

OFFICIAL RECORDS
DECLARATION FOR RESTRICTIONS AND PROTECTIVE COVENANTS FOR
LANDS KNOWN AS "OAKWOOD ESTATES"

This Declaration of Restrictions and Protective Covenants for lands known as "OAKWOOD ESTATES", 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, regulations, easements, reservations, burdens and liens hereinafter set forth. These Protective Covenants shall constitute a covenant running with the land and shall be binding 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 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 lands 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 or a resident's personal motor vehicles, a storage building for personal equipment or tools, 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, 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 portion 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 Oakwood Drive North, Oakwood Drive South, Oakwood Drive East and Oakwood Drive West are accepted for County Maintenance, owners fronting thereon may be assessed a fee not more than \$3.00 per month.

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 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 right, 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

[Signature]
[Signature]

By: *[Signature]*
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 20th day of August, 1986, A.D.

[Signature]
NOTARY PUBLIC

State of Florida at large
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: NOV. 17, 1990.
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

This Instrument Prepared By:

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

EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land situate, lying and being in Sections 21 and 22, in township 2 North, Range 12 East, Hamilton County, Florida, and being more particularly described as follows:

As a Point of Reference only, commence at the southwest corner of Section 21, township 2 North, Range 12 East, and run thence along the West section line of said section 21 North 0 degrees 34 minutes 13 seconds East 16.898 chains to a point on the North Right of Way of County Road 152 (formerly known as State Route 152), said point being the Point of Beginning of the tract or parcel of land described herein. From said Point of Beginning run along the North right of way of County Road 152 North 82 degrees 08 minutes 22 seconds West 25.842 chains to a concrete monument; thence run along a curve in the North right of way of County Road 152 an arc distance of 7.246 chains, said arc having a chord bearing of North 77 degrees 17 minutes 32 seconds West, and a chord distance of 7.237 chains to a point; thence run North 0 degrees 47 minutes 13 seconds West 18.335 chains to a point; thence run South 89 degrees 25 minutes 47 seconds East 11.148 chains to a point; thence run North 0 degrees 00 minutes 25 seconds West 30.00 chains to a point; thence run South 89 degrees 25 minutes 47 seconds East 22.00 chains to a point; thence run South 0 degrees 00 minutes 25 seconds East 30.00 chains to a point; thence run South 89 degrees 25 minutes 47 seconds East 20.00 chains to a point; thence run South 0 degrees 34 minutes 13 seconds West 20.00 chains to a point; thence North 89 degrees 25 minutes 47 seconds West 6.061 chains to a point; thence South 00 degrees 34 minutes 13 seconds West 4.914 chains to a point on the aforesaid North right of way of County Road 152; thence run along said right of way North 82 degrees 08 minutes 22 seconds West 14.053 chains to the Point of Beginning. The above described parcel of land contains 177.399 acres of land, more or less.

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OFFICIAL RECORDS

FILE NO. 3202
RECORDED IN
BOOK 240 PAGE 3234
1909 MAR - 6 PM 3:00
RECORD DEPT. - 3202
CLERK OF COUNTY COURT
HAMILTON COUNTY, FLORIDA