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**DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR 3134
LANDS KNOWN AS FOREST HAVEN**

This Declaration of Restrictions and Protective Covenants for lands known as FOREST HAVEN, an unrecorded map, (hereinafter referred to as the "Protective Covenants"), is made this 27th day of June, 1986 by HAMILTON TURPENTINE COMPANY, the owner of the real property subject to these Protective Covenants, said real property being described with more particularity on the attached Exhibit "A", which is incorporated herein and made a part hereof.

WHEREAS, HAMILTON TURPENTINE COMPANY is the Owner in fee simple of the real property described on Exhibit "A" attached hereto.

NOW THEREFORE, in consideration of the premises and covenants herein contained, HAMILTON TURPENTINE COMPANY hereby declares that said real property shall be owned, held, used, transferred, sold, conveyed, devised and occupied subject to the covenants, restrictions, easements, reservations, regulations, burdens and liens hereinafter set forth. These Protective Covenants shall constitute a covenant running with the land and shall be binding upon all persons deriving title through the undersigned. These restrictions, during their lifetime, shall be for the benefit of and limitation upon all present and future owners of real property, and of any portion thereof.

**THE FOLLOWING LAND USE COVENANTS AND RESTRICTIONS
RUN WITH THE LAND AND SHALL BE BINDING ON ALL OWNERS AND
PURCHASERS OF ANY PARCEL CONTAINED IN THE ABOVE-DESCRIBED REAL PROPERTY**

These land use covenants and restrictions shall be binding on all parties and all persons claiming under them and all owners of any parcel of land which is part of the above-described real property until January 1, 2006, at which time these covenants shall be automatically extended for successive periods of ten years, unless by vote of the majority of the then owners of the land, it is agreed to change said covenants in whole or in part by written instrument duly recorded in the Public Records of Hamilton County, Florida, to-wit:

- I. No parcel or portion of the above-described real property shall be used except for residential purposes or gardening and landscaping incident thereto.
- II. Only one dwelling, meaning mobile home, modular home or building for residential purposes, shall be erected or placed on any 2 acre portion of the above-described real property. This limitation shall not restrict the erection or placing of a building for parking of a resident's personal motor vehicles, a storage building for personal equipment or tools, or a barn or pet shelter.
- III. No dwelling shall be permitted on any portion of the above-described property unless it shall conform to the building code and health regulations of Hamilton County, Florida.
- IV. Residents of any portion of the above-described real property may keep pets or other livestock for personal use, provided they are not kept, bred or maintained for any commercial purposes.
- V. No noxious or offensive activity, including dumping of rubbish, leaving of junk or abandoned motor vehicles, garbage or waste, or any nuisance, shall be carried on upon any portion of the above-described property.

IN THE EVENT OF A BREACH of any of the above restrictions by any person or other entity claiming by, through or under HAMILTON TURPENTINE COMPANY, or by virtue of any judicial proceedings, then any other person owning any interest in any portion of the above-described real property shall have the right to proceed at law or in equity to compel a compliance with the terms hereof or to prevent breach of any restriction. This right shall be in addition to the right of HAMILTON TURPENTINE COMPANY, its successors and assigns, to enforce these covenants

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and restrictions. HAMILTON TURPENTINE COMPANY and its successors and assigns shall have the additional right, whenever there has been built on any portion of the above-described real property, any structure which is in violation of these restrictions, to enter upon the property where such violation exists and summarily abate or remove the same at the expense of the owner or purchaser and such entry or abatement shall not be deemed a trespass. Failure to enforce any rights, reservations, or conditions contained herein shall not be deemed a waiver of the right to do so thereafter as to the same breach or as to a breach occurring prior or subsequent thereto and shall not bar or affect its enforcement.

IN WITNESS WHEREOF, the said corporation has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officer hereunto authorized, this 27th day of June, 1986.

Signed, sealed and delivered
in the presence of:

Paul Hendrick

Dallas Hendrick

HAMILTON TURPENTINE COMPANY

W. G. Autrey, Jr.

BY: W. G. Autrey, Jr.

(Corporate Seal)



STATE OF FLORIDA } S.S.
COUNTY OF HAMILTON }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared W. G. Autrey, Jr., well known to me to be the President of HAMILTON TURPENTINE COMPANY, a corporation, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of June, 1986, A.D.

Dallas Hendrick
Notary Public

THIS INSTRUMENT PREPARED BY:

PAUL HENDRICK
Attorney at Law
P.O. Drawer 151
Jasper, Florida 32052
(904) 792-1585

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State of Florida at Large
My Commission Expires: Aug. 18, 1989

Notary Public

FILE NO. 3134
RECORDED IN
OFFICIAL RECORDS BOOK 202 PAGE 76-77

1986 OCT 10 PM 2:41

CLERK OF CIRCUIT COURT
HAMILTON COUNTY, FLORIDA

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**EXHIBIT A
LEGAL DESCRIPTION**

Commence at the Point of Intersection of C-141 (S.R. 141) and C-152 (S.R. 152) for the P.O.B.; Thence run S03°20'14"W along the Centerline of C-141 a distance of 340 feet more or less to the Center of Rocky Creek; Thence run Southeasterly along the Center of Rocky Creek 2250 feet more or less to the West side of County Grade; Thence run Northwesterly along the West edge of County Graded Road 935.22 feet more or less to a Concrete Marker; Thence run N20°19'32"E along the West edge of County Graded road 502.92 feet to a Concrete Marker being on the South Right-of-Way line of C-152; Thence run N09°40'28"W 80.00 feet to the North Right-of-Way line of C-152; Thence run N80°19'32"E along the North R/W line 642.56 feet to a R/W Marker; Thence run N09°40'28"W along R/W line 10.00 feet to a R/W Marker; Thence run N80°19'32"E along said R/W line 22.27 feet to the P.C. of a Curve Concave to the Right, with a Radius of 1432.40 feet, and continue to run along said Right-of-Way line an Arc length of 539.68 feet to a Concrete Marker at P.T. of said Curve; Thence run N11°11'32"E 425.60 feet to a Concrete Marker; Thence run N78°48'28"W 351.33 feet (5.323 chains) to a Concrete Marker; Thence run S80°19'32"W 906.90 feet (13.741 chains) to a Concrete Marker; Thence run N09°40'28"W 1150.00 feet; Thence run S80°19'32"W 1838.76 feet; Thence run N03°20'14"E 135.82 feet to a Concrete Marker; Thence run N15°08'14"E 354.13 feet to a Concrete Marker; Thence run N74°51'46"W 971.20 feet to a Concrete Marker being on the West side of C-141; Thence run S15°08'14"W 454.49 feet to a Concrete Marker; Thence run S03°20'14"W 1906 feet more or less to the Center of Rocky Creek; Thence run Southeasterly along the center of Rocky Creek 370 feet more or less to the Center line of C-152; Thence run N66°27'42"E along the Center line of C-152 a distance of 215 feet more or less to the P.O.B.; LESS ALL HIGHWAY RIGHT-OF-WAY OF C-141 (S.R.141) AND C-152 (S.R.152). Parcel Containing 177 Acres more or less, Being and Lying in Sections 22 and 23, T2N, R12E, Hamilton County, Fla.

LESS AND EXCEPT: That certain tract of land in Section 22 and 23, Township 2 North, Range 12 East, Hamilton County, Florida containing 9 acres more or less more particularly described as follows: Commence at the intersection of the centerline of State Road No. 141 and the South Boundary line of said Section 22 run thence Northerly along centerline of said State Road a distance of 824.28 feet to end of curve; thence North 03 degrees 39 minutes 37 seconds East along said centerline a distance of 1,823.71 feet; thence South 86 degrees 20 minutes 23 seconds East a distance of 50 feet to the East right-of-way line of said State Road No. 141 and the Southwest corner of hereinafter described tract to Point of Beginning; Thence continue thence North 03 degrees 39 minutes 37 seconds East a distance of 630.0 feet; thence North 80 degrees 19 minutes 32 seconds East a distance of 531.08 feet; thence North 80 degrees 19 minutes 32 seconds West a distance of 199.52 feet to an iron pipe; thence North 03 degrees 20 minutes 14 seconds East a distance of 143.84 feet to an iron pipe; thence North 86 degrees 20 minutes 23 seconds West a distance of 425.70 feet to the East right-of-way line of said State Road No. 141; thence a chord bearing of South 06 degrees 05 minutes 02 seconds West a chord distance of 234.09 feet to a point which is 50 feet east of the P.C. of curve at station 309+24.95; thence South 03 degrees 39 minutes 37 seconds West along said right-of-way line a distance of 396.12 feet to Point of Beginning. (Note: Bearings projected from State Road No. 141 R/W Map.)

(3)

CLERK OF HAMILTON COUNTY
HAMILTON COUNTY, FLORIDA

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