

BOOK 2192

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VOLUSIA COUNTY

NOTICE OF SUPPLEMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS RUNNING WITH THE LAND AS TO LONG LEAF PLANTATION SUBDIVISION

Prepared by:
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Orlando, FL 32802
Ph. [REDACTED]

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, LONG LEAF PLANTATION, INC. ("DEVELOPER") caused to be recorded certain Declarations of Covenants and Restrictions Running with the Land as to Long Leaf Plantation Subdivision in Official Records Book 2036, Page 0770, and Official Records Book 2176, Page 1348 and Official Records Book 2304, Page 1749, Public Records of Volusia County, Florida, and

WHEREAS, this instrument supplements all of the aforesaid instruments and applies to all real property therein described which is also described on Exhibits "A", "B" and "C" attached hereto, and

WHEREAS, said instruments nominated the President of Long Leaf Plantation, Inc. to serve as the Architectural Control Board ("ACB"), and

WHEREAS, the ACB has consistently imposed the standards hereinafter set forth, and

WHEREAS, DEVELOPER wishes to serve notice of the standards of the ACB,

NOW, THEREFORE, in consideration of the premises hereof, DEVELOPER hereby does declare the property to be subject to the following restrictions, conditions, reservations and limitations binding upon itself and upon each and every person, both natural and corporate, who or which shall hereafter acquire any interest in the subject property, and their heirs, successors and assigns:

1. SOD: Each owner shall, after completion of construction of a home, install a minimum of 12,000 square feet of Floratam sod or other approved sod.

2. LANDSCAPING: The owner of each completed home shall expend no less than the amount of \$500.00 for trees, plants and other landscaping improvements in addition to the expense of sod required by the foregoing paragraph.

3. DRIVEWAYS: Each completed home will contain a minimum 12-foot wide concrete driveway from the paved portion of the adjacent roadway to the garage and no driveway will be permitted to be constructed of gravel, asphalt or other materials.

4. COLOR SELECTION: All exterior finishes will be in the range of color described as "natural earth tones."

5. GARAGE DOORS: All garage doors will be made of wood or metal. Doors made of fiberglass are specifically prohibited.

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6. EXTERIOR FENCING: No exterior fencing of chain link fence is permitted.

7. SET-BACK RESTRICTIONS: Residences shall be set back from the front property line at least fifty-five (55) feet.

8. MAIL BOXES: All mail boxes shall be built with a wood exterior to conform with the color of the residence building and mounted on a decorative post painted in a conforming color.

9. CLOTHESLINES: Clothes poles, clotheslines or other means of drying laundry will be allowed only in such a location as not to be readily visible from roadways.

10. SATELLITE DISHES AND ANTENNAS: No satellite dish or television antenna will be permitted unless approved, in advance, by the ACB. Such satellite dishes or antennas will be located such that they will not be readily visible by any adjacent landowner.

11. AMENDMENT: This document is recorded pursuant to the provisions of Paragraph 8(A)(b) and may be subsequently amended in accordance with the provisions contained in the Declaration and may be subsequently amended in accordance with the provisions hereof.

12. ARCHITECTURAL CONTROL BOARD: At such time as the Long Leaf Homeowners' Association, Inc. is duly constituted under the laws of the State of Florida, the ACB shall be composed of two persons who are members of the Long Leaf Homeowners' Association, Inc. and one member appointed by the DEVELOPER. At such time as the DEVELOPER no longer owns any of the property that is covered by said restrictions as herein supplemented, the DEVELOPER's representative shall withdraw from membership on the ACB.

IN WITNESS WHEREOF, the DEVELOPER has caused this instrument to be executed in its name this 29 day of July, 1988.

Witnesses:

LONG LEAF PLANTATION, INC.

LeAnn J. Jones
Thomas C. Palermo

By: David Robinson
David Robinson, President

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 29 day of July, 1988 by David Robinson, President of LONG LEAF PLANTATION, INC., a Florida corporation, on behalf of the corporation.

Thomas C. Palermo
Notary Public

My Commission Expires: 12/13/91

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that portion of the Northwest 1/4 in Section 27, Township 17 South, Range 30 East and that portion of the Northeast 1/4 in Section 28, Township 17 South, Range 30 East, Volusia County, Florida, more particularly described as follows: Commencing at the Southeast corner of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 28; for a POINT OF BEGINNING run thence N.89°34'41"W., along the South line of said North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 28, a distance of 155.04 feet; thence N.00°25'19"E., a distance of 235.00 feet; thence N.89°34'41"W., a distance of 24.37 feet; thence N.00°25'19"E., a distance of 470.00 feet; thence N.89°34'41"W., a distance of 6.89 feet; thence N.00°25'19"E., a distance of 461.13 feet; thence N.89°24'02"W., a distance of 3.92 feet; thence N.00°35'58"E., a distance of 470.02 feet, thence S.89°24'02"E., a distance of 13.29 feet; thence N.00°35'58"E., a distance of 335.00 feet; to a point on the North line of said Section 28; thence S.89°24'02"E., along said North line, a distance of 144.28 feet to the Northeast corner of said Section 28, also being the Northwest corner of said Section 27; thence N.89°49'28"E., along the North line of said Section 27, a distance of 2175.22 feet to an existing P.R.M.12, Long Leaf Plantation Unit 1, as recorded in Plat Book 35, Pages 85 through 87, Public Records of Volusia County, Florida; thence S.00°10'32"E., along the Westerly line of Lot 31, Block B, Long Leaf Plantation, Unit 1, a distance of 335.00 feet to a point on the centerline of Torchwood Drive, according to said plat; thence S.89°49'28"W., along the centerline of Torchwood Drive, a distance of 363.00 feet; thence S.00°40'21"E., along the Westerly line of Lots 6,5,4, and 3, Block D, according to said plat, a distance of 557.80 feet; thence S.89°19'39"W., along the Northerly line of Lot 1, Block D, and also along the Northerly line of Lot 8, Block E, according to said plat, a distance of 410.00 feet; thence S.82°08'32"W., along the Northerly line of Lots 7 and 6, Block E, according to said plat, a distance of 320.59 feet thence S.00°10'32"E., along the Westerly line of Lot 6, Block E, according to said plat, a distance of 80.00 feet; thence West along the Northerly line of Lots 5,4,3,2, and 1, Block E, to a point on the centerline of Stratford Drive, according to said plat, a distance of 726.50 feet, thence S.00°33'50"E., along said centerline, a distance of 230.01 feet to the point of intersection of the centerlines of Stratford Drive and Princewood Drive, according to said plat; thence West along the centerline of Princewood Drive, according to said plat, a distance of 197.69 feet; thence South, along the Westerly line of Lots 2 and 1, Block G, according to said plat, a distance of 470.00 feet to a point on the centerline of Torchwood

Drive according to said plat; thence East, along the centerline of Torchwood Drive, a distance of 21.32 feet; thence South, along the Westerly line of Lot 1, Block A, a distance of 235.00 feet to existing P.R.M.1, also being on the South line of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 27, Township 17 South, Range 30 East; thence West along the South line of said North 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 27, a distance of 176.46 feet to the POINT OF BEGINNING, containing 56.07 acres, more or less.

EXHIBIT "A"

That portion of the Northwest 1/4 in Section 27, Township 17 South, Range 30 East, Volusia County, Florida, more particularly described as follows: Commencing at the Southwest corner of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 27; run thence East along the South line of said North 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 27 a distance of 176.46 feet to the Point of Beginning of this description; thence North a distance of 235.00 feet; thence West a distance of 21.32 feet; thence North a distance of 470.00 feet; thence East a distance of 197.69 feet; thence N. $00^{\circ}33'50''$ W., a distance of 230.01 feet; thence East a distance of 726.50 feet; thence N. $00^{\circ}10'32''$ W., a distance of 80.00 feet; thence N. $82^{\circ}08'32''$ E., a distance of 320.59 feet; thence N. $89^{\circ}19'39''$ E., a distance of 410.00 feet; thence N. $00^{\circ}40'21''$ W., a distance of 577.80 feet; thence N. $89^{\circ}49'28''$ E., a distance of 363.00 feet; thence N. $00^{\circ}10'32''$ W., a distance of 335.00 feet, to a Point on the North line of said Section 27; thence N. $89^{\circ}49'28''$ E., along said North line a distance of 459.13 feet to the Northeast corner of said Northwest 1/4 of Section 27, thence S. $00^{\circ}40'21''$ E., along the East line of said Northwest 1/4, a distance of 1319.37 feet, to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 27; thence S. $89^{\circ}56'30''$ W., along the South line of said Northeast 1/4 of the Northwest 1/4 of said Section 27, a distance of 1319.70 feet, to the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 27; thence S. $00^{\circ}33'50''$ E., along the East line of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 27, a distance of 658.33 feet to the Southeast corner of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 27; thence West along the South line of said North 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 27, a distance of 1144.50 feet to the Point of Beginning, containing 51.01 acres, more or less.

EXHIBIT "B"

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VOLUSIA CO. FLA.

That portion of the Northeast 1/4 in Section 28, Township 17 South, Range 30 East, Volusia County, Florida, more particularly described as follows:

Commencing at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 28, for a POINT OF BEGINNING, run thence S. 89° 24' 02" E., along the North line of said Section 28, a distance of 1179.86 feet to an existing Permanent Reference Monument, said P.R.M. being the Northwest corner of the plat of Long Leaf Plantation, Unit 2, as recorded in Plat Book 36, Pages 175 through 177, of the Public Records of Volusia County, Florida; thence S. 00° 35' 58" W., along the Westerly boundary line, of said plat, a distance of 335.00 feet to a point on the centerline of Torchwood Drive, according to said plat; thence N 89° 24' 02" W., along the centerline of Torchwood Drive, a distance of 13.29 feet; thence S. 00° 35' 58" W., along the Westerly boundary line of said plat, a distance of 470.02 feet to a point on the centerline of Black Ironwood Drive, according to said plat; thence S. 89° 24' 02" E., along the centerline of Black Ironwood Drive, a distance of 3.92 feet; thence S. 00° 25' 19" W., along the Westerly boundary line of said plat, a distance of 461.13 feet to a point on the centerline of Princewood Drive, according to said plat; thence S. 89° 34' 41" E., along the centerline of Princewood Drive, a distance of 6.89 feet; thence S. 00° 25' 19" W., along the Westerly boundary line of said plat, a distance of 470.00 feet to a point on the centerline of Torchwood Drive, according to said plat; thence S 89° 34' 41" E., along the centerline of Torchwood Drive, a distance of 24.37 feet; thence S 00° 25' 19" W., along the Westerly boundary line of said plat, a distance of 235.00 feet to a point on the South line of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 17 South, Range 30 East; thence N. 89° 34' 41" W. along the said South line, a distance of 1167.29 feet to the Southwest corner of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 28; thence N. 00° 30' 19" W., along the West line of the North 3/4 of the East 1/2 of the Northeast 1/4 of said Section 28, a distance of 1975.03 feet to the POINT OF BEGINNING. Containing 52.48 acres, more or less.

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EXHIBIT "C"

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