

2/20/80

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SUPPLEMENTAL DECLARATION OF AND AMENDMENT TO
RESTRICTIVE AND PROTECTIVE COVENANTS

WHEREAS, BIG TREE LAKES, a partnership existing under the laws of the State of Florida, with offices at 412 NE 16th Avenue, Gainesville, Florida, hereinafter referred to as the "Developer", did file an instrument titled "Declaration of Restrictive and Protective Covenants" dated October 4, 1982 at Official Records Book 689, Pages 193-199 of the public records of Clay County, Florida, hereinafter referred to as the "Declaration", to make, declare and impose upon the lands described therein certain conditions, restrictions, limitations and easements, and

WHEREAS, pursuant to Article XVJ(b) of said Declaration the Developer reserved the right to make additional land subject to said Declaration, and

WHEREAS, the Developer desires to make additional lands subject to said Declaration in accordance therewith,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that that certain Declaration of Restrictive and Protective Covenants dated October 4, 1982 and recorded at Official Records Book 689, Pages 193-199 of the public records of Clay County, Florida is hereby amended as follows:

1. In addition to the property already subject to said Declaration, as is described in the Declaration, the Developer does by this instrument hereby make, declare and impose upon the following lands, for the benefit and protection thereof, the conditions, restrictions, limitations and easements set forth in the Declaration, which shall be and constitute the covenants running with the land, binding upon said owner, its successors and assigns, all persons deraining title through said owner or claiming any right, title or interest in said land, all subsequent purchasers thereof, their heirs, personal representatives, successors and assigns:

SEE ATTACHED EXHIBIT "A" WHICH IS BY THIS REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.

2. Article I, Paragraph (a) is amended to read as follows:

(a) PLAT refers to the Replat of Florida Frontier Unit 1 recorded at Plat Book 13, Pages 54-67, and the plat of Florida Frontier Unit 2 recorded at Plat Book 10, Pages 32-35 of the public records of Clay County, Florida; and any other plat of record in which may be contained any of the lots subject to this Declaration of Restrictive and Protective Covenants, as may have been or may be amended.

3. Article I, Paragraph (b) is amended to read as follows:

(b) LOT refers to each of lots 1-353, less and except lot 40, block 1 thereof, as platted on the plat of Replat Florida Frontier, Unit 1; each of the lots in Florida Frontier, Unit 2; and each lot as shown in any recorded plat, which lot has been made subject to, or may be made subject to, this Declaration of Restrictive and Protective Covenants, as may have been or may be amended.

4. Article I, Paragraph (e) is amended to read as follows:

Record \$ 21.00

return to

LAW OFFICES OF
STEPHEN A. SCOTT
POST OFFICE BOX 2218
GAINESVILLE, FLORIDA 32602
TELEPHONE (904) 378-3056

(e) SUBDIVISION refers to all of the lots in the plat of Replat Florida Frontier, Unit 1 (except for lot 40, block 1 thereof); Florida Frontier, Unit 2; and any other lots contained within any plats in the public records of Clay County, Florida which have been brought under and made subject to this Declaration of Restrictive and Protective Covenants, as may have been or may be amended.

5. Article II, Paragraph (n) is amended to read as follows:

(n) No mobile or modular homes may be constructed on the following lots:

(i) On the following lots in the Replat of Florida Frontier, Unit 1:

Lot No.	Required Minimum Total Square Footage
1-39	1400 Square feet living space (enclosed and heated)
41-64	1000 Square feet living space (enclosed and heated)
65-77	1400 Square feet living space (enclosed and heated)
78-95	1000 Square feet living space (enclosed and heated)
96-126	1400 Square feet living space (enclosed and heated)
127-131	1000 Square feet living space (enclosed and heated)

(ii) Lots No. 87-91, 188-190, 194-207, and 226-229 of Silver Sands Estates, a subdivision as per the plat thereof filed at Plat Book 7, Pages 8-11, inclusive, of the public records of Clay County, Florida.

(iii) Lots No. 1, and 19-26 in Block 25; Lots No. 1, 2, 24 and 25 in Block 26; Lots No. 4-8 in Block 27; Lots No. 9-11 in Block 28; Lots No. 17-19 in Block 31; Lots No. 1-6 in Block 32; Lots No. 1-7, 24 and 25 in Block 33; Lots No. 1-13 in Block 34; and Lots No. 1-20 in Block 35 of Big Tree Lakes, Section "A", a subdivision as per the plat thereof filed at Plat Book 11, Pages 54-61, inclusive, of the public records of Clay County, Florida.

(iv) Lot 17 in Block 8; Lot 1 in Block 9; Lots No. 4 and 5 in Block 24; Lots No. 4-7 in Block 25; Lots No. 12-16 in Block 26; Lots No. 2-4 in Block 29; Lots No. 9-12 in Block 30; and Lots No. 8-10 in Block 31 of Big Tree Lakes, Section "B", a subdivision as per the plat thereof filed at Plat Book 12, Pages 1-9, inclusive, of the public records of Clay County, Florida.

Modular and mobile homes will be allowed on the following lots only in the event they are constructed with wooden or lapped siding (non-metallic in appearance) and asphalt shingles (non-metallic in appearance), or other such criteria which, in the opinion of the Developer or the Association, meets the quality and intent to fulfill this standard:

(i) Lots No. 132-353 of Replat of Florida Frontier, Unit 1;

(ii) All lots in Florida Frontier, Unit 2 which front on Monongahela Avenue;

(iii) Lot No. 20, Block 19 of Florida Frontier, Unit 2;

(iv) Lots No. 1, 16-19 in Block 10; Lots No. 11-16 in Block 11; Lots No. 28-32, and 36 in Block 12; Lot No. 1 in Block 15; Lots No. 1-4 in Block 16; Lots No. 1-8 in Block 17; Lots No. 7-12 in Block 18; Lots No. 11-18 in Block 31; and Lots No. 1-9, and 17-19 in Block 32 of Big Tree Lakes, Section "B", a subdivision as per the plat thereof filed at Plat Book 12, Pages 1-9, inclusive, of the public records of Clay County, Florida.

6. Article XVI, Paragraph (a) is amended to read as follows:

(a) Existing Property: The real property which is, and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is located in Clay County, Florida and has been hereinbefore described, which property shall also include, without limitation, that property described in Exhibit "A", which is attached hereto and by this reference made a part hereof and incorporated herein, and any property which becomes subject to this Declaration pursuant to the provisions of this Article XVI.

7. All other terms, provisions and conditions contained in the Declaration, except as may be expressly amended herein, are hereby ratified and confirmed, and are incorporated herein by this reference, to the same extent and effect as if those said provisions, terms and conditions were set forth herein in their entirety. This incorporation by reference shall be for the purpose of, inter alia, complying with the requirements of Article XVI(b) of the Declaration that any additional or supplemental declarations which add land or property for the purpose of making said additional land or property subject to this Declaration shall contain essentially the same substance as in the original Declaration.

IN WITNESS WHEREOF, the undersigned, being the Developer herein, has executed this instrument on this 6th day of October, 1982 at Gainesville, Alachua County, Florida.

WITNESSES:

[Signature]
Sherry L. Pitts
AS to BTL

BIG TREE LAKES, a partnership existing under the laws of the State of Florida

By: [Signature]
Dennis G. Lee, as Partner

By: [Signature]
Jim Jean, as Partner

STATE OF FLORIDA
COUNTY OF ALACHUA

BEFORE ME, the undersigned authority, personally appeared

LAW OFFICES OF
STEPHEN A. SCOTT
POST OFFICE BOX 2218
GAINESVILLE, FLORIDA 32602
TELEPHONE (904) 378-3058

pp. 689 ... 553

DENNIS G. LEE and JIM JEAN, as Partners in BIG TREE LAKES, a partnership existing under the laws of the State of Florida, well known to me to be the persons described in the foregoing instrument, and they acknowledged that they freely and voluntarily executed the foregoing Supplemental Declaration of and Amendment to Restrictive and Protective Covenants on the 6th day of October, 1982 at Gainesville, Alachua County, Florida.

Sherry Lynn Ritter

Notary Public
State of Florida at Large

My Commission Expires: NOTARY PUBLIC STATE OF FLORIDA
COMMISSION EXPIRES JUNE 30 1983

BONDED THRU GENERAL TRUST UNDERWRITERS

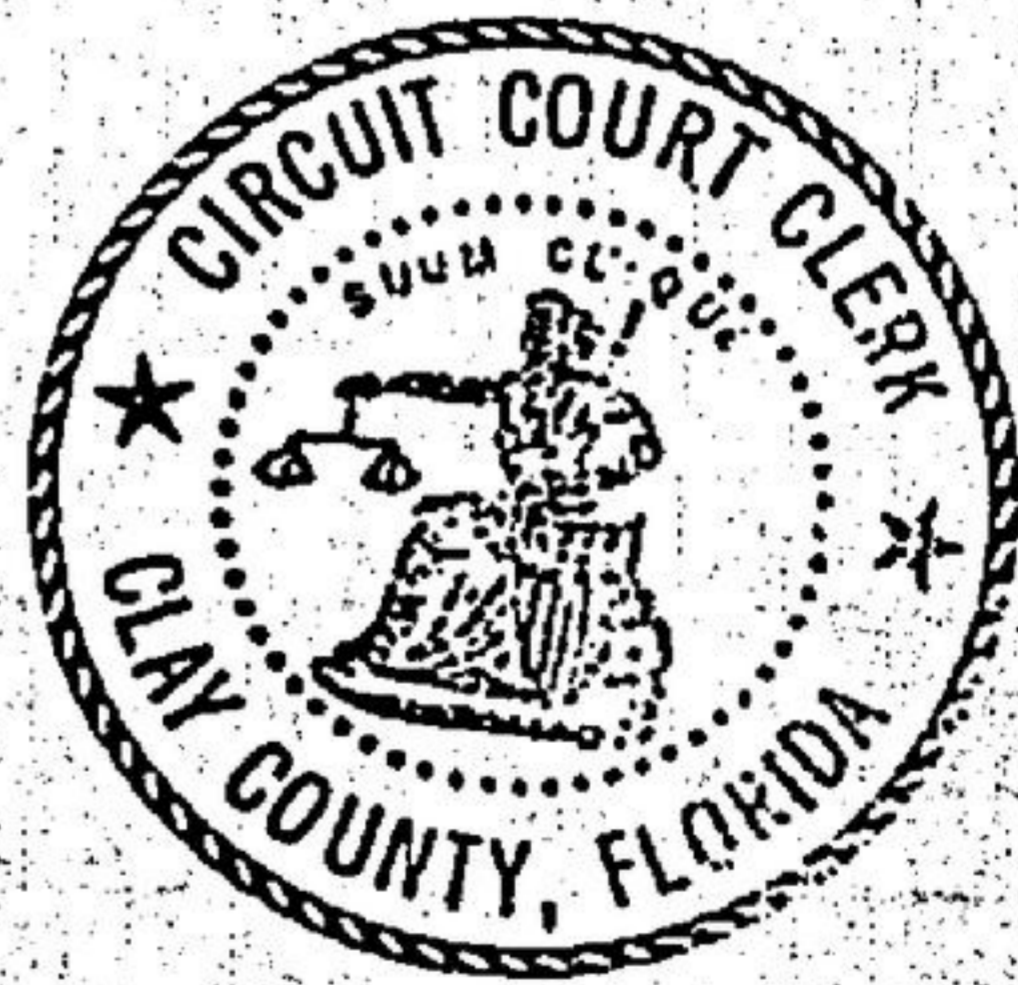
This Instrument
Prepared By:
STEPHEN A. SCOTT, ESQUIRE
P.O. BOX 2218
GAINESVILLE, FL 32602

EXHIBIT "A" TO SUPPLEMENTAL DECLARATION OF AND AMENDMENT
TO RESTRICTIVE AND PROTECTIVE COVENANTS EXECUTED BY BIG TREE
LAKES, A FLORIDA PARTNERSHIP, ON OCTOBER 6, 1982

Lots No. 87-91, 188-190, 194-207, and 226-229 of Silver Sands Estates, a subdivision as per the plat thereof filed at Plat Book 7, Pages 8-11, inclusive, of the public records of Clay County, Florida.

Lots No. 1, and 19-26 in Block 25; Lots No. 1, 2, 24 and 25 in Block 26; Lots No. 4-8 in Block 27; Lots No. 9-11 in Block 28; Lots No. 17-19 in Block 31; Lots No. 1-6 in Block 32; Lots No. 1-7, 24 and 25 in Block 33; Lots No. 1-13 in Block 34; and Lots No. 1-20 in Block 35 of Big Tree Lakes, Section "A", a subdivision as per the plat thereof filed at Plat Book 11, Pages 54-61, inclusive, of the public records of Clay County, Florida.

Lot No. 17 in Block 8; Lot No. 1 in Block 9; Lots No. 1, and 16-19 in Block 10; Lots No. 11-16 in Block 11; Lots No. 28-32, and 36 in Block 12; Lot No. 1 in Block 15; Lots No. 1-4 in Block 16; Lots No. 1-8 in Block 17; Lots No. 7-12 in Block 18; Lots No. 4 and 5 in Block 24; Lots No. 4-7 in Block 25; Lots No. 12-16 in Block 26; Lots No. 2-4 in Block 29; Lots No. 9-12 in Block 30; Lots No. 8-18 in Block 31; and Lots No. 1-9, and 17-19 in Block 32 of Big Tree Lakes, Section "B", a subdivision as per the plat thereof filed at Plat Book 12, Pages 1-9, inclusive, of the public records of Clay County, Florida.



FILE NO. 42-11523
OFFICIAL RECCRS. NO. 689
PAGE 550 RECCRS. VERIFIED
OCT 7 11 08 AM '82
FILED AND RECORDED IN PUBLIC
RECORDS OF CLAY COUNTY, FLA.
[Signature]
CLERK CIRCUIT COURT