

PREPARED BY:

Judge Stephen C. O'Connell
1351 E. Tennessee St.
Tallahassee, FL. 32308

DECLARATION OF PROTECTIVE COVENANTS
AND RESTRICTIONS FOR HEARTWOOD
HILLS, UNIT TWO, SUBDIVISION

RECORDED IN THE PUBLIC
RECORDS OF FLORIDA
APR 20 1 40 PM '92
CLERK OF CIRCUIT COURT

1128301

STATE OF FLORIDA) CR1556PM1690
COUNTY OF LEON)

KNOW ALL MEN BY THESE PRESENTS that RUTH D. BRADSHAW and CHARLES J. BRADSHAW, as Trustees of the Charles H. Bradshaw Revocable Living Trust, dated July 25, 1971, as amended and restated February 26, 1982; JAMES K. DOBBS, JR. and JOHN HULL DOBBS, as Trustees for James K. Dobbs, Jr., John Hull Dobbs, individually and O'Connell Investments, Ltd., being the owners and developers of these lands known as Heartwood Hills, Unit Two, in Leon County, Florida, and more particularly described as:

Blocks E, F and G, Heartwood Hills, Unit Two,
according to the plat recorded in Plat Book
10, Page 67, of the Public Records of
Leon County, Florida.

WHEREAS, it is declared that said lands are and shall be held, transferred, sold, conveyed and used subject to the covenants, restrictions and easements set forth in that Declaration of Protective Covenants and Restrictions heretofore recorded in Official Records Book 1346, Page 899, of the Public Records of Leon County, Florida, as amended in Official Records Book 1371, Page 2169, of the Public Records of Leon County, Florida, provided, however, that as to the lands in Heartwood Hills, Unit Two, Article V, Land Use and Building Type, Section 3. Dwelling size is amended to read and shall be applied as follows:

Section 3. Dwelling Size. The ground floor heated space area, exclusive of porches, garages, and patios of a one story residence

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shall be at least 1,800 square feet. If the structure is two story, the ground floor must contain at least 1,200 square feet and the second story at least 600 square feet of heated space. The developers reserve the right to grant variations of the requirements in square feet in first and second stories so long as the total equals 1,800 square feet. Each dwelling shall have attached to it an enclosed garage of sufficient size to house at least one automobile.

IN WITNESS WHEREOF, the undersigned being the owners and subdividers of the lands described herein have hereunto set their hands and seals hereto this 14th day of April, 1992.

Signed, sealed and delivered in our presence as witnesses:

Megan Evans
Megan Evans
Suzanne W. Guerino
Suzanne W. Guerino

Ruth D. Bradshaw and Charles J. Bradshaw, as Trustees of the Charles H. Bradshaw Revocable Living Trust, dated July 15, 1971, as amended and restated February 26, 1982; James H. Dobbs, Jr. and John Hull Dobbs, as Trustees for James K. Dobbs, Jr., John Hull Dobbs and O'Connell Investments, Ltd.

By: Stephen C. O'Connell
STEPHEN C. O'CONNELL
Their Attorney-In-Fact

STATE OF FLORIDA)
COUNTY OF LEON)

BEFORE ME, the undersigned authority, personally appeared STEPHEN C. O'CONNELL, who, after being by me first duly sworn, executed the foregoing instrument in his capacity as Attorney-In-Fact and is an officer duly authorized to execute said instrument for the purposes therein expressed. *An oath was not taken.*

He is personally known to me.
SWORN TO AND SUBSCRIBED before me this 14th day of April, 1992.



MEGAN EVANS
MY COMMISSION EXPIRES
MARCH 1, 1994
BONDED THROUGH FIDELITY

Megan Evans
NOTARY PUBLIC MEGAN EVANS
My Commission Expires: 3/1/94