

DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR
LANDS KNOWN AS "OAK FOREST"

OFFICIAL RECORDS

3201

This Declaration of Restrictions and Protective Covenants for lands known as "OAK FOREST", an unrecorded map, (hereinafter referred to as the "Protective Covenants"), 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, demised 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 cats or other livestock, except swine, 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 portions of the above-described property.

VI. The size and design of legal structures on the property shall be at the discretion of the owners. However, any travel trailer, camper, or other temporary vehicle or structure shall be placed no less than 150 feet from the road frontage of the property.

VII. Until Oak Forest Drive and Oak Forest Circle are accepted for County maintenance, owners fronting thereon may be assessed a fee not more than \$3.00 per month for road maintenance.

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 proceeding, 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 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.

Signed, sealed and delivered
in the presence of:

HAMILTON TURPENTINE COMPANY

By:

WALTER G. AUTREY, JR., President

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF HAMILTON

) S.S.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared WALTER 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 7th day of July, 1986, A.D.

NOTARY PUBLIC

State of Florida at Large

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA,

MY COMMISSION EXPIRES: NOV. 17, 1988,

BONDED THRU NOTARY PUBLIC UNBANKWITERS.

This Instrument prepared by:

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

EXHIBIT "A"

OFFICIAL RECORDS

A TRACT OF LAND IN SECTIONS 23 AND 26, TOWNSHIP 2 NORTH, RANGE 12 EAST, HAMILTON COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. COR OF N.E. 1/4 OF SAID SECTION 26 FOR A POINT OF BEGINNING; THENCE RUN S 88° 50' 49" W ALONG THE SOUTH BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 26, A DISTANCE OF 582.00 FEET MORE OR LESS TO THE RUN OF ROCKY CREEK; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE RUN OF ROCKY CREEK 3180 FEET TO THE WEST BOUNDARY OF SAID N.E. 1/4, SECTION 26; THENCE N 0° 27' 53" W ALONG SAID WEST BOUNDARY 720.55 FEET TO THE N.W. COR OF SAID N.E. 1/4; THENCE S 89° 20' 03" W ALONG THE SOUTH BOUNDARY OF SAID SECTION 23, A DISTANCE OF 988.20 FEET TO THE EAST SIDE OF A COUNTY GRADED ROAD; THENCE N 2° 12' 54" E ALONG EASTERLY SIDE OF ROAD 327.30 FEET; THENCE N 16° 16' 40" E ALONG EASTERLY SIDE OF SAID ROAD 324.34 FEET; THENCE N 22° 41' 37" E ALONG EASTERLY SIDE OF SAID ROAD, 637.99 FEET; THENCE N 19° 59' 14" E ALONG EASTERLY SIDE OF SAID ROAD 473.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 52.65 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF C.R. 152; THENCE N 80° 19' 32" E ALONG SAID RIGHT-OF-WAY 555.89 FEET; THENCE S 9° 40' 28" E ALONG SAID R/W 10.00 FEET; THENCE N 80° 19' 32" E ALONG SAID R/W 26.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1382.40 FEET; THENCE EASTERLY ALONG SAID CURVE AND R/W A CHORD BEARING OF S 89° 14' 29" E AND AN ARC DISTANCE OF 503.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 78° 48' 28" E ALONG SAID R/W 452.68 FEET TO THE WESTERLY RIGHT-OF-WAY OF A FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE DITCH; THENCE S 12° 37' 55" E ALONG SAID R/W 492.78 FEET; THENCE S 13° 14' 55" E ALONG SAID R/W 307.26 FEET; THENCE S 0° 34' 05" W ALONG SAID R/W 435.91 FEET; THENCE S 9° 15' 05" W ALONG SAID R/W 190.26 FEET; THENCE S 4° 39' 05" W 125.89 FEET TO THE END OF SAID DITCH R/W; THENCE CONTINUE S 4° 39' 05" W 158.22 FEET; THENCE S 18° 43' 27" E 163.55 FEET; THENCE S 47° 39' 45" E 1812.78 FEET TO THE EAST BOUNDARY OF SAID N.E. 1/4 OF SECTION 26; THENCE S 0° 48' 48" W ALONG SAID EAST BOUNDARY 1228.45 FEET TO THE S.E. CORNER OF SAID N.E. 1/4 AND THE POINT OF BEGINNING.

CONTAINING 153.4 ACRES MORE OR LESS, LESS AND EXCEPT THAT PART OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 26, TOWNSHIP 2 NORTH, RANGE 12 EAST, LYING EASTERLY OF ROCKY CREEK.

FILE NO. 3201
RECORDED IN
BOOK 240 PAGE 9931
1999 MAR -6 PM 3:00
RECORD VERIFIED BY *[Signature]*
CLERK OF COUNTY COURT
HAMILTON COUNTY, FLORIDA

