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This instrument prepared by:
Record and return to:
H. Edward Garvin ✓
PO Box 23831
Gainesville, FL 32602

**SEVENTH SUPPLEMENTAL DECLARATION OF
AND AMENDMENT
TO RESTRICTIVE AND PROTECTIVE
COVENANTS**



Book: 1891
Page: 1663
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James B. Jett
Clerk Of Courts
Clay County, FL
FEE: \$19.50

Recorder's use only

WHEREAS, BIG TREE LAKES, LTD., a Florida limited partnership (formerly Big Tree Lakes) with offices at 412 NE 16th Avenue, Gainesville, Florida (hereinafter referred to as "**Developer**"), executed an instrument titled "Declaration of Restrictive and Protective Covenants" dated October 4, 1982 and recorded in the official records of Clay County, Florida in O.R. Book 689, Pages 193-199 (hereinafter referred to as "**the Declaration**"); and,

WHEREAS, Developer subsequently amended the **Declaration** by those certain Supplemental Declarations recorded in the official records of Clay County, Florida in O.R. Book 689, Pages 550-554; O.R. Book 706, Pages 467-471; O.R. Book 712, Pages 75-78; O.R. Book 716, Pages 116-117; O.R. Book 775, Pages 121-123; and O.R. Book 921, Pages 88-89; and,

WHEREAS, pursuant to Article XVI(b) of the **Declaration, Developer** reserved the right to make additional land subject to the **Declaration**; and,

WHEREAS, Developer desires to make additional lands subject to the **Declaration**, as amended, and to impose certain additional restrictions on said additional lands.

NOW THEREFORE, in consideration of the premises and other valuable consideration received, **Developer** does 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**, as amended, which shall be and constitute covenants running with the land, binding upon said owner, its successors and assigns, all persons derailing 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:

Tracts K-1, K-2, K-3 and K-4, as described in Exhibit "A" attached hereto.

And **Developer** does further declare and impose upon Tracts K-1, K-2, K-3 and K-4, inclusive, as described in Exhibit "A", the following additional restrictions and limitations as covenants running with the land, binding upon said owner, its successors and assigns, all persons derailing 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:

1. No permanent dwelling is permitted upon any such parcel which has a ground floor area, exclusive of open porches or garages, of less than nine hundred fifty (950) square feet. No mobile homes, manufactured homes or modular homes are permitted unless they also comply with the provisions of Paragraph two (2) below.

2. All mobile homes, manufactured homes and modular homes must comply with the following additional requirements:

- A. Minimum width of 24 feet and minimum length of 40 feet (width and length measurements are exclusive of roof overhangs and tongue).
- B. All units must be constructed with wooden or masonite siding or residential siding that is non-metallic in appearance and comparable in quality and appearance to materials commonly used in construction of site built homes. In addition, roofs must be shingled with asphalt or fiberglass shingles or other materials that are commonly used in the construction of site built homes.
- C. All units must be underskirted at the time of set-up or placed on a permanent foundation.
- D. All units must be new, first time set-up and neat in appearance.

All other terms, provisions and conditions contained in the **Declaration**, as amended, are hereby ratified and confirmed, and are incorporated herein by this reference. 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 contain essentially the same substance as the original **Declaration**.

BIG TREE LAKES, LTD.

Signed, sealed and delivered in our presence as witnesses:

Linda F. McDavid
Witness #1 - Sign Name

Linda F. McDavid
Witness #1 - Print Name

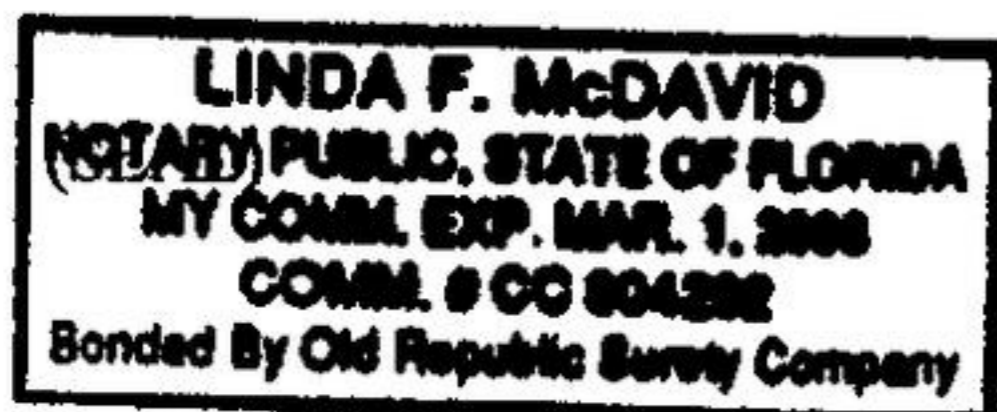
Madelyn B. Hayes
Witness #2 - Sign Name

Madelyn B. Hayes
Witness #2 - Print Name

By: Dennis G. Lee
Dennis G. Lee, President of Florida Woodland, Inc. as general partner

STATE OF FLORIDA
COUNTY OF ALACHUA

THE FOREGOING instrument was acknowledged before me this 28th day of September, 2000, by DENNIS G. LEE, President of Florida Woodland, Inc., as general partner of **BIG TREE LAKES, LTD.**, who is personally known to me.



Linda F. McDavid
Linda F. McDavid
Notary Public, State of Florida

EXHIBIT "A"**Tract "K-1"**

A tract of land situated in Section 24, Township 8 South, Range 23 East, Clay County, Florida, being in the Replat of Florida Frontier Unit One as per plat thereof recorded in Plat Book 13, pages 54-67 of the public records of Clay County, Florida. Said tract being more particularly described as follows:

Begin at the Northwest corner of Lot 132 of said Replat of Florida Frontier Unit One, and run thence N 26 deg 44 min 07 sec W, along the Northeasterly right-of-way line of Monongahela Avenue, a distance of 193.12 feet; thence S 88 deg 24 min 40 sec E, along the South line of Lot 193 of said Replat of Florida Frontier Unit One, a distance of 249.92 feet to an Iron Rod at the Southeast corner of Lot 193; thence N 26 deg 44 min 07 sec W, along the East line of Lots 193 and 194 of said Replat of Florida Frontier Unit One, a distance of 522.94 feet to the Northeasterly corner of said Lot 194; thence run N 63 deg 15 min 53 sec E, along the South line of Lots 196, 197 and 198 of said Replat of Florida Frontier Unit One, a distance of 327.63 feet; thence run N 38 deg 19 min 53 sec E, along the South line of Lots 198, 199 and 200 of said Replat of Florida Frontier Unit One, 383.10 feet; thence run Southeasterly along the South line of Parcel "B" of said Replat of Florida Frontier Unit One, with a curve concave to the Northeasterly and having a central angle of 44 deg 16 min 36, a radius of 379.41 feet, and a chord bearing and distance of S 52 deg 23 min 21 sec E, 285.96 feet; thence run S 16 deg 50 min 06 sec W, a distance of 958.33 feet to the North line of Lots 132, 137 of said Replat of Florida Frontier Unit One; thence run N 88 deg 24 min 40 sec W, along said North line, a distance of 407.03 feet to the Point of Beginning. Said property containing 10.705 acres more or less.

Subject to a 170 foot Florida Power and Light Company Easement and Drainage Easements as shown on said Replat of Florida Frontier Unit One.

Tract "K-2"

A tract of land situated in Section 24, Township 8 South, Range 23 East, Clay County, Florida, being in the Replat of Florida Frontier Unit One as per plat thereof recorded in Plat Book 13, pages 54-67 of the public records of Clay County, Florida. Said tract being more particularly described as follows:

Commence at the Northwest corner of Lot 132 of said Replat of Florida Frontier Unit One, and run thence S 88 deg 24 min 40 sec E, along the North line of Lots 132, and 137 of said Replat of Florida Frontier Unit One a distance of 407.03 feet to the Point of Beginning; thence run N 16 deg 50 min 06 sec E, a distance of 958.33 feet to the South line of Parcel "B" of said Replat of Florida Frontier Unit One; thence run Northeasterly along said South line with a curve concave to the North, having a central angle of 32 deg 23 min 21 sec, a radius of 379.41 feet, and a chord bearing and distance of N 89 deg 16 min 40 sec E, 211.63 feet to the Point of Tangent; thence run N 73 deg 05 min 00 sec E, a distance of 76.56 feet; thence run S 10 deg 23 min 09 sec E, a distance of 690.80 feet to the right-of-way line of Klamath Avenue; thence run Southwesterly along said right-of-way line with a curve concave to the East, having a central angle of 131 deg 24 min 34 sec, a radius of 50.00 feet, and a chord bearing and distance of S 02 deg 26 min 24 sec E, 91.14 feet to a Point of Reverse Curve; thence run Southwesterly along said right-of-way line with a curve concave to the East, having a central angle of 41 deg 24 min 35 sec, a radius of 30.00 feet, and a chord bearing and distance of S 47 deg 26 min 25 sec E, 21.21 feet to the Point of Tangent on the Westerly right-of-way line of Klamath Avenue; thence run S 26 deg 44 min 07 sec E, 200.89 feet to the Northeast corner of Lot 141 of said Replat of Florida Frontier Unit One; thence run N 88 deg 24 min 40 sec W, along the North line of Lots 137, 138 and 141 of said Replat of Florida Frontier Unit One, a distance of 797.14 feet to the Point of Beginning; Said property containing 11.001 acres more or less.

Subject to a 170 foot Florida Power and Light Company Easement and Drainage Easements as shown on said Replat of Florida Frontier Unit One.

Tract "K-3"

A tract of land situated in Section 24, Township 8 South, Range 23 East, Clay County, Florida, being in the Replat of Florida Frontier Unit One as per plat thereof recorded in Plat Book 13, pages 54-67 of the public records of Clay County, Florida. Said tract being more particularly described as follows:

Commence at the Northwest corner of Lot 132 of said Replat of Florida Frontier Unit One and run thence S 88 deg 24 min 40 sec E, along the North line of Lots 132, 137, 138, and 141, a distance of 1272.33 feet to the Easterly right-of-way line of Klamath Avenue and the Point of Beginning; thence run thence S 26 deg 44 min 07 sec E, along the Easterly right-of-way line of Klamath Avenue, a distance of 73.85 feet; thence run Southeasterly along a curve concave to the Northeasterly, having a central angle of 90 deg 00 min 00 sec, a radius of 30.00 feet, and a chord bearing and distance of S 71 deg 44 min 07 sec E, 42.43 feet to the Northerly right-of-way line of Chalmetta Street; thence run N 63 deg 15 min 53 sec E, a distance of 41.55 feet; thence continue along said Northerly right-of-way line, with a curve concave to the Southeasterly, having a central angle of 28 deg 19 min 27 sec, a radius of 480.00 feet, and a chord bearing and distance of N 77 deg 25 min 37 sec E, 234.88 feet; thence run S 88 deg 24 min 40 sec E, along said Northerly right-of-way line, a distance of 108.81 feet; thence run N 23 deg 31 min 43 sec W, a distance of 1162.60 feet to the South line of Parcel "B" of said Replat of Florida Frontier Unit One; thence run S 73 deg 05 min 00 sec W, along said South line, 300.04 feet; thence run S 10 deg 23 min 09 sec E, 690.80 feet to the right-of-way line of Klamath Avenue; thence run Southeasterly along said right-of-way line with a curve concave to the Southwesterly, having a central angle of 131 deg 24 min 34 sec, a radius of 50.00 feet, and a chord bearing and distance of S 51 deg 01 min 50 sec E, 91.14 feet to the Point of Reverse Curve; thence run Southeasterly along said right-of-way line with a curve concave to the East, having a central angle of 41 deg 24 min 35 sec, a radius of 30.00 feet, and a chord bearing and distance of S 06 deg 01 min 50 sec E, 21.21 feet to the Easterly right-of-way line of Klamath Avenue; thence run S 26 deg 44 min 07 sec E, along said Easterly right-of-way line, a distance of 233.22 feet to the Point of Beginning. Said property containing 10.001 acres more or less.

Subject to a 170 foot Florida Power and Light Company Easement and Drainage Easements as shown on said Replat of Florida Frontier Unit One.

Tract "K-4"

A tract of land situated in Section 24, Township 8 South, Range 23 East, Clay County, Florida, being in the Replat of Florida Frontier Unit One as per plat thereof recorded in Plat Book 13, pages 54-67 of the public records of Clay County, Florida. Said tract being more particularly described as follows:

Commence at the Northwest corner of Lot 132 of said Replat of Florida Frontier Unit One, and run S 88 deg 24 min 40 sec E, along the North line of Lots 132, 137, 138, 141 and Tract "I", a distance of 1612.33 to the Point of Beginning; thence continue S 88 deg 24 min 40 sec E, along the North right-of-way line of Chalmetta Street, a distance of 439.62 feet to the Point of Curve; thence run Northeasterly along said curve concave to the Northwesterly, having a central angle of 91 deg 35 min 20 sec, a radius of 30.00 feet, and a chord bearing and distance of N 45 deg 47 min 40 sec E, 43.01 feet to the Westerly right-of-way line of Grand Mesa Avenue; thence run North, along said right-of-way line, a distance of 139.24 feet to the Southeast corner of Lot 127 of said Replat of Florida Frontier Unit One; thence run N 88 deg 24 min 40 sec W, along the South line of said Lot 127, a distance of 215.00 feet; thence N 12 deg 49 min 10 sec W, 246.99 feet; thence run N 26 deg 44 min 07 sec W, along the West line of Tract "E" and Lots 121 through Lot 128 of said Replat of Florida Frontier Unit One, a distance of 1020.00 feet to the South line of Parcel "B" of said Replat of Florida Frontier Unit One; thence run S 63 deg 15 min 53 sec W, along said South line, a distance of 50.00 feet; thence run S 01 deg 00 min 00 sec W, along said South line, a distance of 135.00 feet; thence run S 49 deg 39 min 32 sec W, along said South line, 103.67 feet; thence run S 73 deg 05 min 00 sec W, along said South line, a distance of 83.40 feet; thence run S 23 deg 31 min 43 sec E, a distance of 1162.60 feet to the North right-of-way line of Chalmetta Street and the Point of Beginning. Said property containing 10.001 acres more or less.

Subject to a 170 foot Florida Power and Light Company Easement and Drainage Easements as shown on said Replat of Florida Frontier Unit One.