

OR 1748PG0251

Prepared by:  
Mark A. Conner, President  
Capital First, Inc.  
7118 Beech Ridge Trail  
Tallahassee, FL 32312

1304959  
RECORDED IN THE PUBLIC  
RECORDS OF LEON CO. FLA.  
JUL 12 2 16 PM '94

DAVE LANG  
CLERK CIRCUIT COURT  
LEON COUNTY, FLORIDA

EAGLE'S RIDGE, UNIT 4  
AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS

THIS DECLARATION, made on the date hereinafter set forth by CAPITAL FIRST, INC., a Florida Corporation, hereinafter referred to as "Declarant"; whose address is 7118 Beech Ridge Trail, Tallahassee, FL 32312

WITNESSETH: WHEREAS, Declarant is the owner and developer of certain real property in Leon County, Florida containing 3.535 acres, more or less, more particularly described on Exhibit "A" attached hereto, and known as Eagle's Ridge, Unit 4;, and

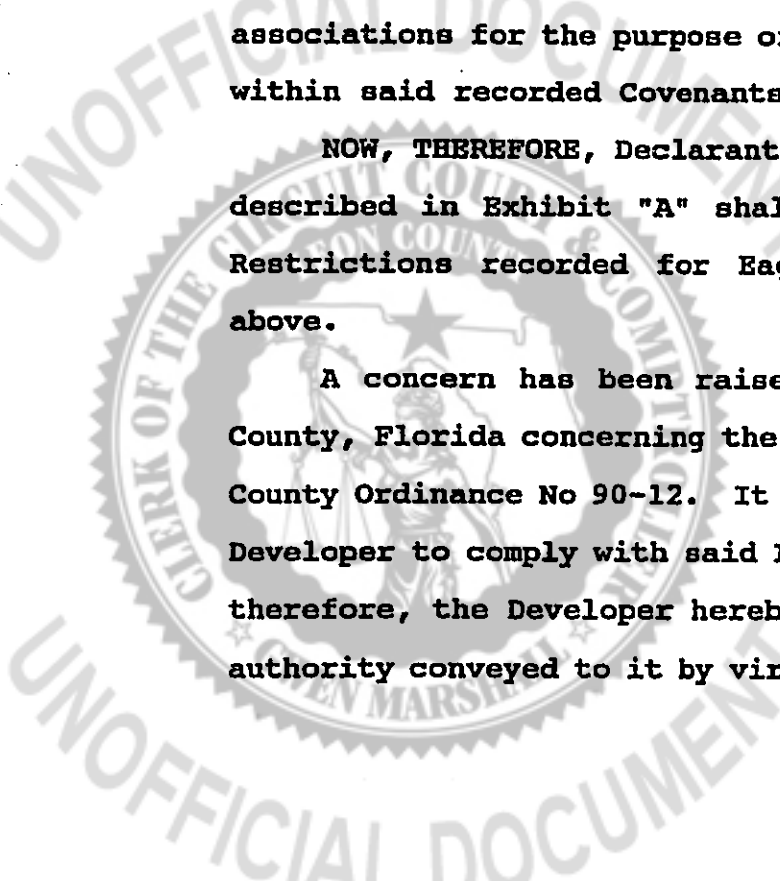
WHEREAS, KILLEARN PROPERTIES, INC., a Florida corporation, as prior owner and developer, did record Covenants and Restrictions for Eagle's Ridge, Unit 1, in Official Records Book 1462, Page 982, Official Records Book 1462, page 1002; and Official Records Book 1462, page 1023, all in the Public Records of Leon County, Florida;, and

WHEREAS, each set of above referenced recorded Covenants and Restrictions (Article I and/or Article VI) gives the Declarant the right to annex additional property from time to time, in the sole discretion of Declarant, to the Declaration of Covenants and Restrictions; and

WHEREAS, the Declarant has incorporated homeowners associations for the purpose of exercising the functions contained within said recorded Covenants and Restrictions;

NOW, THEREFORE, Declarant hereby declares that the properties described in Exhibit "A" shall be subject to the Covenants and Restrictions recorded for Eagle's Ridge, Unit 1, as described above.

A concern has been raised by the County Attorney for Leon County, Florida concerning the conformity of the Covenants to Leon County Ordinance No 90-12. It is and has been the intention of the Developer to comply with said Leon County Ordinance No. 90-12, and therefore, the Developer hereby, in accordance with the power and authority conveyed to it by virtue of Article IV of the Declaration



of Covenants and Restrictions record in Official Record book 1462, Page 0982 of the Public Records of Leon County, Florida, does hereby amend Article XXXIV, Section 3.(d) by deleting it in its entirety and inserting the following:

"(d)The Association is required to dedicate to Public use all or any part of the roadways whenever two-thirds (2/3) of the owners of two-thirds (2/3) of the property abutting such roadways present a signed petition proposing such dedication to the County or a successor local government and such local government agrees to accept the roadways as a public right-of-way. Such vote of membership must be made at a meeting called specifically for such propose and provided that 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."

IN WITNESS WHEREOF, said corporation has caused this instrument to be signed in its name by its President, this 30th day of June, 1994.

Witnesses:

CAPITAL FIRST, INC.

Barbara Jean Heideman  
Print Name: Barbara Heideman

[Signature]  
MARK A. CONNER, President

[Signature]  
Print Name: JERESA Bullington

State of Florida  
County of Leon

The foregoing instrument was acknowledged before me this 30th day of June, 1994, by MARK A. CONNER, President, of CAPITAL FIRST, INC., a Florida Corporation, who is personally known to me and did not take an oath.

Barbara Jean Heideman  
Notary Public  
My Commission Expires:

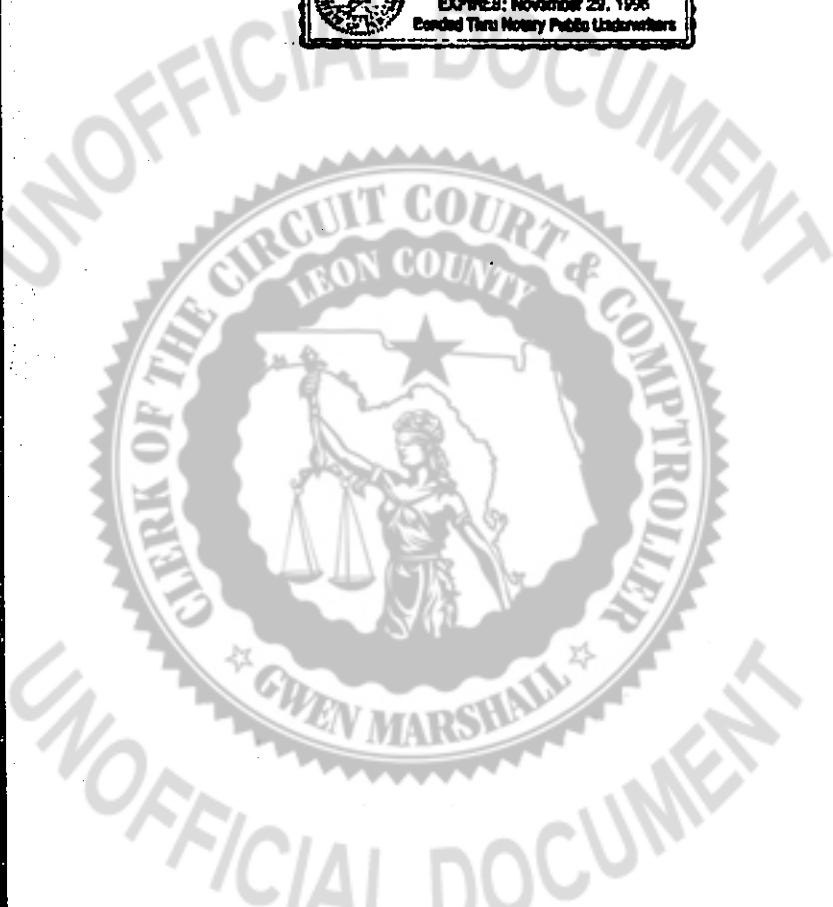
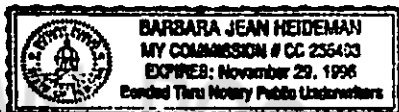


Exhibit "A"

**A.D. PLATT & ASSOC., INC.**  
LAND SURVEYORS  
P.O. BOX 155  
CRAWFORDVILLE, FLORIDA 32326  
PHONE: (904) 926-8078

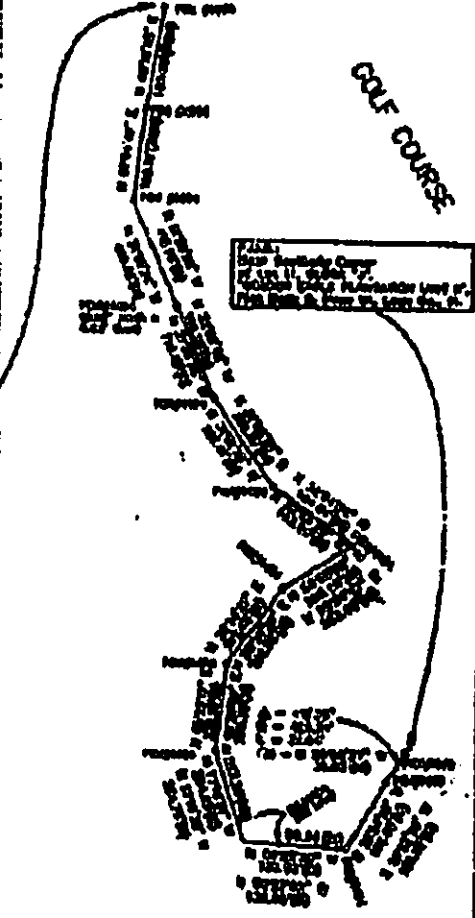
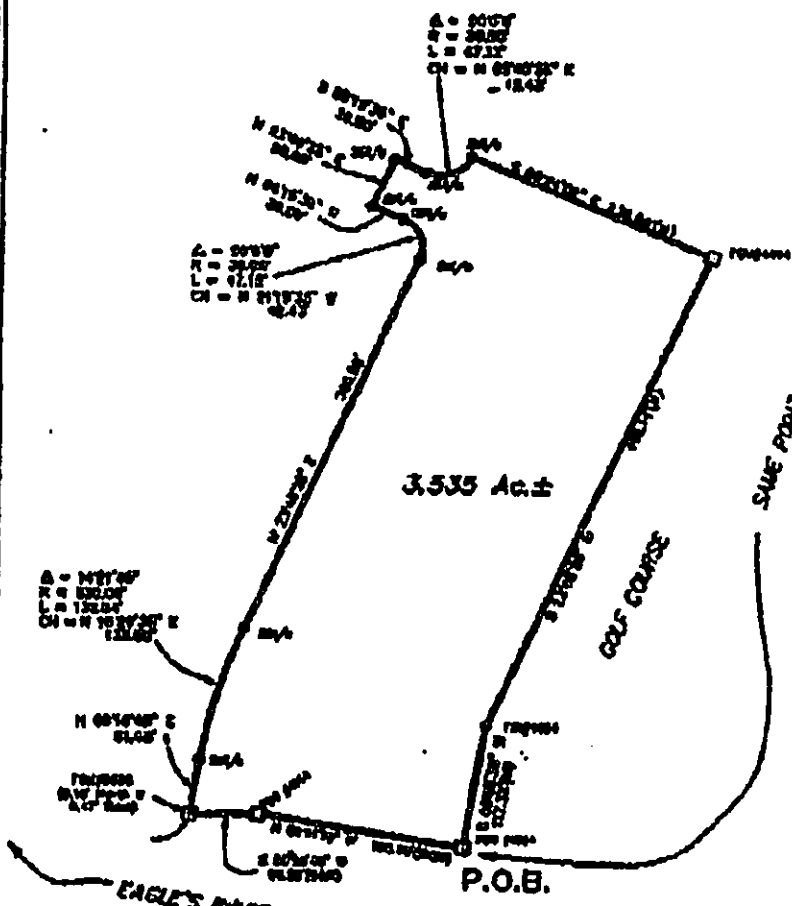
North Hwy. 310  
Crawfordville, Florida

Alan D. Platt, P.L.S.  
President

DATE OF SURVEY: 3/16/93  
SCALE: 1" = 100'  
DRAWING: 989-4BS.DWG

**LEGEND**

SA - SET BACK CA - CURB AND GUTTER PA - PAVED AREA PE - PAVED SIDEWALK TR - TRAIL PEA - PAVED AREA PAB - PAVED AREA PAB - PAVED AREA	S/W - SOUTH OF UNIT S/P - SOUTH OF PLAT S/C - SOUTH OF CURB S/M - SOUTH OF MIDDLE S/L - SOUTH OF LINE S/B - SOUTH OF BOUNDARY S/T - SOUTH OF TRAIL S/A - SOUTH OF AREA S/P - SOUTH OF PLAT
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records.

- NOTES:**
- 1) There are no visible encroachments on this property.
  - 2) This property lies in Flood Zone "C", as per F.I.R.M. Panel L #120143 0085 A.
  - 3) This surveyor has not been provided a current title opinion or abstract to the subject property. It is possible there are other deeds, easements, etc., recorded or unrecorded, that may affect the boundaries.
  - 4) BEARINGS ARE BASED ON NORTH LINE OF EAGLE'S RIDGE UNIT 3.
  - 5) THIS PROPERTY IS UNAPPROVED.
  - 6) THE DISTANCE FROM P.O.B. TO P.O.B. IS NOT TO SCALE.
- (S) = SEE DESCRIPTION PROVIDED BY CLIENT

I HEREBY CERTIFY THAT THE SURVEY WAS PERSONALLY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE DATA AND CALCULATIONS ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA STATUTES, CHAPTER 403, AND THE RULES OF THE BOARD OF LAND SURVEYORS (S.A.S. 11-11-1).

*Alan D. Platt*  
**ALAN D. PLATT**  
FLORIDA LICENSED LAND SURVEYOR No. 4994

DATE: 12/01/93  
JOB No. 9899-839

**BOUNDARY SURVEY OF: 3.535 Ac.± Tract**  
in Sections 4 & 5, T-2-N, R-1-E,  
Leon County, Florida  
AKA: EAGLE'S RIDGE UNIT No. 4  
FOR: Killearn Properties, Inc.  
Tallahassee, FL.

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## LEGAL DESCRIPTION:

## EAGLE'S RIDGE UNIT No. 4:

Commence at the most Southerly corner of Lot 11, Block "J", of GOLDEN EAGLE PLANTATION UNIT II, a subdivision as per plat or map thereof recorded in Plat Book 9 at Page 91, of the Public Records of Leon County, Florida, said point being on the Northwesterly boundary of the 60 foot wide right of way for Golden Eagle Drive West, and being on a curve concave to the Southeast, thence run along said Northwesterly boundary line the following: Southwesterly along said curve having a radius of 429.21 feet through a central angle of 04 degrees 08 minutes 38 seconds for an arc distance of 31.04 feet (the chord of said arc bears South 30 degrees 56 minutes 27 seconds West 31.03 feet), thence South 28 degrees 54 minutes 26 seconds West 166.50 feet, thence leaving said right of way boundary run North 66 degrees 28 minutes 25 seconds West 136.59 feet, thence North 17 degrees 18 minutes 51 seconds West 284.95 feet, thence North 06 degrees 24 minutes 04 seconds East 256.30 feet, thence North 33 degrees 35 minutes 39 seconds East 212.55 feet, thence North 55 degrees 54 minutes 47 seconds East 265.90 feet, thence North 52 degrees 44 minutes 34 seconds West 194.07 feet, thence North 31 degrees 48 minutes 59 seconds West 201.35 feet, thence North 22 degrees 02 minutes 42 seconds West 110.25 feet, thence run North 21 degrees 59 minutes 24 seconds West 419.95 feet, thence North 07 degrees 04 minutes 46 seconds East 109.91 feet, thence North 09 degrees 18 minutes 45 seconds East 180.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 80 degrees 41 minutes 15 seconds West 188.00 feet, thence South 89 degrees 29 minutes 45 seconds West 80.89 feet, thence North 09 degrees 18 minutes 45 seconds East 51.43 feet to the point of a curve to the right, thence along said curve having a radius of 530.00 feet through a central angle of 14 degrees 21 minutes 40 seconds for an arc distance of 132.84 feet, thence North 23 degrees 40 minutes 28 seconds East 380.89 feet to the point of a curve to the left, thence along said curve having a radius of 30.00 feet through a central angle of 90 degrees 00 minutes 00 seconds for an arc distance of 47.12 feet, thence North 66 degrees 19 minutes 35 seconds West 30.00 feet, thence North 23 degrees 40 minutes 25 seconds East 50.00 feet, thence South 66 degrees 19 minutes 35 seconds East 30.00 feet to the point of a curve to the left, thence along said curve having a radius of 30.00 feet through a central angle of 90 degrees 00 minutes 00 seconds for an arc distance of 47.12 feet, thence South 66 degrees 24 minutes 02 seconds East 235.68 feet, thence South 23 degrees 45 minutes 20 seconds West 498.14 feet, thence South 09 degrees 05 minutes 39 seconds West 117.33 feet to the POINT OF BEGINNING, containing 3.535 acres, more or less, and being located in Sections 4 and 5, Township 2 North, Range 1 East, Leon County, Florida.

The undersigned surveyor has not been provided a current title opinion or abstract to the subject property. It is possible there are other deeds, easements, etc., recorded or unrecorded, that may affect the boundaries.

*Alan D. Platt*  
 ALAN D. PLATT  
 Florida Registered Land Surveyor No. 4664

## RECORDING NOTICE

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