

1989

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

19.50

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 2176, Page 0770, and Official Records Book 2176, Page 1348 and Official Records Book 2304, Page 1749, Public Records of Volusia County, Florida, and

WHEREAS, the DEVELOPER caused to be recorded a certain Notice of Supplement to Declaration of Covenants and Restrictions Running with the Land as to Long Leaf Plantation Subdivision in Official Records Book 3192, Page 1750, 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 designated the composition of the Architectural Control Board to be one member appointed by the DEVELOPER and two members who are members of the Long Leaf Plantation Home Owners Association, Inc., a Florida corporation, and

WHEREAS, pursuant to said instruments the DEVELOPER desires to withdraw from membership on the Architectural Control Board,

NOW, THEREFORE, the DEVELOPER hereby does declare that aforesaid Architectural Control Board shall consist of three members who are members of the Long Leaf Plantation Home Owners Association, Inc. and are appointed by the Board of Directors of said corporation, and

FURTHER, the DEVELOPER hereby does declare that the aforesaid instruments of Covenants and Restrictions may be enforced by any owner of property in the Long Leaf Plantation Subdivision or by the Long Leaf Plantation Home Owners Association, Inc. by proceedings at law or in equity against any persons violating or attempting to violate any covenant outlined in the aforesaid instruments, either to restrain the violation or to recover damages or to pursue any other appropriate remedy, and in such event, the owner or the Long Leaf Plantation Home Owners Association, Inc., as the case may be, shall be entitled to recover, in addition to such other relief as the law allows, any legal costs or attorney fees incurred in connection with the aforesaid proceedings. Any judgment for damages shall bear interest at the maximum rate allowed by law and, if such judgment not be paid within thirty days, said judgment shall be recorded and shall constitute a lien against the property whereupon the violation was adjudged to exist, which lien may be foreclosed in accordance with the laws of the state of Florida. Failure to enforce any covenant or restriction as allowed herein shall not be deemed a waiver of the right to do so.

IN WITNESS WHEREOF, the DEVELOPER has caused this instrument to be executed in its name this 28 day of July, 1989.

Witnesses:

LONG LEAF PLANTATION, INC.

Joyce L. Smith
Edna Polmison

By: David Robinson, President

FILED FOR RECORD RECORD VERIFIED

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CLERK CIRCUIT COURT VOLUSIA CO., FL

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STATE OF FLORIDA COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 28 day of July, 1989 by David Robinson, President of LONG LEAF PLANTATION, INC., a Florida corporation, on behalf of the corporation.

Delores J. Barr Notary Public

My Commission Expires:

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°33'50"W., a distance of 230.01 feet; thence East a distance of 726.50 feet; thence N.00°10'32"W., a distance of 80.00 feet; thence N.82°08'32"E., a distance of 320.59 feet; thence N.89°19'39"E., a distance of 410.00 feet; thence N.00°40'21"W., a distance of 577.80 feet; thence N.89°49'28"E., a distance of 363.00 feet; thence N.00°10'32"W., a distance of 335.00 feet, to a Point on the North line of said Section 27; thence N.89°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°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°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°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 "A"

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 Permanent Reference Monument 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 B, 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 th POINT OF BEGINNING, containing 56.07 acres, more or less.

EXHIBIT "B"

That portion of the Northeast 1/4 in Section 28, Township 117 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 N89°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.

EXHIBIT "C"