

359608

OF REC. 771 PAGE 828

RECORDED IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA

MAR 23 3 19 AM 1976

A. T. H. HARTSFIELD  
CLERK OF CIRCUIT COURT

This instrument prepared by:  
Mallory E. Horne, Esquire  
Suite 800, Barnett Bank Building  
Tallahassee, Florida 32301

KILLEARN ESTATES

RESIDENTIAL

STATE OF FLORIDA,

COUNTY OF LEON:

March 16, 1976

KNOW ALL MEN BY THESE PRESENTS, That this Notice of Dues Increase is made and entered into on this \_\_\_\_ day of March, 1976, by KILLEARN PROPERTIES, INC., a Florida corporation, hereinafter referred to as "Developer",

W I T N E S S E T H:

WHEREAS, Developer is the owner and developer of real property in Leon County, Florida, commonly known as Killearn Estates and Kimberton, Unit No. 1, residential communities with permanent parks, lakes, playgrounds, open spaces and other common facilities for the benefit of Killearn Estates, Kimberton, Unit No. 1, thereof; and,

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

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

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

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<u>UNIT</u>	<u>O.R. BOOK</u>	<u>PAGE NO.</u>
14	530	492
15	465	230
16	550	719
	592	244
	700	606
17	493	230

As to Kimberton:

<u>UNIT</u>	<u>O.R. BOOK</u>	<u>PAGE NO.</u>
1	403	113

All owners and prospective purchasers of the several units of Killearn Estates and Kimberton, Unit No. 1 in Leon County, Florida, please take notice this reported change in homeowner assessments.

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

KILLEARN PROPERTIES, INC.

By: *J. T. Williams, Jr.*  
Its President

( CORPORATE SEAL )

Attest:

By: *Arleta S. Kerr*  
Its Secretary

STATE OF FLORIDA  
COUNTY OF LEON:

Before me personally appeared J. T. WILLIAMS, JR. and ARLETA S. KERR, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above named KILLEARN PROPERTIES, INC., a Florida Corporation, and severally acknowledged to and before me that they executed such instrument as such

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President and Secretary, respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this  
\_\_\_\_\_ day of March, A. D. 1976.

Quanita M. Hagan  
Notary Public

My commission expires \_\_\_\_\_ 1-29-79

359608

REC. 771 PAGE 828

RECORDED IN THE PUBLIC RECORDS OF LEON COUNTY FLORIDA

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A FILE HAS BEEN NOTED PAUL HARTSFIELD CLERK OF CIRCUIT COURT

This instrument prepared by:  
Mallory E. Horne, Esq.  
Suite 800, Barnett Bank Building  
Tallahassee, Florida 32301

KILLEARN ESTATES

RESIDENTIAL

STATE OF FLORIDA,

COUNTY OF LEON:

March 16, 1976

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W I T N E S S E T H:

WHEREAS, Developer is the owner and developer of real property in Leon County, Florida, commonly known as Killearn Estates and Kimberton, Unit No. 1, residential communities with permanent parks, lakes, playgrounds, open spaces and other common facilities for the benefit of Killearn Estates, Kimberton, Unit No. 1, thereof; and,

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

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

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

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

KILLEARN PROPERTIES, INC.

By: *J. T. Williams, Jr.*  
Its President

( CORPORATE SEAL )

Attest:

By: *Arleta S. Kerr*  
Its Secretary

STATE OF FLORIDA  
COUNTY OF LEON:

Before me personally appeared J. T. WILLIAMS, JR. and ARLETA S. KERR, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above named KILLEARN PROPERTIES, INC., a Florida Corporation, and severally acknowledged to and before me that they executed such instrument as such

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President and Secretary, respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this  
\_\_\_\_\_ day of March, A. D. 1976.

Charnice M. Hagan  
Notary Public

My commission expires \_\_\_\_\_ 1-29-79

SEE REC. 530 PAGE 492

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RECORDED IN THE PUBLIC  
RECORDS OF LEON CO. FLA.  
IN THE BOOK & PAGE IND.

KILLEARN ESTATES

JUN 20 9 05 AM 1972

RESIDENTIAL

AT THE TIME & DATE NOTED  
PAUL F. HANTSFIELD  
CLERK OF CIRCUIT COURT

DECLARATION OF COVENANTS AND RESTRICTIONS

STATE OF FLORIDA,  
COUNTY OF LEON,

KNOW ALL MEN BY THESE PRESENTS, That this Declaration of Covenants and Restrictions, made and entered into on this day of June, A. D. 1972, by KILLEARN PROPERTIES, INC., a Florida corporation, hereinafter referred to as Developer,

W I T N E S S E T H:

WHEREAS, Developer is the owner of the real property commonly known as Killearn Estates and desires to create therein a residential community with permanent parks, lakes, playgrounds, open spaces, and other common facilities for the benefit of the said community; and,

WHEREAS, Developer desires to provide for the preservation of the values and amenities in said community and for the maintenance of said parks, lakes, street lights, playgrounds, open spaces, and other common facilities, and, to this end, desires to subject the real property described in Exhibit "A" together with such additions as have been or may hereinafter be made thereto (as provided in Article I) to the covenants, restrictions, easements, charges and liens, hereinafter set forth, each and all of which is and are for the benefit of said property and each owner thereof; and,

WHEREAS, Developer has deemed it desirable, for the efficient preservation of the values and amenities in said community, to create an agency to which should be delegated and assigned the powers of maintaining and administering the community properties and facilities and administering and enforcing the covenants and restrictions and collecting and disbursing the assessments and charges hereinafter created; and,

WHEREAS, Developer has incorporated under the laws of the State of Florida, as a non-profit corporation, KILLEARN HOMES ASSOCIATION, for the purpose of exercising the functions aforesaid;

NOW, THEREFORE, the Developer declares that the real property described in Exhibit "A", and such additions thereto as may hereafter be made pursuant to Article I hereof, is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens (sometimes referred to as "covenants and restrictions") hereinafter set forth.

ARTICLE I  
PROPERTY SUBJECT TO THIS DECLARATION

Section 1. Existing Property. The real property which is, and shall be, held, transferred, sold, conveyed, and occupied subject to this Declaration is located in Leon County, Florida, contains 02.02 acres more or less, and is more particularly described in Exhibit "A" attached hereto.

Section 2. Additional properties in Killearn Estates may become subject to this Declaration by recordation of additional declarations containing essentially the same substance as the instant indenture in the sole discretion of Developer. Any sub-

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sequent Declarations of Covenants and Restrictions shall interlock all rights of Members to the Association to the end that all rights resulting to Members of the Killlearn Homes Association shall be uniform as between all units of Killlearn Estates.

**ARTICLE II**  
**DEFINITIONS**

Section 1. The following words when used in this Declaration or any Supplemental Declaration (unless the context shall prohibit) shall have the following meanings:

(a) "Association" shall mean and refer to the Killlearn Homes Association, Inc.

(b) "Board" shall mean and refer to the Board of Directors of the Killlearn Homes Association, Inc.

(c) "Building" shall include but not limited to, both the main portion of such building and all projections or extensions thereof, including garages, outside platforms and docks, carports, canopies, enclosed malls, porches, walls, docks, and fences.

(d) "Committee" shall mean and refer to the Architectural Control Committee.

(e) Common Properties shall mean and refer to those areas of land shown on any recorded subdivision plat of The Properties and intended to be devoted to the common use and enjoyment of the owners of The Properties.

(f) "Improvements" shall mean and include structures and construction of any kind, whether above or below the land surface, such as, but not limited to, buildings, out-buildings, water lines, sewers, electrical and gas distribution facilities, loading areas, parking areas, walkways, wells, fences, hedges, mass plantings, entrance ways or gates and signs.

(h) "Living Area" shall mean and refer to those heated and/or air conditioned areas which are completely finished as living area and which shall not include garages, carports, porches, patios, or storage areas.

(i) "Member" shall mean and refer to all those Owners who are members of the Association as provided in Article XXXI, Section 1, hereof.

(j) "Multifamily Structure" shall mean and refer to any building containing two or more Living Units under one roof except when each such living unit is situated upon its own individual site.

(k) "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any site situated upon The Properties but, notwithstanding any applicable theory of the mortgage, shall not mean or refer to the mortgagee unless and until such mortgagee has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure.

(l) "Site" shall mean a portion or contiguous portions of said property, which accommodate a single use or related uses under single control. After improvement to the site providing for residential use, "site" shall mean each residential living unit and its adjoining property. In areas zoned for single-family use, "site" shall mean and refer to any plot of land shown upon any recorded subdivision map of The Properties with the exception of Common Properties as heretofore defined.

REF: 530 20484  
(m) "The Properties" shall mean and refer to all such existing properties, and additions thereto, as are subject to this Declaration or any Supplemental Declaration under the provisions of Article I, hereof.

**ARTICLE III**  
**GENERAL PROVISIONS**

Section 1. Duration. The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by The Association, their respective legal representatives, heirs, successors, and assigns, for a term of fifty (50) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by the then-Owners of two-thirds of the sites has been recorded, agreeing to change said covenants and restrictions in whole or in part, provided, however, that no such agreement to change shall be effective unless made and recorded three (3) years 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 Member or 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 who appears as Member or Owner on the records of the Association 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 covenant or restriction, either to restrain violation or to recover damages, and against the land to enforce any lien created by these covenants; and failure by 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 4. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provision which shall remain in full force and effect.

**ARTICLE IV**  
**AMENDMENT OF DECLARATION OF COVENANTS**  
**AND RESTRICTIONS**

The Developer reserves and shall have the sole right (a) to amend these covenants and restrictions for the purpose of curing any ambiguity in or any inconsistency between the provisions contained herein, (b) to include in any contract or deed or other instrument hereafter made any additional covenants and restrictions applicable to the said land which do not lower standards of the covenants and restrictions herein contained, and (c) to release any building plot from any part of the covenants and restrictions which have been violated (including, without limiting the foregoing, violations of building restriction lines and provisions hereof relating thereto) if the Developer, in its sole judgment, determines such violation to be a minor or insubstantial violation.

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ARTICLE V  
ADDITIONAL COVENANTS AND RESTRICTIONS

No property owner, without the prior written approval of the Developer, may impose any additional covenants or restrictions on any part of the land described in Article I hereof.

ARTICLE VI  
ARCHITECTURAL CONTROL

No improvements, as defined herein, 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 in duplicate to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by an architectural control committee. The Architectural Control Committee shall have the absolute and exclusive right to refuse to approve any such building plans and specifications and site grading and landscaping plans which are not suitable or desirable in its opinion for any reason, including purely aesthetic reasons connected with future development plans of the Developer of said land or contiguous lands.

ARTICLE VII  
ARCHITECTURAL CONTROL COMMITTEE

**Membership.** The Architectural Control Committee is composed of two members to be appointed by the Developer and a third party to be appointed by the Association. A majority of the committee may designate a representative to act for it. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

**Procedure.** The Committee's approval, disapproval, or waiver as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with. At least ten days prior to the commencement of construction such plans and specifications shall be submitted to the Committee and shall consist of not less than the following: foundation plans, floor plans of all floors, section details, elevation drawings of all exterior walls, roof plan and plot plan showing location and orientation of all buildings and other structures and improvements proposed to be constructed on the building plot, with all building restriction lines shown. In addition, there shall be submitted to the Committee for approval a description of materials and such samples of building materials proposed to be used as the Committee shall specify and require.

ARTICLE VIII  
LAND USE AND BUILDING TYPE

No site shall be used except for residential and recreational purposes. Except in areas zoned for multi-family use, no building of any type shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height. When the construction of any building is once begun, work thereon shall be prosecuted diligently and continuously until the full completion thereof. The main residence and attached structures shown on the plans and specifications approved by the Committee must be completed in accordance with said plans and specifications upon each building plot unless such completion is rendered impossible as the direct result of strikes, fires, national emergencies or natural calamities.

ARTICLE IX  
TEMPORARY STRUCTURES

No structure of a temporary character, basement, tent, shack, garage, barn or other outbuilding of any type shall be located on any site at any time, except during approved construction.

Except in areas zoned for multi-family use, boats, trailers, campers, or other vehicles shall be parked or stored within the garage or placed behind the residence; however, in no event shall the vehicle be visible from the street which runs in front of the property.

ARTICLE X  
SINGLE-FAMILY LOT AREA AND WIDTH

No dwelling shall be erected or placed on any single-family site having a width of less than 80 feet at the place the dwelling is proposed to be erected nor shall any dwelling be erected or placed on any site having an area of less than 12,000 square feet.

ARTICLE XI  
SINGLE-FAMILY DWELLING QUANTITY AND SIZE

The ground floor area of the main structure, exclusive of one-story porches, garages, carports, and patios shall be not less than the area specified in Schedule "A", included herein.

In the event a structure contains more than one story, the ground floor must contain not less than 1200 square feet and must be completely finished as living area, and at least 600 square feet of the second floor area must be completely finished as living area. However, the total square footage must equal or exceed that of the required one story dwelling.

ARTICLE XII  
BUILDING LOCATION

(a) No building shall be located on any site nearer to the front property line, rear property line, or nearer to the side street line than the minimum building setback lines specified on any recorded plat or site plan. In any event, no building shall be located on any site nearer than 40 feet to the front property line, or nearer than 20 feet to any side property line, or as otherwise specified by the Committee.

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(b) No single-family dwelling shall be located nearer than 15 feet to an interior property line and must be at least 30 feet from an existing adjacent house. No single-family dwelling shall be located on any interior site nearer than 50 feet to the rear line.

(c) No driveway shall be located nearer than 5 feet to an interior property line except a back-up turn-around pad may be located as near as one foot to a property line.

(d) Except as otherwise provided herein, no fence of any kind shall be placed or constructed nearer to the front property line than the building set-back line or the front corner of the residence, whichever is greater. No fence shall be located nearer than 2 inches to an interior property line.

(e) No fence or prominent structure of any kind shall be permitted on the rear 50 feet of any site which has a rear property line adjacent to the Golf Course property. No fence or prominent structure of any kind shall be permitted on the rear 50 feet of any site which has a rear property line adjacent to a lake except that a fence may be constructed within 5 feet of and parallel to each side property line and extending to the rear property line.

(f) For the purpose of this covenant, eaves and steps shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building to encroach upon another site.

**ARTICLE XIII**  
**LAND NEAR PARKS AND WATER COURSES**

No building shall be placed nor shall any material or refuse be placed or stored on any site within 20 feet of the property line of any park or edge of any open water course, except that clean fill may be placed nearer provided that the natural water course is not altered or blocked by such fill.

**ARTICLE XIV**  
**EXTERIOR STRUCTURE MATERIALS**

The exterior structure material of exterior walls of dwellings must be at least two-thirds (2/3) brick or stone masonry, unless specifically waived in writing by the Committee.

**ARTICLE XV**  
**GARAGES AND CARPORTS**

Each Living Unit, except a multifamily structure, shall have a functional carport or garage attached to the residence which shall be screened on sides which are visible from the street, which runs in front of or adjacent to the property, in such a manner that objects located within the carport shall present a broken and obscured view from the outside thereof. All garage and carport entrances shall face the rear property line or a side property line that is not adjacent to a street. In no instance shall the entrance be permitted to face the front property line of the property.

**ARTICLE XVI**  
**DRIVEWAY AND WALKWAY CONSTRUCTION**

All driveways shall be constructed of concrete or "hot mix" asphalt. Where curbs are required to be broken for driveway entrances, the curb shall be repaired in a neat and orderly fashion and in such a way to be acceptable to the Committee. Except in areas zoned for multi-family use, all walkways and side-walks shall be constructed of concrete and have a minimum width of 30 inches.

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**ARTICLE XVII**  
**UTILITY CONNECTIONS AND TELEVISION ANTENNAS**

All house connections for all utilities including, but not limited to, water, sewerage, electricity, telephone and television shall be run underground from the proper connecting points to the building structure in such manner to be acceptable to the governing utility authority and the Committee

Exterior radio and television antenna installations must be approved in writing by the Committee.

**ARTICLE XVIII**  
**WATER SUPPLY**

No individual water supply system of any type shall be permitted on any site unless approved in writing by the Committee.

**ARTICLE XIX**  
**SEWAGE DISPOSAL**

No individual sewage disposal system shall be permitted on any site unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the State of Florida and Leon County Health Departments. Approval of such system as installed shall be obtained from such department of departments.

**ARTICLE XX**  
**GARBAGE AND REFUSE DISPOSAL**

No site 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 installed in such a manner to be acceptable to the Committee. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

**ARTICLE XXI**  
**WINDOW AIR-CONDITIONING UNITS**

No window air-conditioning units shall be installed in any side of a building, and all exterior heating and/or air-conditioning compressors or other machinery shall be located to the rear of the residence and not be visible from the street, in such a manner to be acceptable to the Committee.

**ARTICLE XXII**  
**MAIL BOXES**

No mail box or paper box or other receptacle of any kind for use in the delivery of mail or newspapers or magazines or similar material shall be erected or located on any building plot unless and until the size, location, design and type of material for said boxes or receptacles shall have been approved by the Committee. If and when the United States mail service or the newspaper or newspapers

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involved shall indicate a willingness to make delivery to wall receptacles attached to the residence, each property owner, on the request of the Committee, shall replace the boxes or receptacles previously employed for such purpose or purposes with wall receptacles attached to the residence.

**ARTICLE XXIII**  
**SIGNS**

No sign of any kind shall be displayed to the public view on any site except one sign of not more than five square feet advertising the property for sale or rent. All signs must be approved in writing by the Committee.

**ARTICLE XXIV**  
**PROTECTIVE SCREENING**

Protective screening areas are or shall be established as shown on the plat. Except as otherwise provided herein regarding street intersections under "Sight Distance At Intersections", planting, fences or walls shall be maintained throughout the entire length of such areas by the owner or owners of the sites at their own expense to form an effective screen for the protection of the residential area. No building or structure except a screen fence or wall or utilities or drainage facilities shall be placed or permitted to remain in such areas. No vehicular access over the area shall be permitted except for purpose of installation and maintenance of screening, utilities and drainage facilities.

**ARTICLE XXV**  
**SIGHT DISTANCE AT INTERSECTIONS**

No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines or, in the case of a rounded property corner, from the intersection of the property lines extended. The same sight-line limitations shall apply within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

**ARTICLE XXVI**  
**EASEMENTS**

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each site and all improvements in it shall be maintained continuously by the owner thereof, except for those improvements for which a public authority or utility company is responsible

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**ARTICLE XXVII**  
**BRIDLE TRAIL USE**

Bridle trail areas, if any, shown on the recorded plats of Killearn Estates are to be used only for such purpose, and for utility construction and maintenance. Bridle trails are to be kept clear of fences, shrubbery, gates and cattle crossings, leaves, grass trimmings, limbs or other refuse, and are to be kept in a manner to make possible the use of the bridle trails for horse back riding. In no instance shall the bridle trails be used as an access to carports, garages and driveways.

**ARTICLE XXVIII**  
**LIVESTOCK AND POULTRY**

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any site, 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 they are not allowed to wander or roam freely about the neighborhood.

**ARTICLE XXIX**  
**OIL AND MINING OPERATIONS**

No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any site, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any site. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, or maintained for any commercial purpose.

**ARTICLE XXX**  
**NUISANCES**

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

**ARTICLE XXXI**  
**MEMBERSHIP AND VOTING RIGHTS**  
**IN THE ASSOCIATION**

Section 1. Membership. Every person or entity who is a record owner of a fee or undivided fee, interest in any site which is subject to covenants of record to assessment by the Association shall be a member of the Association, provided that any such person or entity who holds such interest merely as a security for the performance of an obligation shall not be a member. The requirement of membership shall not apply to any mortgagee or third person acquiring title by foreclosure or otherwise, pursuant to the mortgage instrument, or those holding by, through or under such mortgagee or third person. The record owner may, at his option, designate that the occupant of a residential living unit be the member in his stead.

Section 2. Voting Rights. The Association shall have two classes of voting membership:

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Class A. Class A Members shall be all those owners as defined in Section 1 with the exception of the Developer. Class A Members shall be entitled to one vote for each single-family site, and, in the case of a multi-family site, one-half (½) vote for each residential living unit in which they hold the interests required for membership by Section 1. When more than one person holds such interest or interests in any site, all such persons shall be Members, and the vote for such site shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any such site.

Class B. Class B Members shall be the Developers. The Class B Member shall be entitled to two votes for each site in which it holds the interest required for membership by Section 1, provided that the Class B membership shall cease and become converted to Class A membership when the total votes outstanding in the Class A membership equals the total votes outstanding in the Class B membership, at which time the Class B membership shall be determined to be a Class A membership and entitled to vote as such.

**ARTICLE XXXII**  
**PROPERTY RIGHTS IN THE COMMON PROPERTIES**

Section 1. Members' Easements of Enjoyment. Subject to the provisions of Section 3, every Member shall have a right and easement of enjoyment in and to the Common Properties and such easement shall be appurtenant to and shall pass with the title to every site.

Section 2. Title to Common Properties. The Developer may retain the legal title to the Common Properties until such time as it has completed improvements thereon and until such time as, in the opinion of the Developer, the Association is able to maintain the same but, notwithstanding any provision herein, the Developer hereby covenants, for itself, its successors and assigns, that it shall convey the Common Properties to the Association not later than the 1st day of January 1985.

Section 3. Extent of Members' Easements. The rights and easements of enjoyment created hereby shall be subject to the following:

(a) the right of the Developer and of the Association, in accordance with its Articles and By-laws, to borrow money for the purpose of improving the Common Properties and in aid thereof to mortgage said properties. In the event of a default upon any such mortgage the lender shall have a right, after taking possession of such properties, to charge admission and other fees as a condition to continued enjoyment by the Members and, if necessary, to open the enjoyment of such properties to a wider public until the mortgage debt is satisfied whereupon the possession of such properties shall be returned to the Association and all rights of the Members hereunder shall be fully restored; and,

(b) the right of the Association, as provided in its Articles and By-laws, to suspend the enjoyment rights of any Member for any period during which any assessment remains unpaid, and for any period not to exceed thirty (30) days for any infraction of its published rules and regulations; and,

RE: 530 1502

(c) the right of the Association to charge reasonable admission and other fees for the use of the Common Properties; and,

(d) the right of the Association to dedicate or transfer all or any part of the Common Properties to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members, provided that no such dedication or transfer, determination as to the purposes or as to the conditions thereof, shall be effective unless an instrument signed by Members entitled to cast two-thirds (2/3) of the votes irrespective of class of membership has been recorded, agreeing to such dedication, transfer, purpose or condition, and unless written notice of the proposed agreement and action thereunder is sent to every Member at least ninety (90) days in advance of any action taken; and,

(e) the rights of Members of the Association shall in no wise be altered or restricted because of the location of the Common Property in a Unit of Killearn Estates in which such Member is not resident. Common Property belonging to the Association shall result in membership entitlement, notwithstanding the Unit in which the site is acquired, which results in membership rights as herein provided.

**ARTICLE XXXIII**  
**COVENANT FOR MAINTENANCE ASSESSMENTS**

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Developer, for each site owned by him within the Properties, hereby covenants and each Owner of any site by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other conveyance, be 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 fixed, established, and collected from time to time as hereinafter provided. The annual and special assessments, together with such interest thereon and costs of collection thereof as hereinafter provided, 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 such interest thereon and cost of collection thereof as hereinafter provided, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety, and welfare of the residents in The Properties and in particular for the improvement and maintenance of properties, services, and facilities devoted to the purpose and related to the use and enjoyment of the Common Properties and of the homes situated upon The Properties, including, but not limited to, the payment of taxes and insurance thereon and repair, replacement, and additions thereto, and for the cost of labor, equipment, materials, management and supervision thereof.

Section 3. Basis and Maximum of Annual Assessments. Until the year beginning January, 1973, the annual assessment

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shall be Thirty Dollars (\$30.00) per site. From and after January 1, 1973, the annual assessment may be increased by vote of the Members, as hereinafter provided, for the next succeeding three (3) years, and at the end of each such period of three (3) years for each succeeding period of three (3) years. Any Member, paying the annual dues on or prior to June 1 of the year in which same become due, shall be entitled to pay only the sum of Twenty-four Dollars (\$24.00). From and after June 1 of each year, the annual dues shall be Thirty Dollars (\$30.00). The assessment for any site of less than one fifth (1/5) of an acre shall be one half (1/2) of the assessment specified herein.

The Board of Directors of the Association may, after consideration of current maintenance costs and future needs of the Association, fix the actual assessment for any year at a lesser amount.

**Section 4. Special Assessments for Capital Improvements.** In addition to the annual assessments authorized by Section 3 hereof, 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 or reconstruction, unexpected repair or replacement of a described capital improvement upon the Common Properties, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of Class A Members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all Members at least thirty (30) days in advance and shall set forth the purpose of the meeting.

**Section 5. Change in Basis and Maximum amount of Annual Assessments.** Subject to the limitations of Section 3 hereof, and for the periods therein specified, the Association may change the maximum amount and basis of the assessments fixed by Section 3 hereof prospectively for any such period provided that any such change shall have the assent of two-thirds of the votes irrespective of class of Members who are voting in person or by proxy, at a meeting duly called for this purpose, written notice of which shall be sent to all Members at least thirty (30) days in advance and shall set forth the purpose of the meeting, provided further that the limitations of Section 3 hereof shall not apply to any change in the maximum amount and basis of the assessments undertaken as an incident to a merger or consolidation in which the Association is authorized to participate under its Articles of Incorporation and under Article I, Section 2 hereof.

**Section 6. Quorum for any Action Authorized Under Sections 4 and 5.** The quorum required for any action authorized by Sections 4 and 5 hereof shall be as follows:

At the first meeting called, as provided in Sections 4 and 5 hereof, the presence at the meeting of Members, or of proxies, entitled to cast sixty (60) per cent of all the votes of the membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirement set forth in Sections 4 and 5, and the required quorum at any such subsequent meeting shall be one-half of the required quorum at the preceding meeting, provided that no such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

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**Section 7. Date of Commencement of Annual Assessments.**  
**Due Dates.** The annual assessments provided for herein shall commence on the date (which shall be the first day of a month) fixed by the Board of Directors of the Association to be the date of commencement. No assessment shall be due until all promised improvements have been completed by the Developer and Warranty Deeds issued.

The first annual assessments shall be made for the balance of the calendar year and shall become due and payable on the day fixed for commencement. The assessments for any year, after the first year, shall become due and payable on the first day of April of said year.

The amount of the annual assessment which may be levied for the balance remaining in the first year of assessment shall be an amount which bears the same relationship to the annual assessment provided for in Section 3 hereof as the remaining number of months in that year bear to twelve. The same reduction in the amount of the assessment shall apply to the first assessment levied against any property which is hereafter added to the properties now subject to assessment at a time other than the beginning of any assessment period.

The due date of any special assessment under Section 4 hereof shall be fixed in the resolution authorizing such assessment.

**Section 8. Duties of the Board of Directors.** The Board shall fix the date of the commencement, and the amount of the assessment against each site, for each assessment period at least thirty (30) days in advance of such date or period and shall, at that time, prepare a roster of the properties and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Owner. Written notice of the assessment thereupon shall be sent to every Owner subject thereto.

The Association shall, upon demand, furnish at any time to any Owner liable for said assessment a certificate in writing signed by an officer of the Association, setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

**Section 9. Effect of Non-payment of Assessment: The Personal Obligation of the Owner; The Lien; Remedies of Association.** If the assessments are not paid on the date when due (being the dates specified in Section 7 hereof,) then such assessment shall become delinquent and shall, together with such interest thereon and cost of collection thereof as hereinafter provided, thereupon become a continuing lien on the property which shall bind such property in the hands of the then Owner, his heirs, devisees, personal representatives and assigns. The personal obligation of the then Owner to pay such assessment, however, shall remain his personal obligation for the statutory period and shall not pass to his successors in title unless expressly assumed by them.

If the assessment is not paid within thirty (30) days after the delinquency date, the assessment shall bear interest from the date of delinquency at the rate of six (6) per cent per annum.

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and the Association may bring an action at law against the Owner personally obligated to pay the same or to foreclose the lien against the property, and there shall be added to the amount of such assessment the cost of such action. In the event a judgment is obtained, such judgment shall include interest on the assessment as above provided and a reasonable attorney's fee to be fixed by the Court together with the costs of the action.

Section 10. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be absolutely subordinate to the lien of any first mortgage now or hereafter placed upon the properties subject to assessment. This subordination shall not relieve such property from liability for any assessments now or hereafter due and payable, but the lien thereby created shall be secondary and subordinate to any first mortgage as if said lien were a second mortgage, irrespective of when such first mortgage was executed and recorded.

Section 11. Exempt Property. The following property subject to this Declaration shall be exempted from the assessments, charges, and liens created herein: (a) all properties to the extent of any easement or other interest therein dedicated and accepted by the local public authority and devoted to public use; (b) all Common Properties as defined in Article 2 hereof; (c) all properties exempted from taxation by the laws of the State of Florida, upon the terms and to the extent of such legal exemption.

Notwithstanding any provisions herein, no land or improvements devoted to dwelling use shall be exempt from said assessments, charges or liens.

ARTICLE XXXIV  
EXTERIOR MAINTENANCE

Section 1. Exterior Maintenance. In addition to maintenance upon the Common Properties, the Association shall have the right to provide maintenance upon vacant sites and shall have the right to provide maintenance upon every improved site which is subject to assessment under Article 8 hereof. Such maintenance may include paint, repair, replace and care of roofs, gutters, downspouts, exterior building surfaces, and other exterior improvements. Such maintenance as to a vacant site may include the mowing of grass and weeds, the trimming of shrubs, or the removal of trash and litter.

Section 2. Assessment of Cost. The cost of such maintenance shall be assessed against the site upon which such maintenance is done and shall be added to and become part of the annual maintenance assessment or charge to which such site is subject under Article 33 hereof and, as part of such annual assessment or charge, it shall be a lien against said property as heretofore defined and limited, and a personal obligation to the Owner, as heretofore limited, and shall become due and payable in all respects as provided in Article 33 hereof.

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ARTICLE XXXV  
LAKES, BOATS, AND DOCKS

Section 1. Boats. Boats may be powered only by an outboard electric motor having a maximum of three (3) horsepower and shall be maintained and operated at all times in a safe manner according to the safety rules established by the Outboard Boating Club of America, U. S. Coast Guard, or other similar organizations.

Section 2. Landscaping. The dumping, filling, excavation, planting of spreading-type vines or other foliage, fencing, or the cutting of trees having a diameter of three (3) inches or more which would change the configuration of the shoreline or disturb the appearance and natural beauty of the shore within fifty (50) feet of the water's edge is prohibited.

Section 3. Dock Height. Docks shall be constructed perpendicular to the shoreline of any lake and be not more than one foot above the crest of the bank along the shoreline and in no event higher than two feet above the established water level.

Section 4. Dock Size and Shape. Docks shall have a flat, un-obstructed surface constructed of wood and a rectangular shape not to exceed twenty-five (25) feet in length and six (6) feet in width which shall be supported by either concrete or wood pilings, or as otherwise specified by the Committee.

Section 5. Dock Appearance. All wooden surfaces shall be painted and maintained so as to blend architecturally with the residence and the environment and present a neat, orderly, and well-kept appearance in a manner to be acceptable to the Architectural Control Committee.

Section 6. Prohibitions. Diving platforms, floating docks, oil drums, other buoyant objects or materials, ladders, hand railings, overhead electrical wiring, fishing methods employing the use of other than a hand-held device, and boat houses are specifically prohibited. Docks are specifically prohibited on any residential site abutting Lake Sheelin.

Section 7. Swimming. No swimming shall be permitted from any area deeded to the Killlearn Homes Association, Inc. Any owner of a site or sites abutting upon Lake Killarney, Lake Kanturk or any other lake who swims or permit others to swim from such site or sites shall do so at their own risk. Neither Killlearn Properties, Inc. nor Killlearn Homes Association, Inc. assume any responsibility for the purity of the water in Lake Killarney and Lake Kanturk or any damage resulting from their use.

Section 8. Authority and Responsibility. It shall be the sole responsibility of the Association to maintain the aesthetics of all lakes, the discharge of which jurisdiction shall entitle said Association to go on and upon all lakes and an area 20 feet upland from the mean high water mark of all lakes for the purpose of performing its responsibilities to the members and contributing owners.

Section 9. Permission to Improve. Permission is given to Killlearn Properties, Inc., its successors or assigns, to enter upon all lakes and install or otherwise construct any docks, ramp, pumping or drainage facility, and well and to improve all lakes. Permission to undertake such construction is granted by each purchaser of property bordering any lake.

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**SCHEDULE "A"**  
**Dwelling Quantity and Size**

Pursuant to the provisions of Article XI, the ground floor area of a single-story structure shall not be less than the following:

**Lots fronting on or adjacent to:**

- |                         |      |
|-------------------------|------|
| (A) Lake Kinsale:       | 2000 |
| (B) Lake Killarney:     | 2000 |
| (C) Shannon Lakes West: | 1800 |
| (D) All other lots:     | 1600 |

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IN WITNESS WHEREOF, said corporation has caused this instrument to be signed in its name by its President and its corporate seal to be hereunto affixed and attested by its Secretary, this 7<sup>th</sup> day of June, A. D. 1972.

KILLEARN PROPERTIES, INC.

(S E A L)

By [Signature]  
Its Vice President  
Noel F. Shumann

Attest:



[Signature]  
Its Secretary  
Barbara S. Withers

STATE OF FLORIDA

COUNTY OF LEON:

Before me personally appeared Noel F. Shumann, and Barbara S. Withers, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above named KILLEARN PROPERTIES, INC., a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such President and Secretary respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal, this 19<sup>th</sup> day of June, A. D. , 1972.

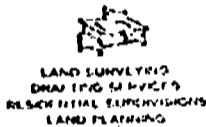
[Signature]  
NOTARY PUBLIC



(S E A L)

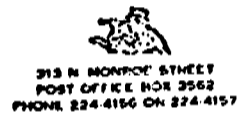
My Commission Expires 4-28-75  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES APR. 28, 1975  
GENERAL INSURANCE UNDERWRITERS, INC.

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**BROWARD DAVIS & ASSOC., INC.**

HOWARD P. DAVIS, PRESIDENT  
REGISTERED LAND SURVEYOR  
FLORIDA, GEORGIA, ALABAMA  
TALLAHASSEE, FLORIDA 32303



September 8, 1971

EXHIBIT "A"

KILLBARN PROPERTIES, INC.

Killbarn Estates Unit NO. 14

Begin at the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 1 East, Leon County, Florida (said point being located South 89 degrees 43 minutes 20 seconds West 1427.44 feet from a concrete monument marking the Northeast corner of the Northwest Quarter of said Section 34) and run thence North 89 degrees 43 minutes 20 seconds East along the Section line 488.92 feet, thence along the Westerly and Southerly boundary of Lake Kinsale as follows: South 12 degrees 01 minute 25 seconds East 135.57 feet, thence South 08 degrees 56 minutes 12 seconds West 62.61 feet, thence South 36 degrees 32 minutes 02 seconds West 230.48 feet, thence North 87 degrees 16 minutes 26 seconds West 202.32 feet, thence South 65 degrees 26 minutes 42 seconds East 356.77 feet, thence South 49 degrees 52 minutes 22 seconds East 233.76 feet, thence South 38 degrees 11 minutes 04 seconds East 287.66 feet, thence South 09 degrees 45 minutes 48 seconds West 130.78 feet, thence South 51 degrees 47 minutes 13 seconds West 324.94 feet, thence North 87 degrees 19 minutes 50 seconds West 85.83 feet, thence North 25 degrees 06 minutes 27 seconds West 255.70 feet, thence South 75 degrees 24 minutes 46 seconds West 118.12 feet, thence South 13 degrees 48 minutes 36 seconds East 293.0 feet, thence South 47 degrees 32 minutes 40 seconds East 90.16 feet, thence North 85 degrees 29 minutes 50 seconds East 283.70 feet, thence South 76 degrees 59 minutes 39 seconds East 252.74 feet, thence South 68 degrees 01 minute 25 seconds East 246.51 feet, thence North 77 degrees 48 minutes 43 seconds East 157.69 feet, thence North 70 degrees 42 minutes 16 seconds East 276.15 feet, thence South 85 degrees 24 minutes 23 seconds East 257.62 feet, thence South 57 degrees 03 minutes 23 seconds East 217.64 feet, thence leaving the boundary of said Lake Kinsale run South 17 degrees 28 minutes 10 seconds West 174.15 feet, thence South 36 degrees 37 minutes 09 seconds East 101.86 feet to a point on the Southerly boundary of Lake Killbarn, thence South 44 degrees 48 minutes 22 seconds East along said Southerly boundary 150.91 feet, thence South 50 degrees 28 minutes 50 seconds West 502.98 feet, thence South 29 degrees 21 minutes 14 seconds West 287.34 feet, thence South 00 degrees 00 minutes 58 seconds East 547.19 feet to

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Killearn Estates Unit No. 14  
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a point on the Northerly boundary of Killearn Estates Unit No. 10, a subdivision as per map or plat thereof, recorded in Plat Book 6, page 4 of the Public Records of Leon County, Florida, thence along the boundary of said Killearn Estates Unit No. 10 as follows: North 88 degrees 15 minutes 50 seconds West 564.10 feet to a concrete monument, thence North 68 degrees 42 minutes 50 seconds West 476.43 feet to an existing concrete monument, thence South 44 degrees 02 minutes 33 seconds West 102.61 feet, to an existing concrete monument marking the Southeast corner (also the most Easterly corner) of lot 8, Block "A1" of said Killearn Estates Unit No. 10, thence North 40 degrees 25 minutes West along the Northeasterly boundary of said lot 8 a distance of 89.48 feet to an existing concrete monument marking the Northeast corner (also the most Northerly corner) of said lot 8, thence North 22 degrees 24 minutes 30 seconds West 112.72 feet to a concrete monument, thence North 01 degrees 00 minutes 20 seconds East 333.76 feet to a concrete monument, thence North 88 degrees 59 minutes 40 seconds West 165.0 feet to a concrete monument, thence North 01 degree 00 minutes 20 seconds East 80.0 feet to a concrete monument, thence North 88 degrees 57 minutes 30 seconds West 275.91 feet to a concrete monument on the West boundary of the East Half of the Northwest Quarter of said Section 34, thence leaving the boundary of said Killearn Estates Unit No. 10 run North 00 degrees 35 minutes 16 seconds East along the West boundary of the East Half of the Northwest Quarter of said Section 34, a distance of 1434.84 feet to a concrete monument, thence North 00 degrees 36 minutes 32 seconds East along said West boundary 1229.17 feet to the Point of Beginning, containing 82.82 acres, more or less.



BISMARCK P. DAVIS  
Florida Registered Land Surveyor, No. 1254

