instead of a curve. The same sight line limitations shall apply to the area of every Lot within the ten (10) feet radius emanating from the intersection of any boundary line of a Lot with the edge of the driveway pavement. Trees may be planted and maintained within any of these areas if the foliage line is maintained at a sufficient height to prevent obstruction of such sight lines. The Architectural Committee may, in its sole discretion, grant variances to the restrictions provided for in this Article

#### **ARTICLE XI GARAGES AND CARPORTS**

Each building shall have a functional garage attached thereto which shall be designed to accommodate the parking of at least two (2) automobiles. The Owner of each Lot shall ensure that the garage door is kept closed at all times except when entering or exiting the garage. The declarant will allow one home at any given time to be used as a sales model, which may have the garage enclosed for use as a sales office. When the sales office is sold and closed the garage shall be converted to a functional two car garage.

#### **ARTICLE XII NUISANCES**

No noxious or offensive activity shall be carried upon any Lot or Common Area, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood

#### **ARTICLE XIII TEMPORARY STRUCTURES**

No structure of a temporary character, trailer, basement, tent, shack, garage, barn, storage building, or other outbuilding shall be used on any Lot at any time as a residence either temporarily or permanently.

#### **ARTICLE XIV SIGNS**

No sign of any kind shall be displayed to the public view on any Lot except one (1) professionally lettered sign of not more than five (5) square feet to advertise the property for sale or lease and except signs used by the Declarant to advertise Lots for sale. Notwithstanding the foregoing, the Declarant shall have the right to use such signs as the Declarant deems appropriate to promote the sale of improved or unimproved Lots. Any sign shall be mounted on a free-standing post or sign holder

#### **ARTICLE XV ANIMALS AND CROPS**

No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, provided, however, domestic dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose, and provided further that no more than

two (2) such pets shall be kept on any Lot without the approval of the Architectural Committee, and provided further that the Owner shall maintain such pets, and pens and structures intended for their use, in a clean and sanitary manner and in a manner which does not create a nuisance to other Owners. In furtherance and not in limitation of the foregoing, the owners of pets shall be responsible for removing from Lots and easement areas any excrement from their pets. No pen, doghouse or other structure intended for an animal shall be constructed or allowed to remain on any Lot unless approved by the Architectural Committee in accordance with Article VI of this Declaration. All pets shall at all times be confined within the Owner's dwelling, securely on a leash. There shall be no planting or maintenance of crops, vegetables or ornamental plants except for approved landscaping and except for domestic purposes. No garden area for crops or vegetables shall be visible from any street.

**ARTICLE XVI  
RADIO AND TELEVISION ANTENNA,  
SPORTS EQUIPMENT, FENCING AND TANKS**

No exterior radio, television or satellite-dish antenna may be installed on any portion of the Properties unless such installation and the size, color and design of the antenna have been approved by the Architectural Committee. Sports and play equipment, such as basketball goals and playground equipment shall be located to the rear of the dwelling in a manner in which it is not visible from any street. No tank for storage of fuel, water or other substance shall be placed or permitted to remain on any Lot unless the tank is buried and the location of the tank is approved by the Architectural Committee.

**ARTICLE XVII  
MAIL BOXES**

No mail or paper box or other receptacle of any kind for the use of delivery of mail, newspapers, magazines or similar materials shall be erected or located on the Properties unless and until the size, location and type of material for said boxes or receptacles shall have been approved by the Architectural Committee.

**ARTICLE XVIII  
EXTERIOR MAINTENANCE**

Each Owner shall maintain the landscaping, including the trees, shrubs and grass within the boundaries of his Lot, and the exterior of the building located on the Lot in a neat and attractive condition. If an Owner shall fail to maintain or make the repairs or replacements which are the responsibility of such Owner, then upon vote of a majority of the Board of Directors and after not less than ten (10) days' notice to the Owner, the Association shall have the right (but not the obligation) to enter upon such Lot and provide such maintenance or make such repairs or replacements as it deems necessary or appropriate, and the cost thereof shall be payable to the Association by such Owner within ten (10) days after the delivery to the Owner of a demand for payment. Amounts due hereunder may be enforced and collected together with interest and attorney's fees, in the manner assignments are enforced and collected under Article IV. For the purpose solely of performing the maintenance authorized by this paragraph, the Association's agents and employees shall have the right, after reasonable notice to the Owner, to enter upon any such Lot between the hours of 7:00 a.m. and 6:00 p.m.

**ARTICLE XIX  
BOATS, TRAILERS,  
RECREATIONAL VEHICLES AND ACTIVITIES**

No boat, trailer, motorcycle, motor home, camper, van, plane or recreational vehicle may be parked or stored on any street or on any Lot except within an enclosed garage. The pursuit of hobbies or other activities including, but not limited to, work on vehicles or other mechanical devices and woodworking, which tend to result in disorderly, unsightly or unkempt conditions, shall not be pursued or undertaken except within an enclosed garage.

**ARTICLE XX  
ACCESS TO OTHER PROPERTY**

Except for the Declarant, no Owner shall permit or otherwise allow any portion of any Lot to be utilized as an easement, roadway, driveway, street or other means or method of access, ingress or egress to areas or property not included within the Properties. The purpose of this provision is to preserve and protect the integrity of the exterior boundaries of the Properties, and to preclude and prohibit any break in those boundaries by any easement, roadway, driveway or street granted, permitted or otherwise created by any Owner other than the Declarant. The Declarant reserves the right to grant such easements or create such roadways upon land or lots owned by the Declarant as the Declarant, in the Declarant's sole discretion, determines necessary, appropriate or desirable.

**ARTICLE XXI  
VEHICLES PROHIBITED**

No two (2), three (3) or four (4) wheel motorized recreational vehicles, e.g., go cart, all terrain vehicle, etc., shall be operated on any portion of the Properties, provided, however, the Board of Directors or the Declarant may approve certain motorized vehicles designed so as not to disturb the neighborhood, such as electric golf carts, for transportation.

**ARTICLE XXII  
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 any Lot or other part of the Properties and shall not be kept except in sanitary containers located and installed in the manner approved by the Architectural Committee. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and shall not be visible from the street or from any private or common driveway except for those times designated for collection by the appropriate waste management and collection authority.

**ARTICLE XXIII  
GENERAL PROVISIONS**

**Section 1. Enforcement and Attorneys' Fees.** The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, including injunctive relief, all restrictions, conditions, covenants, reservations, liens, charges and obligations now or hereafter imposed by the provisions of this Declaration. In connection with such litigation, the prevailing party shall be entitled to recover all costs and expenses incurred in connection with such litigation, including reasonable attorneys' fees. Without limiting the generality of the foregoing, the prevailing party in any litigation to require the Association to perform its obligations in regard to annual assessments and the maintenance or repair of streets and other Common Areas or to require the Declarant to incorporate the Association or to perform any other action or obligation imposed on the Declarant pursuant to this Declaration shall be entitled to recover all costs and expenses incurred in connection with such litigation, including reasonable attorneys' fees. The failure of the Association or 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.

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

**Section 3. Annexation.** Additional residential property and common areas may be annexed to the Properties with the consent of two-thirds (2/3) of the members and the Declarant. Any such annexation shall subject said land to these covenants, conditions and restrictions, and the Owners of each Lot in such annexed area shall have the same rights, benefits, obligations and duties as the Owners of the Lots described in this Declaration.

**Section 4. Development by Declarant.** No provisions contained herein shall prevent Declarant, or Declarant's contractors or subcontractors from performing such work and activities as it deems necessary or advisable in connection with the development of the Properties, nor shall such provisions in any way prevent the Declarant from maintaining such sign or signs on the

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Properties as Declarant deems necessary or desirable for the sale or other disposition thereof, nor shall such provisions in any way prevent the use of a Lot and dwelling thereon as a model home and/or sales office including the use of the garage as a sales office thereby rendering the garage non-functional.

**Section 5. Amendment.** The covenants and restrictions of this Declaration shall run with and bind the land in perpetuity. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than eighty percent (80%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners. Any amendment of the provisions set forth in this Declaration to meet the requirements of Leon County Ordinance No. 90-12 shall require the written consent and joinder of Leon County, or a successor local government, unless and until the requirement of such consent and joinder has been eliminated by a duly elected ordinance of Leon County or a successor Local government. No amendment shall affect the priority of the lien of any first mortgage on any Lot over the lien of the assessments provided for herein unless the holder of the mortgage joins in the execution of the amendment. Any amendment must be recorded.

**Section 6. FHA/VA Approval.** As long as there are outstanding any mortgages insured or granted by the Federal Housing Administration or the Veterans Administration, 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 Declaration.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has caused this Declaration to be executed the day and the year first above written.

WITNESSES.

Emerald Acres Investments, Inc.

D. E. Turner  
Print or type name  
Linda H. Smith  
Print or type name

William G. Brown, Sr.  
William G. Brown, Sr.  
President

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 26 day of September, 1995, by Emerald Acres Investments, Inc. who is personally known to me or has produced \_\_\_\_\_ as identification

\* BY William G. Brown, Sr.,  
President

Linda H. Smith  
Signature  
Linda H. Smith  
Print or type name  
NOTARY PUBLIC  
My Commission # \_\_\_\_\_  
Expires: \_\_\_\_\_  
LINDA H. SMITH  
MY COMMISSION # CC410178 EXPIRES  
SEPTEMBER 27, 1998  
STEWART TITLE INSURANCE, INC.

OR 1848 PG 1981

LEGAL DESCRIPTION (Product of Survey)

COMMENCE at a concrete monument marking the Northwest corner of the East Half of the Southwest Quarter of the Northeast Quarter of Section 9, Township 1 North, Range 2 East, Leon County, Florida, and run South 89 degrees 56 minutes 56 seconds East 491.44 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, run South 89 degrees 56 minutes 54 seconds East 1683.28 feet to a concrete monument on the Westerly maintained boundary of Crump Road, thence Southerly along said maintained boundary as follows: South 19 degrees 41 minutes 41 seconds West 237.01 feet to an iron rod, thence South 18 degrees 02 minutes 35 seconds West 101.64 feet to an iron rod, thence South 15 degrees 14 minutes 51 seconds West 104.01 feet to an iron rod, thence South 13 degrees 51 minutes 21 seconds West 104.27 feet to an iron rod, thence South 10 degrees 53 minutes 57 seconds West 104.73 feet to an iron rod, thence South 08 degrees 12 minutes 37 seconds West 104.29 feet to an iron rod, thence South 04 degrees 49 minutes 39 seconds West 103.89 feet to an iron rod, thence South 02 degrees 20 minutes 02 seconds West 102.67 feet to an iron rod, thence South 03 degrees 54 minutes 50 seconds East 69.60 feet to an axle, thence South 02 degrees 35 minutes 22 seconds East 22.59 feet to an iron rod, thence South 00 degrees 01 minutes 17 seconds East 155.71 feet to an iron rod, thence South 00 degrees 58 minutes 46 seconds East 157.55 feet to an iron rod, thence South 25 degrees 49 minutes 55 seconds West 18.33 feet to a nail in the top of a fence post, thence leaving the Westerly maintained boundary of said Crump Road run North 89 degrees 50 minutes 43 seconds West 982.89 feet to a concrete monument, thence North 00 degrees 01 minutes 34 seconds West 354.55 feet to an iron pipe, thence North 89 degrees 41 minutes 10 seconds West 584.09 feet to an iron rod, thence North 05 degrees 25 minutes 27 seconds East 1000.88 feet to the POINT OF BEGINNING; containing 44.54 acres, more or less.

*DWH*  
 DAVID W. HUTCHESON  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA REGISTRATION NO. 5051

EMERALD ACRES BOUNDARY SURVEY EMERALD ACRES INVESTMENTS, INC.		CAPITAL ENGINEERING CONSULTANTS, INC.  1725 EAST MAHAN DRIVE, TALLAHASSEE, FLORIDA 32304 POST OFFICE BOX 1304, TALLAHASSEE, FLORIDA 32302 PHONE: (904) 668-9177 FAX (904) 650-4085
DATE APRIL 14, '95 SCALE 1" = 200' SHEET 3 of 3 JOB NO. 89-049	DWG. NO. EASV01LG DRAWN BY: M.P. CHECKED BY: D.W.H. FIELD NO. C.E.C. 6:32-34	

DR 1848 PG 1983

EXHIBIT "A"

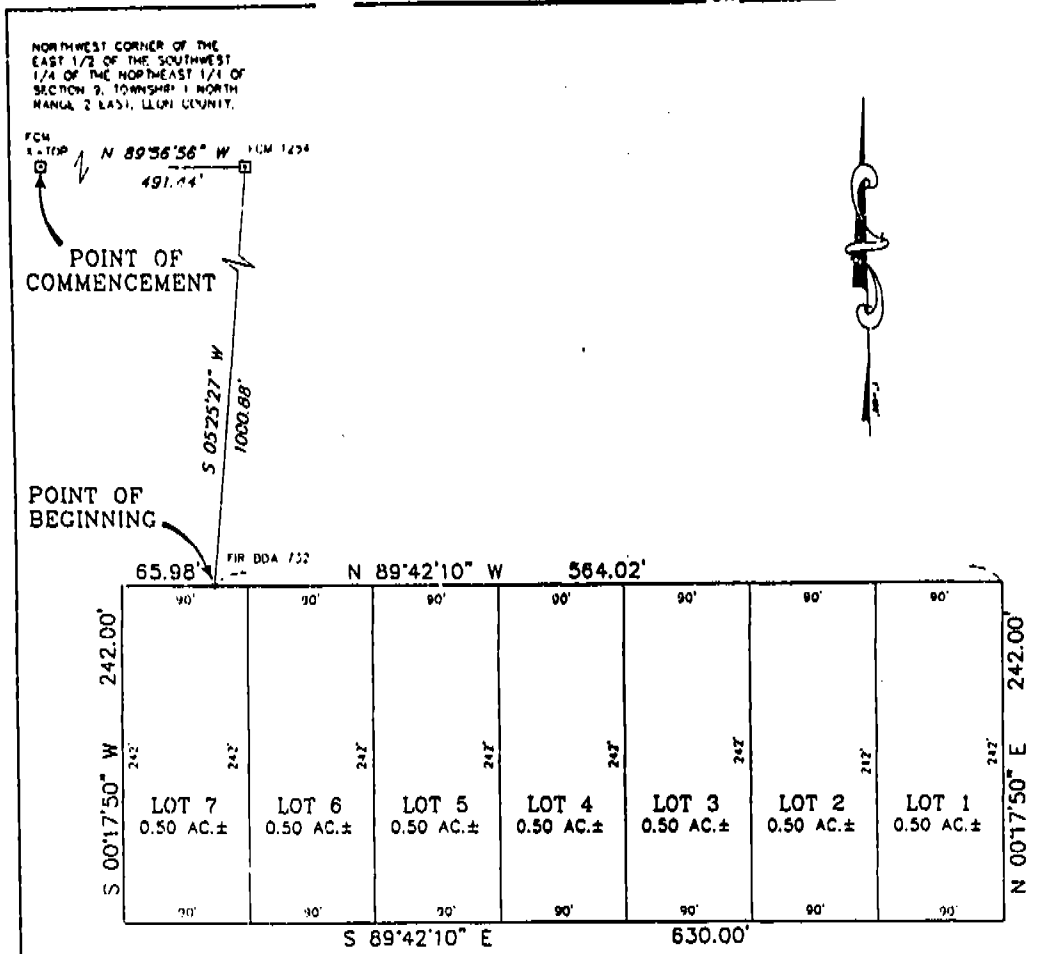
COMMENCE at the Northwest Corner of the East one-half of the Southwest one-fourth of the Northeast one-fourth of Section 9, Township 1 North, Range 2 East, Leon County, Florida, and run South 89 degrees 56 minutes 54 seconds East 491.42 feet; thence run South 05 degrees 24 minutes 37 seconds West 940.60 feet to the Northerly right of way boundary line of Opal Drive; thence run along said boundary line South 89 degrees 42 minutes 10 seconds East 30.12 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING continue along said right of way boundary line South 89 degrees 42 minutes 10 seconds East 142.76 feet to a point of curvature to the left; thence run 30.52 feet along the arc of said curve with a radius of 20.00 feet, a central angle of 87 degrees 25 minutes 58 seconds, and a chord bearing North 46 degrees 34 minutes 08 seconds East 30.52 feet in length, to a point of tangency and the Westerly right of way boundary line of Topaz Way; thence run along said right of way boundary line North 02 degrees 51 minutes 07 seconds East 90.99 feet; thence departing said right of way boundary line run North 89 degrees 42 minutes 10 seconds West 156.94 feet; thence run South 05 degrees 24 minutes 37 seconds West 110.44 feet to the POINT OF BEGINNING; said parcel containing 0.40 acres, more or less, and subject to a 10.00 foot wide utility easement parallel and adjacent to the right of way boundary lines of Opal Drive and Topaz Way.

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OR 1848PG1982



**LEGAL DESCRIPTION**

COMMENCE at a concrete monument marking the Northwest corner of the East Half of the Southwest Quarter of the Northeast Quarter of Section 9, Township 1 North, Range 2 East, Leon County, Florida, from said monument run thence South 89 degrees 56 minutes 56 seconds West 491.44 feet to a concrete monument, thence South 05 degrees 25 minutes 27 seconds West 1000.88 feet to an iron rod for the POINT OF BEGINNING. From said POINT OF BEGINNING run thence North 89 degrees 42 minutes 10 seconds West 65.98 feet, thence South 00 degrees 17 minutes 50 seconds West 242.00 feet, thence South 89 degrees 42 minutes 10 seconds East 630.00 feet, thence North 00 degrees 17 minutes 50 seconds East 242 feet, thence North 89 degrees 42 minutes 10 seconds West 564.02 feet to the POINT OF BEGINNING; containing 3.50 acres, more or less.

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL CONFORMS TO CHAPTER 61G17-6, F.A.C.

NOT A SURVEY

DAVID W. HUTCHESON  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 3051

LEGAL DESCRIPTION  
EMERALD ACRES PHASE II  
EMERALD ACRES INVESTMENTS, INC.

CAPITAL  
ENGINEERING  
CONSULTANTS, INC.

DATE: AUG 24, '95  
SCALE: 1" = 100'  
SHEET 1 OF 1  
XNO NO 95-219

DWG. NO. EAH-7LG  
DRAWN BY: P.A.W.  
CHECKED BY: D.W.H.  
FIELD BOOK: N/A

1725 EAST MAHAN DRIVE, TALLAHASSEE, FLORIDA 32308  
POST OFFICE BOX 1394, TALLAHASSEE, FLORIDA 32302  
PHONE: (904) 856-9177 FAX (904) 856-4065

OR 1848 PG 1984

EXHIBIT "A"

COMMENCE at the Northwest Corner of the East one-half of the Southwest one-fourth of the Northeast one-fourth of Section 9, Township 1 North, Range 2 East, Leon County, Florida, and run South 89 degrees 56 minutes 54 seconds East 491.42 feet; thence run South 05 degrees 24 minutes 37 seconds West 940.80 feet to the Northerly right of way boundary line of Opal Drive; thence run along said right of way boundary line South 89 degrees 42 minutes 10 seconds East 30.12 feet; thence departing said right of way boundary line run North 05 degrees 24 minutes 37 seconds East 110.44 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING run North 05 degrees 24 minutes 37 seconds East 103.41 feet; thence run South 89 degrees 42 minutes 56 seconds East 152.32 feet to the Westerly right of way boundary line of Topaz Way; thence run along said right of way boundary line South 02 degrees 51 minutes 07 seconds West 103.10 feet; thence departing said right of way boundary line run North 89 degrees 42 minutes 10 seconds West 156.94 feet to the POINT OF BEGINNING; said parcel containing 0.366 acres, more or less, and subject to a 10.00 foot wide utility easement lying adjacent to and parallel to the westerly right of way boundary line of Topaz Way and a 20.00 foot wide drainage easement lying adjacent and parallel to the northerly parcel boundary line described above.

RECORDING NOTICE  
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OR 1848 PG 1985

EXHIBIT "A"

COMMENCE AT THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-FOURTH OF THE NORTHEAST ONE-FOURTH OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA AND THENCE RUN SOUTH 89 DEGREES 56 MINUTES 54 SECONDS EAST 2174.68 FEET TO THE WESTERLY MAINTAINED RIGHT OF WAY BOUNDARY LINE OF CRUMP ROAD; THENCE RUN ALONG SAID RIGHT OF WAY BOUNDARY LINE SOUTH 19 DEGREES 41 MINUTES 15 SECONDS WEST 236.98 FEET; THENCE RUN SOUTH 18 DEGREES 05 MINUTES 01 SECONDS WEST 101.74 FEET; THENCE RUN SOUTH 15 DEGREES 13 MINUTES 33 SECONDS WEST 103.94 FEET; THENCE RUN SOUTH 13 DEGREES 49 MINUTES 29 SECONDS WEST 104.23 FEET; THENCE RUN SOUTH 10 DEGREES 57 MINUTES 01 SECONDS WEST 104.85 FEET; THENCE RUN SOUTH 08 DEGREES 13 MINUTES 52 SECONDS WEST 20.42 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING THENCE CONTINUE ALONG SAID RIGHT OF WAY BOUNDARY LINE SOUTH 08 DEGREES 13 MINUTES 52 SECONDS WEST 83.80 FEET; THENCE RUN SOUTH 04 DEGREES 50 MINUTES 31 SECONDS WEST 103.96 FEET; THENCE RUN SOUTH 02 DEGREES 18 MINUTES 37 SECONDS WEST 4.62 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY BOUNDARY LINE OF CRUMP ROAD RUN 31.79 FEET ALONG THE ARC OF SAID CURVE WITH A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 91 DEGREES 04 MINUTES 11 SECONDS, AND A CHORD BEARING OF SOUTH 47 DEGREES 49 MINUTES 57 SECONDS WEST 28.55 FEET IN LENGTH, AND ALONG THE NORTHERLY RIGHT OF WAY BOUNDARY LINE OF OPAL DRIVE TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY BOUNDARY LINE OF OPAL DRIVE NORTH 86 DEGREES 37 MINUTES 58 SECONDS WEST 52.15 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE RUN 24.34 FEET ALONG SAID RIGHT OF WAY BOUNDARY LINE AND THE ARC OF SAID CURVE WITH A RADIUS OF 696.24 FEET, A CENTRAL ANGLE OF 02 DEGREES 00 MINUTES 11 SECONDS, AND A CHORD BEARING OF NORTH 87 DEGREES 38 MINUTES 03 SECONDS WEST 28.55 FEET IN LENGTH, TO A POINT; THENCE DEPARTING SAID RIGHT OF WAY BOUNDARY LINE RUN NORTH 00 DEGREES 02 MINUTES 51 SECONDS WEST 206.11 FEET; THENCE RUN NORTH 89 DEGREES 57 MINUTES 09 SECONDS EAST 118.67 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 0.50 ACRES, MORE OR LESS, AND SUBJECT TO A 10.00 FOOT WIDE UTILITY EASEMENT LYING PARALLEL AND ADJACENT TO THE SAID NORTHERLY RIGHT OF WAY BOUNDARY LINE OF OPAL DRIVE AND THE SAID WESTERLY RIGHT OF WAY BOUNDARY LINE OF CRUMP ROAD.