

RESTRICTIVE COVENANTS

312 415

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MAYNARD E. DOCKENDORF and ELEANORE A. DOCKENDORF, husband and wife; LAURIE L. DOZIER, SR. and MARY BROWN DOZIER, husband and wife; RICHARD M. BAKER, JR. and HELEN M. BAKER, husband and wife; ROBERT C. EARNEST and ROBERTA GRACE EARNEST, husband and wife; RICHARD M. DOZIER and BEVERLY H. DOZIER, husband and wife; and EUNICE B. DOCKENDORF, unmarried, the owners in fee simple of the following described real estate, situate in the county of Leon and State of Florida, to-wit:

Begin at the NE corner of Section 4, Township 1 North, Range 1 East, and run thence North 89°56'40" West along the Northern boundary of said Section 4 a distance of 1146.62 feet, thence run South 00°07'20" West 747.37 feet, thence South 36°12'20" West 1910.0 feet, thence South 69°49'10" West 106.06 feet, thence South 04°04' West 990.90 feet, thence North 89°51'40" East 2451.49 feet, thence North 0°06'40" West along the Eastern boundary of said Section 4, 3301.40 feet to the Point of Beginning, EXCEPTING THEREFROM, the following described roadway, to-wit: Commence at the NE corner of Section 4, Township 1 North, Range 1 East, and run thence North 89°56'40" West along the North boundary of said Section 4 a distance of 724.04 feet to the Point of Beginning. From said Point of Beginning run thence South 02°18' West 114.12 feet to a point of curve to the left, thence along said curve to the left with a radius of 637.28 feet, through a central angle of 23°20'40", for an arc distance of 259.65 feet to a point of reverse curve to the right, thence along said curve to the right with a radius of 1360.98 feet, through a central angle of 11°35', for an arc distance of 275.15 feet, thence South 09°27'40" East 463.11 feet to a point of curve to the right, thence along said curve to the right with a radius of 1462.83 feet, through a central angle of 15°30' for an arc distance of 395.73 feet, thence South 06°02'20" West 386.06 feet to a point of curve to the right, thence along said curve to the right with a radius of 949.57 feet, through a central angle of 22°45', for an arc distance of 377.04 feet, thence South 28°47'20" West 712.38 feet to a point of curve to the left, thence along said curve to the left with a radius of 465.02 feet, through a central angle of 44° for an arc distance of 357.11 feet, thence South 15°12'40" East 118.08 feet to the NW corner of Lot 1, Block "K" of Killearn Estates, Unit No. 3, a subdivision as per map or plat thereof recorded in Plat Book 5, page 12, of the Public Records of Leon County, Florida, and run thence South 89°51'40" West 62.14 feet to the NE corner of Lot 29, Block "A", of Killearn Estates, Unit No. 6, a subdivision as per plat or map thereof recorded in Plat Book 5, page 13, of the Public Records of Leon County, Florida, and run thence North 15°12'40" West 101.92 feet to a point of curve to the right, thence along said curve to the right with a radius of

102931  
RECORDED IN THE PUBLIC RECORDS OF LEON COUNTY, FLA.  
BY THE CLERK & NOTARY P.B.  
NOVEMBER - 2 PM 4:00

This instrument prepared by John K. Folsom of HOPKINS, FOLSOM & STENMEYER ATTORNEYS AT LAW LEWIS STATE BANK BLDG. TALLAHASSEE, FLA.

REF: 312 PAGE 416

525.02 feet, through a central angle of 44° for an arc distance of 403.19 feet, thence North 28°47'20" East 712.38 feet to a point of curve to the left, thence along said curve to the left with a radius of 889.57 feet, through a central angle of 22°45' for an arc distance of 353.21 feet, thence North 06°02'20" East 386.06 feet to a point of curve to the left, thence along said curve to the left with a radius of 1402.83 feet, through a central angle of 15°30' for an arc distance of 379.50 feet, thence North 09°27'40" West 463.11 feet, to a point of curve to the left, thence along said curve to the left with a radius of 1300.98 feet, through a central angle of 11°35' for an arc distance of 263.02 feet to a point of reverse curve to the right, thence along said curve to the right with a radius of 697.28 feet, through a central angle of 23°20'40" for an arc distance of 284.10 feet, thence North 02°18' East 111.76 feet to the North boundary of aforesaid Section 4, thence South 89°56'40" East along said North boundary 60.04 feet to the Point of Beginning, containing 4.76 acres, more or less,

make the following declaration of restrictions covering the above described real property, specifying that this declaration shall constitute a covenant running with the land, and that this declaration shall be binding upon the undersigned and upon all persons deraining title through the undersigned. These restrictions, during their lifetime, shall be for the benefit of and limitation upon all present and future owners of the real property.

1. No tract shall be used except for residential purposes.
2. Not more than one stable may be constructed or maintained on any one tract and horses may not be kept on any tract consisting of less than three acres.
3. No building shall be erected, placed or altered on any tract until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee, as to quality of workmanship and materials, harmony of the external design with existing structures and location with respect to topography and finished grade elevation.
4. The Architectural Control Committee is composed of

Laurie L. Dozier, Sr. . . . . and . . . . Richard M. Dozier

In the event of death or resignation of any member of the Committee, the then record owners of a majority of the tracts shall have the power through a

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& STEINMEYER  
ATTORNEYS AT LAW  
LEWIS STATE BANK BLDG.  
TALLAHASSEE, FLA.

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written instrument, signed by them, to change the membership of the Committee or to designate successor members. 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 these covenants.

5. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee or its designated representative, fails to approve or disapprove within thirty days after plans and specifications have been submitted to or, in any event, if no suit to enjoin the construction has been commenced prior to its completion, approval will not be required and the related covenants shall be deemed to have been complied with fully.

6. No dwelling shall be constructed on a tract having an area of less than 43,560 square feet (1 acre) and such tract shall not be less than 200 feet in width at the front building setback line. No dwelling shall be erected nearer than 100 feet to the front lot line. No dwelling shall be erected nearer than 25 feet to any interior lot line, nor nearer than 25 feet to any side street line, nor nearer than 25 feet to any rear lot line, except on tracts that abut the ravine on the West portion of said property. In such instances dwellings may be closer than 25 feet to the rear lot line when approved by the Architectural Control Committee. The ground floor for one story buildings, exclusive of porches and garages, shall be not less than 2,000 square feet, nor less than 1,600 square feet, exclusive of porches and garages, for the ground level of a dwelling of more than one story.

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

8. No noxious or offensive activity shall be carried on on any tract, nor shall anything be done on it that may be or become an annoyance or nuisance to the neighborhood.

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& STEINMEYER  
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LEWIS STATE BANK BLDG.  
TALLAHASSEE, FLA.

25-312 10-618

9. No animals, livestock, or poultry of any kind, except up to four horses on a tract consisting of not less than three acres, shall be raised, bred or kept on any tract, except dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose, and provided, further, that the sale of offspring from one household pet shall not be considered as keeping such animal for commercial purposes.

10. No signs shall be displayed to the public on any tract except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

11. No tract shall be used or maintained as a dumping ground for rubbish.

12. No individual sewage disposal system shall be permitted on any tract unless it meets the requirements, standards and recommendations of the State of Florida and Leon County Health Department.

13. All garage and carport entrances shall face either a side lot line or a rear lot line. This section also relates to screening of carports where sides of the carport are visible from the street.

14. Any dwelling must be at least two-thirds brick or stone masonry, unless waived in writing by the Architectural Control Committee.

15. Unless prior approval of the Architectural Control Committee has been obtained, no window air conditioning units shall be installed in any side of a building which faces a street.

16. The owners reserve and shall have the sole right (a) to amend these covenants and restrictions for the purpose of correcting any ambiguity or inconsistency between the provisions contained herein, (b) to include in any contract, deed or other instrument hereafter made any additional covenants and restrictions applicable to the situation, and (c) to release any building plot from any part of the covenants and restrictions violated if the owners, in their

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& STEINMEYER  
ATTORNEYS AT LAW  
LEWIS STATE BANK BLDG.  
TALLAHASSEE, FLA.

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sole judgment, determine such violation to be a minor or unsubstantial violation.

18. No property owner, without the prior written approval of the Architectural Control Committee, may impose any additional covenants or restrictions on said property or any part hereof.

It is contemplated that the owners of the above described property will subdivide said property into small building tracts of varying size. It is the intent of the parties hereto that no building tract shall be smaller than 43,560 square feet in area.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded, after which time they shall be extended automatically for successive periods of ten years, unless an instrument signed by a majority of the then owners of the tracts has been recorded, agreeing to change the covenants in whole or in part, or terminating them.

Enforcement shall be by action at law or in equity against any person or persons violating or attempting to violate any covenants, either to restrain violation or to recover damages.

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

IN WITNESS WHEREOF, we have set our hands and seals this 3 day of April, A. D., 1968.

Signed, sealed and delivered in the presence of:

Edward J. Gray

Maynard E. Dockendorf  
As to Maynard E. Dockendorf  
and Eleanore A. Dockendorf

Maynard E. Dockendorf (Seal)  
MAYNARD E. DOCKENDORF

Eleanore A. Dockendorf (Seal)  
ELEANORE A. DOCKENDORF

HOPKINS, FOLSOM  
& STENMEYER  
ATTORNEYS AT LAW  
LEWIS STATE BANK BLDG.  
TALLAHASSEE, FLA.

88-312 NGE420

John K. Leon

Laure L. Dozier, Sr. (Seal)  
LAURIE L. DOZIER, SR.

Paul E. Dockendorf  
As to all other owners,  
except Maynard E. Dockendorf,  
Eleanore A. Dockendorf and  
Eunice B. Dockendorf

Mary Brown Dozier (Seal)  
MARY BROWN DOZIER

Richard M. Baker, Jr. (Seal)  
RICHARD M. BAKER, JR.

Helena M. Baker (Seal)  
HELEN M. BAKER

Robert C. Earnest (Seal)  
ROBERT C. EARNEST

Roberta Grace Earnest (Seal)  
ROBERTA GRACE EARNEST

Richard M. Dozier (Seal)  
RICHARD M. DOZIER

Beverly H. Dozier (Seal)  
BEVERLY H. DOZIER

Ann W. Elder

Eunice B. Dockendorf (Seal)  
EUNICE B. DOCKENDORF

Mary B. Dockendorf  
As to, Eunice B. Dockendorf

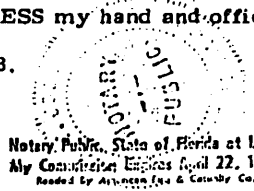
STATE OF FLORIDA  
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MAYNARD E. DOCKENDORF and ELEANORE A. DOCKENDORF, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same.

WITNESS my hand and official seal this 5 day of April

A. D., 1968.

HOPKINS, FOLSOM  
& STEINMEYER  
ATTORNEYS AT LAW  
LEWIS STATE BANK BLDG.  
TALLAHASSEE, FLA.



John B. [Signature]  
Notary Public, State of Florida at Large  
My commission expires: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF LEON

REC-712 421

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared LAURIE L. DOZIER, SR. and MARY BROWN DOZIER, husband and wife; RICHARD M. BAKER, JR. and HELEN M. BAKER, husband and wife; ROBERT C. EARNEST and ROBERTA GRACE EARNEST, husband and wife; RICHARD M. DOZIER and BEVERLY H. DOZIER, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same.

WITNESS my hand and official seal this 30th day of April,  
A. D., 1968.

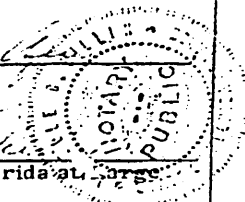


*Carol E. Parks*  
Notary Public, State of Florida at Large  
My commission expires: 12-15-69

STATE OF FLORIDA  
COUNTY OF BREVARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared EUNICE B. DOCKENDORF, unmarried, to me known to be the person described in and who executed the foregoing instrument, and she acknowledged before me that she executed the same.

WITNESS my hand and official seal this 5th day of April,  
A. D., 1968.



*Sylvia L. ...*  
Notary Public, State of Florida at Large  
My commission expires:

NOTARY PUBLIC STATE OF FLORIDA at LARGE  
MY COMMISSION EXPIRES NOV. 13, 1968  
BORNED THROUGH FRED W. DISTELHORST

HOPKINS, FOLSOM  
& STEINMEYER  
ATTORNEYS AT LAW  
LEWIS STATE BANK BLDG.  
TALLAHASSEE, FLA.

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

500 319  
REC: 600 75319

DEC 15 3 07 AM 1971

MODIFICATION OF RESTRICTIVE COVENANTS

AT THE TIME & DATE NOTED  
PAUL F. HANTON, CLERK  
CLERK OF CIRCUIT

WHEREAS, MAYNARD E. DOCKENDORF and ELEANORE A. DOCKENDORF, husband and wife; LAURIE L. DOZIER, SR. and MARY BROWN DOZIER, husband and wife; RICHARD M. BAKER, JR. and HELEN M. BAKER, husband and wife; ROBERT C. EARNEST and ROBERTA GRACE EARNEST, husband and wife; RICHARD M. DOZIER and BEVERLY H. DOZIER, husband and wife; and EUNICE B. DOCKENDORF, unmarried, have previously executed restrictive covenants on real property owned by them, which restrictive covenants were recorded on May 2, 1968, in Official Record Book 312, page 415, Public Records of Leon County, Florida, and

WHEREAS, the said parties have agreed to modify such restrictive covenants, and

WHEREAS, a portion of the property covered by said restrictive covenants has been conveyed to RICHMOND BARRETT BAKER, who by executing this Modification of Restrictive Covenants indicates his consent to such modification,

NOW, THEREFORE, it is agreed, in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, that those certain Restrictive Covenants recorded in Official Record Book 312, page 415, Public Records of Leon County, Florida, are modified as follows:

1. The first sentence of Restrictive Covenant No. 4 is changed to read as follows: "The Architectural Control Committee is composed of Douglas Nichols and Millard Noblin."

2. Restrictive Covenant No. 6 is changed to read as follows:

"6. No dwelling shall be constructed on a tract having an area of less than 12,000 square feet, and such tract shall not be less than 80 feet in width at the front building setback line except where prohibited by street arrangement. No dwelling shall be erected nearer than 40 feet to the front lot line. No dwelling shall be erected nearer than 10 feet to any interior lot line, nor nearer than 25 feet to any existing dwelling, nor nearer than 25

Insured by  
John C. Truett  
TRUETT & WAINES  
Attorneys at Law  
Tallahassee, Florida

REC: 500 PAGE 320

feet to any side street line, nor nearer than 25 feet to any rear lot line. The ground floor of one-story buildings, exclusive of porches and garages, shall not be less than 1,200 square feet, nor less than 1,000 square feet, exclusive of porches and garages, for the ground level of a dwelling of more than one story."

3. Restrictive Covenant No. 13 is amended by adding the following language: "except where a lot is under 105 feet in width, in which event a garage may face the front property line provided it has a garage door."

4. The second paragraph on Page 5 of said Restrictive Covenants is amended by changing the last sentence thereof to read: "It is the intent of the parties hereto that no building tract shall be smaller than 12,000 square feet in area."

IN WITNESS WHEREOF, the said RICHMOND BARRETT BAKER and his wife, ROSEMARY ANDERSON BAKER, hereto have executed this Modification of Restrictive Covenants, the 3<sup>rd</sup> day of December, 1971.

Witnesses:

Charles J. Whitkins  
Notary Public  
As to Richmond Barrett Baker

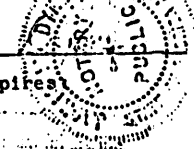
Richmond Barrett Baker (SEAL)  
RICHMOND BARRETT BAKER

Charles J. Whitkins  
Notary Public  
As to Rosemary Anderson Baker

Rosemary Anderson Baker (SEAL)  
ROSEMARY ANDERSON BAKER

STATE OF FLORIDA  
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared RICHMOND BARRETT BAKER and ROSEMARY ANDERSON BAKER, his wife, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged before me the execution of the same. WITNESS my hand and official seal, in county and state last aforesaid this 3<sup>rd</sup> day of December, 1971.

Charles J. Whitkins  
Notary Public  
My Commission expires  


252221

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

OFF. REC. 500 PAGE 321

DEC 15 10 08 AM 1971

AT THE TIME & DATE OF MODIFICATION OF RESTRICTIVE COVENANTS  
PAUL F. HARTSFIELD  
CLERK OF CIRCUIT COURT

WHEREAS, MAYNARD E. DOCKENDORF and ELEANORE A. DOCKENDORF, husband and wife; LAURIE L. DOZIER, SR. and MARY BROWN DOZIER, husband and wife; RICHARD M. BAKER, JR. and HELEN M. BAKER, husband and wife; ROBERT C. EARNEST and ROBERTA GRACE EARNEST, husband and wife; RICHARD M. DOZIER and BEVERLY H. DOZIER, husband and wife; and EUNICE B. DOCKENDORF, unmarried, have previously executed restrictive covenants on real property owned by them, which restrictive covenants were recorded on May 2, 1968, in Official Record Book 312, page 415, Public Records of Leon County, Florida, and

WHEREAS, the said parties have agreed to modify such restrictive covenants, and have executed a modification agreement which is being recorded simultaneously, and

WHEREAS, a portion of the property covered by said restrictive covenants has been conveyed to SUZANNE M. DAVIES, a minor, who by the execution of this Modification of Restrictive Covenants by her Guardian indicates said minor's consent to such modification,

NOW, THEREFORE, it is agreed, in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, that those certain Restrictive Covenants recorded in Official Record Book 312, page 415, Public Records of Leon County, Florida, are modified as follows:

1. The first sentence of Restrictive Covenant No. 4 is changed to read as follows: "The Architectural Control Committee is composed of Douglas Nichols and Millard Noblin."

2. Restrictive Covenant No. 6 is changed to read as follows:

"6. No dwelling shall be constructed on a tract having an area of less than 12,000 square feet, and such tract shall not be less than 80 feet in width at the front building setback line except where prohibited by street arrangement. No dwelling shall be erected nearer than 40 feet to the front lot line. No dwelling

OFF: 500 PAGE 322  
REC:

shall be erected nearer than 10 feet to any interior lot line, nor nearer than 25 feet to any existing dwelling, nor nearer than 25 feet to any side street line, nor nearer than 25 feet to any rear lot line. The ground floor of one-story buildings, exclusive of porches and garages, shall not be less than 1,200 square feet, nor less than 1,000 square feet, exclusive of porches and garages, for the ground level of a dwelling of more than one story."

3. Restrictive Covenants No. 13 is amended by adding the following language: "except where a lot is under 105 feet in width, in which event a garage may face the front property line provided it has a garage door."

4. The second paragraph on Page 5 of said Restrictive Covenants is amended by changing the last sentence thereof to read: "It is the intent of the parties hereto that no building tract shall be smaller than 12,000 square feet in area."

IN WITNESS WHEREOF, the parties hereto have executed this Modification of Restrictive Covenants, the 14<sup>th</sup> day of Dec, 1971.

Witnesses:

Walter A. Kusi  
Lavin Allen

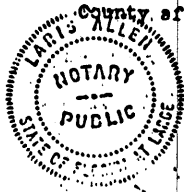
Mrs. Gordon M. Davies  
MRS. GORDON M. DAVIES, JR.  
AS GUARDIAN FOR SUZANNE M.  
DAVIES, A MINOR

OFF REC: 500 PAGE 323

STATE OF FLORIDA  
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MRS. GORDON L. DAVIES, JR., Guardian of SUZANNE M. DAVIES, a minor, to me known to be the person described in and who executed the foregoing instrument, and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the State and County aforesaid, this 10th day of December, 1971.



Larry Allen  
Notary Public, State of Florida  
at Large.

My commission expires: \_\_\_\_\_  
Notary Public, State of Florida at Large  
My Commission Expires Sept. 11, 1974



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shall be erected nearer than 10 feet to any interior lot line, nor nearer than 25 feet to any existing dwelling, nor nearer than 25 feet to any side street line, nor nearer than 25 feet to any rear lot line. The ground floor of one-story buildings, exclusive of porches and garages, shall not be less than 1,200 square feet, nor less than 1,000 square feet, exclusive of porches and garages, for the ground level of a dwelling of more than one story."

3. Restrictive Covenants No. 13 is amended by adding the following language: "except where a lot is under 105 feet in width, in which event a garage may face the front property line provided it has a garage door."

4. The second paragraph on Page 5 of said Restrictive Covenants is amended by changing the last sentence thereof to read: "It is the intent of the parties hereto that no building tract shall be smaller than 12,000 square feet in area."

IN WITNESS WHEREOF, the parties hereto have executed this Modification of Restrictive Covenants, the \_\_\_ day of \_\_\_\_\_, 197\_\_.

Witnesses:

*David J. Foreman*

*Karen Beth Baker Forey* (SEAL)  
KAREN BETH BAKER FOREY

STATE OF COLORADO  
COUNTY OF

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared KAREN BETH BAKER FOREY to me known to be the person described in and who executed the foregoing instrument and who acknowledged before me the execution of the same.

WITNESS my hand and official seal in county and state last aforesaid this 9th day of December, 1971.



*Sharon J. Strand*  
Notary Public

My Commission expires: 10-29-73  
10-29-73

502/702

502/702

MODIFICATION OF RESTRICTIVE COVENANTS

WHEREAS, EDWARD E. DOCKENDORF and ELEANORE A. DOCKENDORF, husband and wife; LAURIE L. DOZIER, SR. and MARY BROWN DOZIER, husband and wife; RICHARD M. BAKER, JR. and HELEN M. BAKER, husband and wife; ROBERT C. EARNEST and ROBERTA GRACE EARNEST, husband and wife; RICHARD M. DOZIER and BEVERLY H. DOZIER, husband and wife; and EUNICE B. DOCKENDORF, unmarried, / have and SARAH DOZIER COONS, previously executed restrictive covenants on real property owned by them, which restrictive covenants were recorded on May 2, 1968, in Official Record Book 312, page 415, Public Records of Leon County, Florida, and

WHEREAS, the said parties have agreed to modify such restrictive covenants, and

WHEREAS, a portion of the property covered by said restrictive covenants has been conveyed to CLAUDE M. ANDREWS and ANNIE ROYAL ANDREWS, his wife; a portion of said property has been conveyed to ROBERT L. ATKINS and CAROL G. ATKINS, his wife; and a portion of said property has been conveyed to CORA H. HILL and SUZANNE M. DAVIES, a minor, all of the last-named parties joining in the execution of the Modification of Restrictive Covenants to indicate their consent to such modification,

NOW, THEREFORE, it is agreed, in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, that those certain Restrictive Covenants recorded in Official Record Book 312, page 415, Public Records of Leon County, Florida, are modified as follows:

1. The first sentence of Restrictive Covenant No. 4 is changed to read as follows: "The Architectural Control Committee is composed of Douglas Nichols and Millard Noblin."
2. Restrictive Covenant No. 6 is changed to read as follows:

253153  
RECORDED IN THE PUBLIC  
RECORDS OF LEON COUNTY  
IN THE YEAR 1972  
JAN 3 4 1972  
AS THE TRUE AND CORRECT  
PAUL J. HANCOCK  
CLERK OF CIRCUIT COURT

REF: 502 PAGE 703

"6. No dwelling shall be constructed on a tract having an area of less than 13,300 square feet, and such tract shall not be less than 80 feet in width at the front building setback line except where prohibited by street arrangement. No dwelling shall be erected nearer than 40 feet to the front lot line. No dwelling shall be erected nearer than 10 feet to any interior lot line, nor nearer than 25 feet to any existing dwelling, nor nearer than 25 feet to any side street line, nor nearer than 25 feet to any rear lot line. The ground floor of one-story buildings, exclusive of porches and garages, shall not be less than 1,200 square feet, nor less than 1,000 square feet, exclusive of porches and garages, for the ground level of a dwelling of more than one story."

3. Restrictive Covenants No. 13 is amended by adding the following language: "except where a lot is under 105 feet in width, in which event a garage may face the front property line provided it has a garage door."

4. The second paragraph on Page 5 of said Restrictive Covenants is amended by changing the last sentence thereof to read: "It is the intent of the parties hereto that no building tract shall be smaller than 13,300 square feet in area."

IN WITNESS WHEREOF, the parties hereto have executed this Modification of Restrictive Covenants, the \_\_\_\_ day of \_\_\_\_\_, 197\_\_.

Witnesses:

[Signature]  
As to Maynard E. Dockendorf  
[Signature]  
As to Eleanor A. Dockendorf  
[Signature]  
As to Laurie L. Dozier Sr.  
[Signature]  
As to Mary Brown Dozier

[Signature] (SEAL)  
MAYNARD E. DOCKENDORF  
[Signature] (SEAL)  
ELEANOR A. DOCKENDORF  
[Signature] (SEAL)  
LAURIE L. DOZIER, SR.  
[Signature] (SEAL)  
MARY BROWN DOZIER

1952 10000 10000

Witnesses:

[Signature]  
As to Richard M. Baker, Jr.

[Signature]  
As to Helen H. Baker

[Signature]  
As to Robert C. Earnest

[Signature]  
As to Roberta Grace Earnest

[Signature]  
As to Richard M. Dozier

[Signature]  
As to Beverly H. Dozier

[Signature]  
As to Eunice B. Dockendorf

[Signature]  
As to Claude M. Andrews

[Signature]  
As to Annie Royal Andrews

[Signature]  
As to Robert L. Atkins

[Signature]  
As to Carol G. Atkins

[Signature]  
As to Cora H. Hill

As to

[Signature]  
As to Sarah Dozier Coons

[Signature] (SEAL)  
RICHARD M. BAKER, JR.

[Signature] (SEAL)  
HELEN M. BAKER

[Signature] (SEAL)  
ROBERT C. EARNEST

[Signature] (SEAL)  
ROBERTA GRACE EARNEST

[Signature] (SEAL)  
RICHARD M. DOZIER

[Signature] (SEAL)  
BEVERLY H. DOZIER

[Signature] (SEAL)  
EUNICE B. DOCKENDORF

[Signature] (SEAL)  
CLAUDE M. ANDREWS

[Signature] (SEAL)  
ANNIE ROYAL ANDREWS

[Signature] (SEAL)  
ROBERT L. ATKINS

[Signature] (SEAL)  
CAROL G. ATKINS

[Signature] (SEAL)  
CORA H. HILL

(SEAL)  
AS GUARDIAN FOR SUZANNE M. DAVIES,  
A MINOR

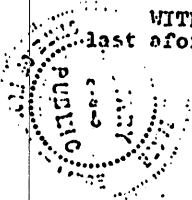
[Signature] (SEAL)  
SARAH DOZIER COONS

OFF: 502 PAGE 765  
REC:

STATE OF FLORIDA  
COUNTY OF LEON DADE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared  
MAYNARD B. DOCKENDORF  
to me known to be the person described in and who executed the foregoing instrument and who acknowledged before me the execution of the same.

WITNESS my hand and official seal in the County and State last aforesaid this 10 day of December, 1971.

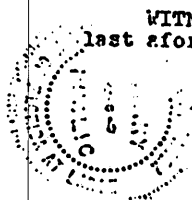


Barbara M. Barber  
Notary Public, State of Florida at Largo.  
My commission expires: 11/9/74

STATE OF FLORIDA  
COUNTY OF LEON DADE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared  
ELEANORE A. DOCKENDORF  
to me well known to be the person described in and who executed the foregoing instrument and who acknowledged before me the execution of the same.

WITNESS my hand and official seal in the County and State last aforesaid this 10 day of December, 1971.



Barbara M. Barber  
Notary Public, State of Florida at Largo.  
My commission expires: 11/9/74

STATE OF FLORIDA  
COUNTY OF LEON

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared  
LAURIE L. DOZIER, SR.  
to me well known to be the person described in and who executed the foregoing instrument and who acknowledged before me the execution of the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of November, 1971.



Robert W. Lewis  
Notary Public, State of Florida at Largo.  
My commission expires: April 12, 1972  
4/12/74

FF: 502 and 700

STATE OF FLORIDA  
COUNTY OF LEON

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

MARY BROWN BOSTER  
to me known to be the person described in and who executed the foregoing instrument and who acknowledged before me the execution of the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of November, 1971.



Robert W. King  
Notary Public, State of Florida at  
Large.

My commission expires: April 12 1972

4/12/72

STATE OF FLORIDA  
COUNTY OF LEON

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

RICHARD M. BAKER, JR.  
to me well known to be the person described in and who executed the foregoing instrument and who acknowledged before me the execution of the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of November, 1971.

William B. Groat  
Notary Public, State of Florida at  
Large.

My commission expires: 4/25/75

4/25/75

STATE OF FLORIDA  
COUNTY OF LEON

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

HELEN M. BAKER  
to me well known to be the person described in and who executed the foregoing instrument and who acknowledged before me the execution of the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of November, 1971.

William B. Groat  
Notary Public, State of Florida at  
Large.

My commission expires: 4/25/75

4/25/75

OFF: 502 PAGE 707  
REC:

STATE OF FLORIDA  
COUNTY OF LEON

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared  
**ROBERT C. EARNEST**  
to me known to be the person described in and who executed the foregoing instrument and who acknowledged before me the execution of the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of November, 1971.

*William A. Grant*  
Notary Public, State of Florida at  
Large.  
My commission expires: \_\_\_\_\_



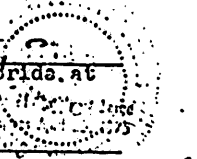
4/25/75

STATE OF FLORIDA  
COUNTY OF LEON

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared  
**ROBERTA GRACE EARNEST**  
to me well known to be the person described in and who executed the foregoing instrument and who acknowledged before me the execution of the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of November, 1971.

*William A. Grant*  
Notary Public, State of Florida at  
Large.  
My commission expires: \_\_\_\_\_



4/25/75

STATE OF FLORIDA  
COUNTY OF LEON

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared  
**RICHARD M. DOZIER**  
to me well known to be the person described in and who executed the foregoing instrument and who acknowledged before me the execution of the same.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of November, 1971.

*Cecil E. Pugh*  
Notary Public, State of Florida at  
Large.  
My commission expires: 12-18-73



12/18/73

ALL 502 PAGE 708

STATE OF FLORIDA  
COUNTY OF LEON

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared BEVERLY H. DOZIER to me known to be the person described in and who executed the foregoing instrument and who acknowledged before me the execution of the same.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of November, 1971.



Curt E. Parks  
Notary Public, State of Florida at Large.

My commission expires: 12-14-73

STATE OF FLORIDA  
COUNTY OF LEON BREVARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared EUNICE B. DOCKENDORF to me well known to be the person described in and who executed the foregoing instrument and who acknowledged before me the execution of the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of Dec, 1971.



Ann Marie Clark Wood  
Notary Public, State of Florida at Large.

My commission expires: 15 July 1975

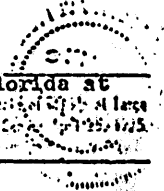
STATE OF FLORIDA  
COUNTY OF LEON

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared CLAUDE M. ANDREWS to me well known to be the person described in and who executed the foregoing instrument and who acknowledged before me the execution of the same.

WITNESS my hand and official seal in the County and State last aforesaid this 50th day of November, 1971.

William B. Moore  
Notary Public, State of Florida at Large.

My commission expires: 4/25/75



4/25/75

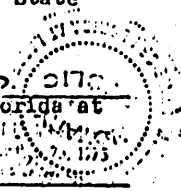
OFF: 502 PAGE 709  
REC:

STATE OF FLORIDA  
COUNTY OF LEON

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared ANNIE ROYAL ANDREWS to me known to be the person described in and who executed the foregoing instrument and who acknowledged before me the execution of the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of November, 1971.

*William A. Munt*  
Notary Public, State of Florida at Large.  
My Commission Expires 3/3/73



STATE OF FLORIDA  
COUNTY OF LEON

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared ROBERT L. ATKINS to me well known to be the person described in and who executed the foregoing instrument and who acknowledged before me the execution of the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of December, 1971.

*William A. Munt*  
Notary Public, State of Florida at Large.  
My commission expires: 3/3/73  
Notary Public, State of Florida at Large.  
My Commission Expires Mar. 3, 1973.

4/25/75



STATE OF FLORIDA  
COUNTY OF LEON

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared CAROL G. ATKINS to me well known to be the person described in and who executed the foregoing instrument and who acknowledged before me the execution of the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of December, 1971.

*William A. Munt*  
Notary Public, State of Florida at Large.  
My commission expires: 3/3/73  
Notary Public, State of Florida at Large.  
My Commission Expires Mar. 3, 1973.



3/3/73

RE 502 720

STATE OF FLORIDA  
COUNTY OF LEON

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared  
CORA H. HILL  
to me known to be the person described in and who executed the foregoing instrument and who acknowledged before me the execution of the same.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of December, 1971.

Dolores L. Bagg  
Notary Public, State of Florida at Large.

My commission expires: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF LEON

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared  
to me well known to be the person described in and who executed the foregoing instrument and who acknowledged before me the execution of the same.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 197 .

\_\_\_\_\_  
Notary Public, State of Florida at Large.

My commission expires: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared  
to me well known to be the person described in and who executed the foregoing instrument and who acknowledged before me the execution of the same.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 197 .

\_\_\_\_\_  
Notary Public, State of Florida at Large.

My commission expires: \_\_\_\_\_

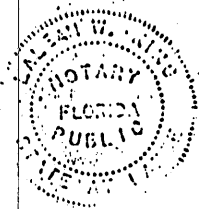
1/12/74

REF: 502 PAGE 731

STATE OF FLORIDA  
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared SARAH DOZIER COONS, to me known to be the person described in and who executed the foregoing instrument, and she acknowledged before me that she executed the same.

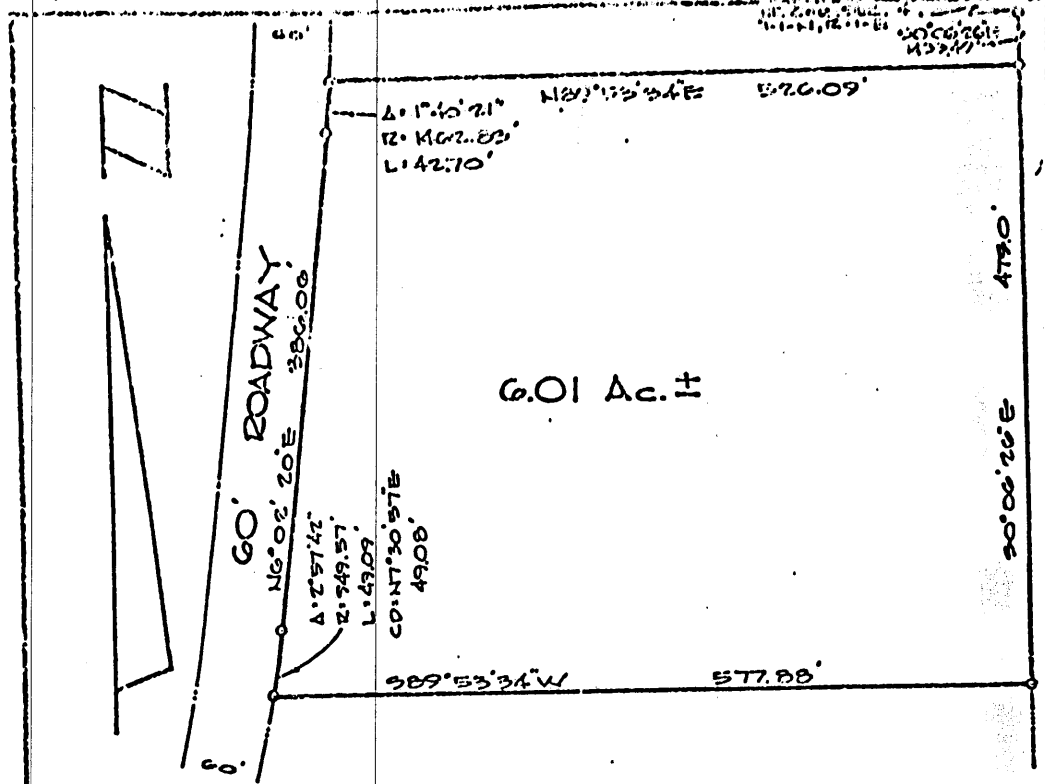
WITNESS my hand and official seal this 3<sup>th</sup> day of November, 1971.



Robert W. King  
Notary Public, State of Florida at Large  
My commission expires: April 12, 1974

4/12/75

PL 592 712

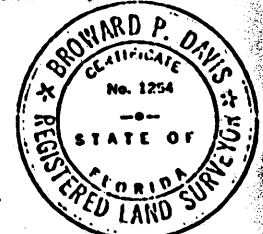


Commence at the Northeast corner of Section 4, Township 1 North, Range 1 East, Leon County, Florida, and run thence South 00 degrees 06 minutes 26 seconds East along the Section line 1433.49 feet to the Point of Beginning. From said Point of Beginning continue South 00 degrees 06 minutes 26 seconds East along the Section line 475.0 feet, thence South 89 degrees 53 minutes 34 seconds West 577.88 feet to a point on the Easterly right-of-way boundary of a 60 foot roadway, said point lying on a curve concave to the Westerly, thence Northerly along said right-of-way curve with a radius of 949.57 feet, through a central angle of 02 degrees 57 minutes 42 seconds, for an arc distance of 49.08 feet (chord of said arc being North 07 degrees 30 minutes 57 seconds East 49.08 feet), thence North 06 degrees 02 minutes 20 seconds East along said Easterly right-of-way boundary 396.06 feet to a point of curve to the left, thence along said curve with a radius of 1462.83 feet, through a central angle of 01 degree 40 minutes 21 seconds, for an arc distance of 42.70 feet, thence North 89 degrees 53 minutes 34 seconds East 526.09 feet to the Point of Beginning; containing 6.01 acres, more or less.

SURVEY OF PROPERTY FOR  
**DR. RICHARD DOZIER**  
**BROWARD DAVIS & ASSOC, INC.**  
 REGISTERED LAND SURVEYOR TALLAHASSEE, FLORIDA

CERTIFICATION  
 I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE ABOVE DESCRIBED PROPERTY.

*Broward P. Davis*  
 BROWARD P. DAVIS  
 REGISTERED FLORIDA LAND SURVEYOR  
 CERTIFICATE NO. 1254



JOB NO. 66-130 DATE: 11-22-71  
 SCALE: 1" = 100'