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RECORDED IN THE PUBLIC  
RECORDS OF LEON CO, FLA.

MAR 23 3 39 PM '95

This instrument prepared by:  
W. Crit Smith, Esquire  
Susan S. Thompson, Esquire  
3920 Thomasville Road, 4th Flr.  
Tallahassee, Florida 32309-3469

DAVE LANG  
CLERK CIRCUIT COURT  
LEON COUNTY, FLORIDA

**SECOND AMENDMENT TO THE DECLARATION OF COVENANTS  
AND RESTRICTIONS FOR EAGLES RIDGE, UNIT 4**

This Second Amendment to the Declaration of Covenants and Restrictions for Eagles Ridge Unit 4 made on the 23<sup>rd</sup> day of March, 1995, by Capital First, Inc., a Florida corporation, 7118 Beech Ridge Trail, Tallahassee, Florida 32312, amends those certain Restrictive Covenants recorded in O.R. Book 1748, Page 0251, adopting Covenants and Restrictions for Eagle's Ridge, Unit 1 in O.R. Book 1462, Page 982; O.R. Book 1462, Page 1002; and O.R. Book 1462, Page 1023 as follows:

1. Declarant hereby declares that the "Open Areas" described in the record plat, attached hereto and by reference made a part hereof as Exhibit "B", will be perpetually maintained by the Eagle's Ridge Homes Association, Inc. and the Roadway and Utility Easement described in Exhibit "C", attached hereto and by reference made a part hereof, will be perpetually maintained by the Golden Eagle Homeowners Association, Inc.

2. Article XII. Multi-Family Dwelling Quantity and Size. as recorded in O.R. Book 1462, Page 0988; Article II. Use Restrictions, Paragraph 4. Dwelling Quantity and Size., as recorded in O.R. Book 1462, Page 1003; and O.R. Book 1462, Page 1024 all of the public records of Leon County, Florida, shall be amended to read as follows: Any reference to dwelling quantity and size being



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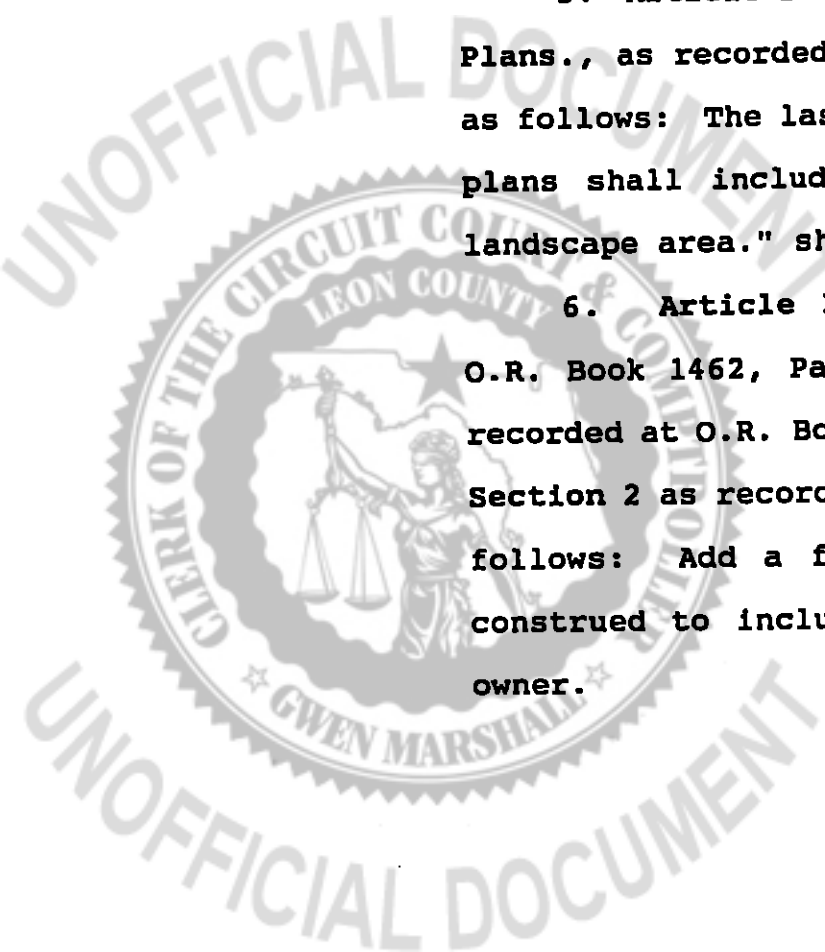
1200 square feet shall be changed to 1500 square feet and shall have a minimum ceiling height of 8 feet.

3. Article XV. Exterior Structure Materials as recorded in O.R. Book 1462, Page 989, shall be amended to read as follows: The exterior structure material of at least three of the exterior walls of the dwelling must be brick and all other exterior structure material shall otherwise be specifically approved in writing by the Architectural Control Committee.

4. Article V. Covenants For Maintenance Assessments, Paragraph 2. Purpose of Assessments., as recorded in O.R. Book 1462, Page 1027 shall be amended as follows: The last sentence of said paragraph which reads: "At the discretion of the Board of Directors, such maintenance may include landscaping of the front yard of each Lot." shall be deleted.

5. Article II. Use Restrictions, Paragraph 12(a) Landscaping Plans., as recorded in O.R. Book 1462, page 1025 shall be amended as follows: The last sentence of said paragraph which reads: "The plans shall include adequate irrigation for maintenance of the landscape area." shall be deleted.

6. Article II, Definitions, Section 1.(k) as recorded at O.R. Book 1462, Page 0983; Article I, Definitions, Section 2 as recorded at O.R. Book 1462, Page 1002; and Article I, Definitions, Section 2 as recorded at O.R. Book 1462, Page 1023 are amended as follows: Add a final sentence which reads: "Owner" shall be construed to include a lot owner and a residential living unit owner.



7. Article XXXIII, Membership and Voting Rights in the Association, Section 2. Voting Rights as recorded at O.R. Book 1462, Page 0994; and Article IV Homeowners Association, Section 3. Classification of Membership in Association is amended to read as follows:

Class A. Class A Members shall be all those owners as defined in Section 1 with the exception of the Developer. Class A Members shall be entitled to one vote for each single-family site, and in the case of a multi-family site, one-half (1/2) vote for each residential living unit in which they hold the interests required for membership by Section 1 on all issues other than the amendment of covenants and voting for directors of the association. On said issues, every owner shall have one vote. When more than one person holds such interest or interests in any site, all such persons shall be members, and the vote for such site shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any such site.

Class B. Class B Members shall be the Developers. The Class B Members shall be entitled to four votes for each Lot in which it holds the interest required for membership in Section 1 on all issues other than the election of the directors of the association and the amendment of the covenants, provided that the Class B membership shall cease and become converted to Class A membership at such time when the total votes outstanding in the Class A membership equals the total votes outstanding in the Class B membership, at which time the Class B membership shall be



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determined to be a Class A membership and entitled to vote as such.


Notwithstanding any other provision in this Article, every owner shall at all time be entitled to cast one vote per site on the amendment of restrictive covenants and the election of all directors of the association. This first election of said directors shall be held before more than 50 percent of the sites have been sold or conveyed by the Developer.

CAPITAL FIRST, INC., a Florida corporation

BY:   
MARK A. CONNER, President

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of March, 1995, by MARK A. CONNER as President of Capital First, Inc. who is personally known to me and who (did/did not) take an oath.

  
NOTARY PUBLIC



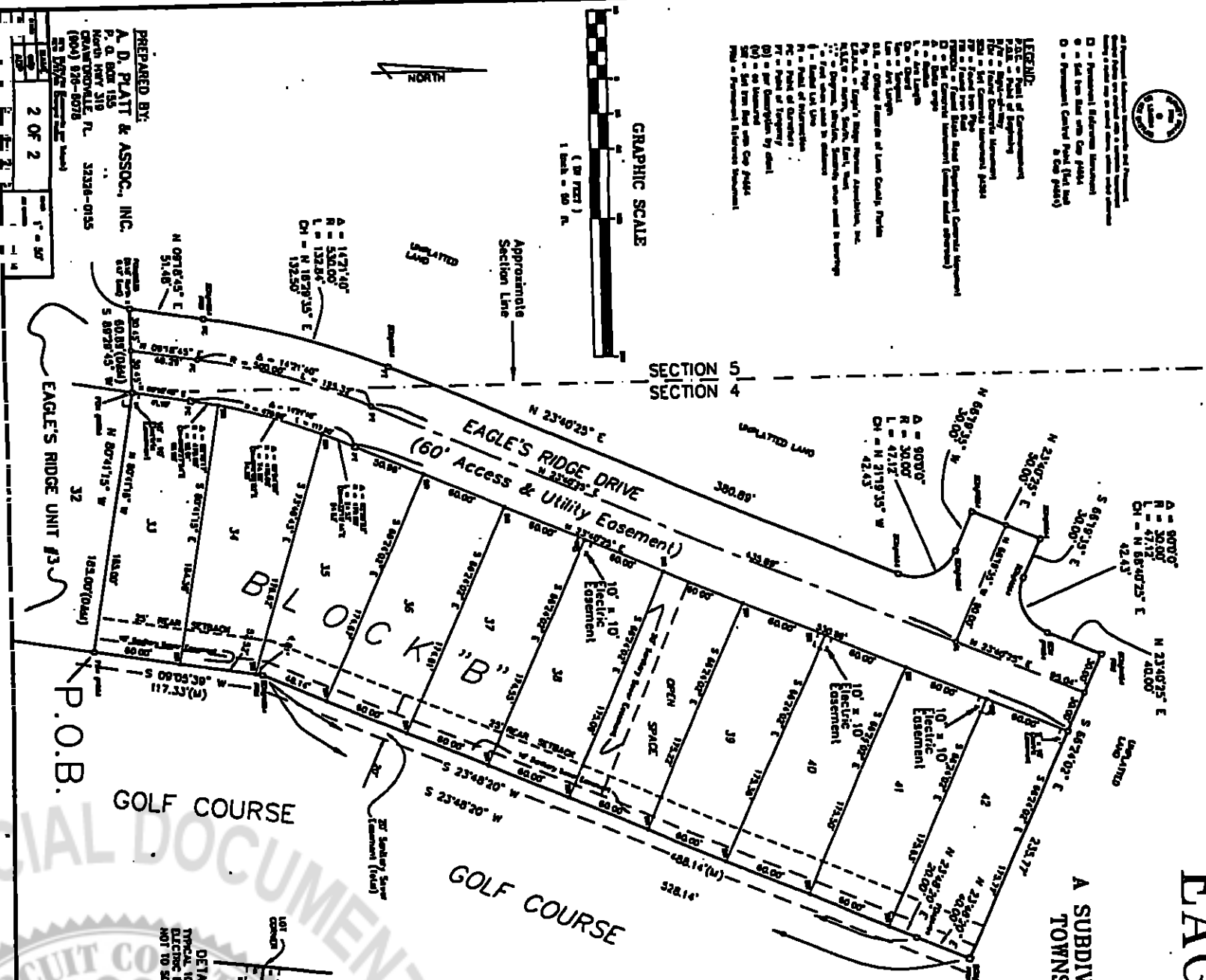
ANNIE R. HILL  
MY COMMISSION # CC393517 EXPIRES  
November 13, 1998  
BONDED THRU TRUY FARM INSURANCE, INC.

UNOFFICIAL DOCUMENT  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
LEON COUNTY  
GWEN MARSHALL  
UNOFFICIAL DOCUMENT





LEGEND:  
C = Contour  
E = Easement  
F = Filled Area  
G = Gravel  
H = Highway  
I = Irrigation  
J = Joint  
K = Kerosene  
L = Lot  
M = Masonry  
N = Natural  
O = Other  
P = Pavement  
Q = Quarry  
R = Road  
S = Sewer  
T = Trench  
U = Utility  
V = Vault  
W = Wall  
X = Xmas Tree  
Y = Yard  
Z = Zone



PREPARED BY:  
A. D. PLATT & ASSOC., INC.  
P. O. BOX 155  
NORTH HAVEN 319  
CHATTANOOGA, TN 37326-0155  
(604) 529-8078

Table with 2 columns: 'BLOCK' and 'PAGE'. Row 1: '2 OF 2'.

# EAGLE'S RIDGE UNIT 4

A SUBDIVISION LYING IN SECTIONS 4 & 5, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA

- NOTES:**
- 1) Bearings are based on the north line of EAGLE'S RIDGE Unit 4.
  - 2) There may be additional restrictions that are not shown on this plat that apply to the land shown here.
  - 3) Date of Survey: 12/14/1982.
  - 4) All buildings, structures, improvements, and other items shown on this plat are shown as they exist on the date of survey.
  - 5) This plat is subject to any and all restrictions, covenants, conditions, and other items that may be recorded against the land shown here.
  - 6) The survey was made by the use of a total station.
  - 7) The survey was made by the use of a total station.
  - 8) The survey was made by the use of a total station.
  - 9) The survey was made by the use of a total station.
  - 10) The survey was made by the use of a total station.
  - 11) The survey was made by the use of a total station.

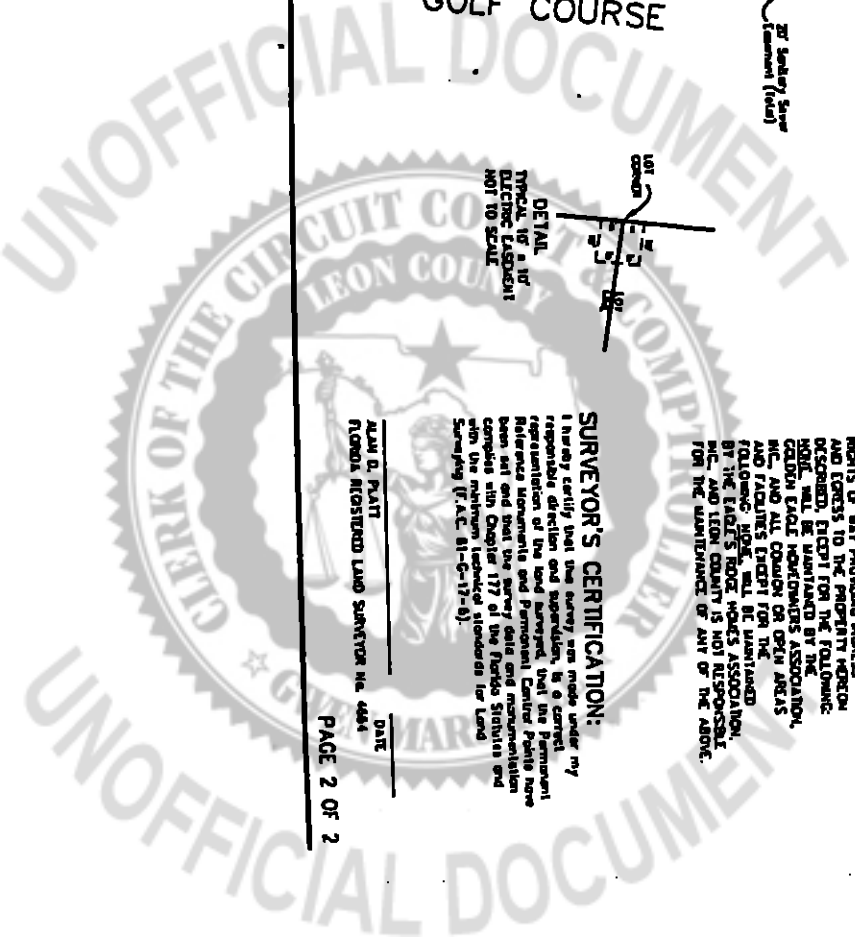


**NOTICE:**  
ALL ROADS, STREETS, EASEMENTS, INCLUDING DRAINAGE, EASEMENTS, AND RIGHTS OF WAY PROVIDING RIGHTS AND EGRESS TO THE PROPERTY HEREON OCCURRED, EXCEPT FOR THE FOLLOWING: THIS PLAT SHALL BE MAINTAINED BY THE CADSW EAGLE HOMEOWNERS ASSOCIATION, INC. AND ALL COVENANTS OR OTHER AREAS AND FACILITIES EXCEPT FOR THE FOLLOWING: THIS PLAT SHALL BE MAINTAINED BY THE CADSW EAGLE HOMEOWNERS ASSOCIATION, INC. AND LEON COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY OF THE ABOVE.

**SURVEYOR'S CERTIFICATION:**  
I hereby certify that the survey was made under my responsible direction and supervision, is a correct representation of the land surveyed, that the plat has been filed with the proper authorities, and that the plat has been filed with Chapter 177 of the Florida Statutes and with the minimum technical standards for Land Surveying (F.A.C. 81-6-11-8).

ALAN D. PLATT  
FLORIDA REGISTERED LAND SURVEYOR No. 4444

DATE: \_\_\_\_\_



**A.D. PLATT & ASSOC., INC.**  
 LAND SURVEYORS

North Hwy. 319  
 Crawfordville, Florida

P.O. BOX 155  
 CRAWFORDVILLE, FLORIDA 32326

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

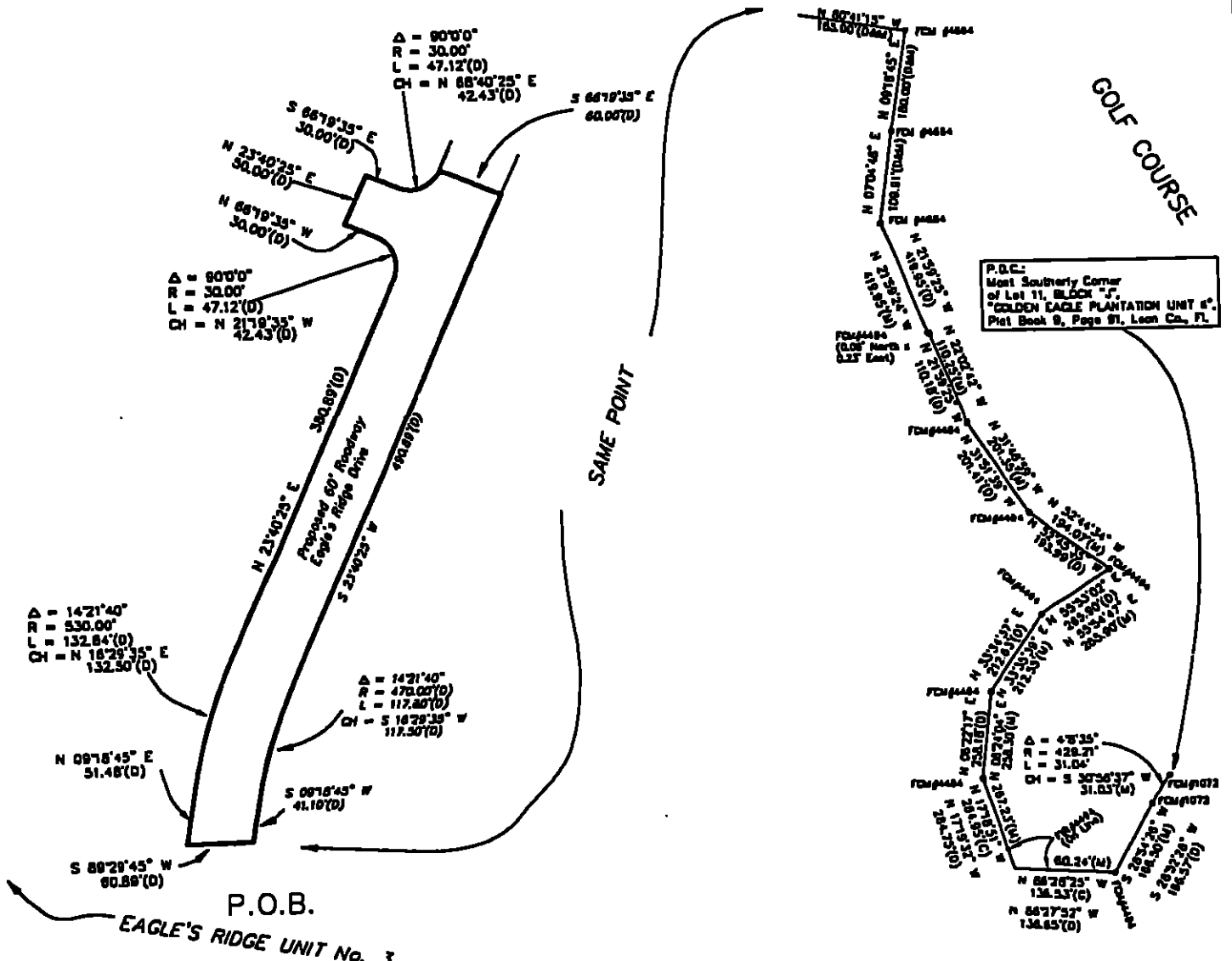
PHONE: (904) 926-6078

DATE OF SKETCH: 6/30/93  
 SCALE: 1" = 150'  
 DRAWING: 969-4RD.DWG

**LEGEND:**

SR/s - SET IRON ROD with cap #4884  
 FCM - FOUND CONCRETE MONUMENT  
 FRM - PERMANENT REFERENCE MARKER  
 FIR - FOUND IRON ROD  
 FIP - FOUND IRON PIPE  
 FPIP - FOUND PINCHED IRON PIPE  
 P.O.C. - POINT OF COMMENCEMENT  
 P.O.B. - POINT OF BEGINNING

R/W - RIGHT OF WAY  
 (D) - per DEED  
 (P) - per PLAT  
 (C) - CALCULATED  
 (M) - as MEASURED  
 Δ - CENTRAL (INCLUDED) ANGLE  
 R - RADIUS  
 L - ARC LENGTH  
 CH - CHORD



CERTIFIED TO:  
 1) Capital First, Inc.

**NOTES:**

- 1) This is not a boundary survey.
- 2) This property lies in Flood Zone "C", as per F.I.R.M. Panel 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 EAGLES RIDGE UNIT II.
- 5) THIS PROPERTY IS UNIMPROVED.
- 6) TIE FROM P.O.C. TO P.O.C. IS NOT TO SCALE.

(D) = per DESCRIPTION PROVIDED BY CLIENT

PAGE 1 OF 2

I HEREBY CERTIFY THAT THIS SKETCH WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SKETCH MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF LAND SURVEYORS (F.A.C. 61-6-17-6).

*Alan D. Platt*

DATE 6-30-94

ALAN D. PLATT  
 FLORIDA REGISTERED LAND SURVEYOR No. 4684

JOB No. \_\_\_\_\_

SKETCH OF LEGAL DESCRIPTION OF:  
 ROADWAY (EAGLE'S RIDGE DRIVE)  
 Leon County, Florida  
 AKA: EAGLE'S RIDGE UNIT No. 4  
 FOR: Capital First, Inc.  
 Tallahassee, Fl.

Exhibit "C"

## LEGAL DESCRIPTION

EAGLE'S RIDGE UNIT 4  
ROADWAY:

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 35 seconds for an arc distance of 31.04 feet (the chord of said arc bears South 30 degrees 56 minutes 37 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 86 degrees 28 minutes 25 seconds West 136.53 feet, thence North 17 degrees 18 minutes 51 seconds West 284.95 feet, thence North 06 degrees 24 minutes 04 seconds East 258.30 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 to the Southeast corner of EAGLE'S RIDGE UNIT No. 3, thence along the Westerly boundary of said EAGLE'S RIDGE UNIT No. 3 the following: North 21 degrees 59 minutes 25 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 Southeast corner of EAGLE'S RIDGE UNIT NO. 4, thence along the Southerly and Westerly boundary of said EAGLE'S RIDGE UNIT No. 4 the following: North 80 degrees 41 minutes 15 seconds West 185.00 feet to the Easterly right of way boundary of Eagles Ridge Drive (60 foot wide) for the POINT OF BEGINNING. From said POINT OF BEGINNING run South 89 degrees 29 minutes 45 seconds West 60.89 feet, thence North 09 degrees 18 minutes 45 seconds East 51.48 feet to a point of a curve concave to the Easterly, thence run Northeasterly 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 (chord of said arc bears North 16 degrees 29 minutes 35 seconds East 132.50 feet), thence North 23 degrees 40 minutes 25 seconds East 380.89 feet to a point of curve concave to the Westerly, thence Northwesterly 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 (chord of said arc bears North 21 degrees 19 minutes 35 seconds West 42.43 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 a point of curve concave to the Northerly, thence Northeasterly 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 (chord of said arc bears North 68 degrees 40 minutes 25 seconds East 42.43 feet), thence South 66 degrees 19 minutes 35 seconds East 60.00 feet, thence South 23 degrees 40 minutes 25 seconds West 490.89 feet to a point of curve concave to the Easterly, thence Southwesterly along said curve having a radius of 470.00 feet through a central angle of 14 degrees 21 minutes 40 seconds for an arc distance of 117.80 feet (chord of said arc bears South 16 degrees 29 minutes 35 seconds West 117.50 feet), thence South 09 degrees 18 minutes 45 seconds West 41.10 feet to the POINT OF BEGINNING.

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  
 Florida Registered Land Surveyor No. 4664

