

**SECOND AMENDMENT TO  
DECLARATION OF GENERAL PROTECTIVE COVENANTS AND RESTRICTIONS  
FOR  
OX BOTTOM MANOR**

This Second Amendment is made and executed this 31<sup>st</sup> day of May, 1991, by Ox Bottom Land Company, a Florida corporation, hereinafter referred to as "Declarant."

**W I T N E S S E T H:**

WHEREAS, the Declaration of General Protective Covenants and Restrictions for Ox Bottom Manor dated November 30, 1988, and recorded in Official Records Book 1352, Page 1208, of the Public Records of Leon County, Florida, hereinafter referred to as the "Declaration," as amended by that First Amendment to Declaration of General Protective Covenants and Restrictions for Ox Bottom Manor dated May 15, 1991, and recorded in Official Records Book 1502, Page 1799, of the Public Records of Leon County, Florida, provides for the annexation of certain properties; and

WHEREAS, Declarant is the developer of the subdivision development in Leon County, Florida, known as Ox Bottom Manor, Unit II, Phase I, as described in "Exhibit A" attached hereto and by reference made a part hereof; and

WHEREAS, Declarant desires to annex the said property to the properties described in the Declaration.

NOW, THEREFORE, in consideration of the hereinabove set forth premises, the hereinafter set forth terms and conditions and other good and valuable considerations, the Declarant agrees as follows:

1. Subject to the terms and conditions set forth in this agreement, the Declarant hereby annexes the property described in "Exhibit A" attached hereto and by reference made a part hereof to the Properties described in the Declaration. The property described in "Exhibit A" attached hereto shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements and liens set forth in the Declaration and the agreement, and such covenants, conditions and restrictions shall run with the land and be binding upon and inure to the benefit of each and every owner of the property described in "Exhibit A" attached hereto.

2. Notwithstanding any contrary term, covenant, condition or restriction in the Declaration, each Lot within the property described in "Exhibit A" attached hereto shall be subject to assessment under the terms of the Declaration only upon the expiration of twelve (12) months following the sale of the Lot by Declarant or upon the issuance of a certificate of occupancy for such Lot, whichever occurs first. As used herein, the term "Lot" shall have the meaning set forth in the Declaration of Covenants, Conditions and Restrictions for Ox Bottom Manor, Unit II, Phase I, recorded in Official Records Book 1502, Page 1799, of the Public Records of Leon County, Florida.

3. The Declaration, as previously amended and as amended hereby, shall remain in full force and effect.

1076501

RECORDED IN THE PUBLIC  
RECORDS OF LEON CO. FLA.

JUL 24 17 PM '91

PAUL F. HARTSFIELD  
CLERK OF CIRCUIT COURT

This Instrument Prepared By  
RUSSELL D. GAUTIER  
Of Moore, Williams, Bryant, Peebles & Gautier  
Professional Association  
Post Office Box 1169  
Tallahassee, Florida 32302

DR1502PC1823

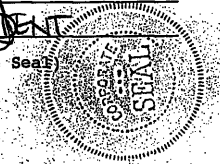
IN WITNESS WHEREOF, the Declarant has executed this Second Amendment the day and year first above written.

WITNESSES:

OX BOTTOM LAND COMPANY

Brenda C. Hutto  
Judith M. Culbreath

By: [Signature]  
Its PRESIDENT  
(Corporate Seal)

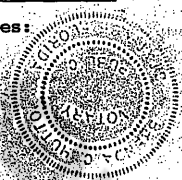


STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of May, 1991, by A.L. Buford Jr. as President of Ox Bottom Land Company, a Florida corporation, on behalf of the corporation.

Brenda C. Hutto  
NOTARY PUBLIC  
My commission expires:

Notary Public, State of Florida  
My Commission Expires Nov. 23, 1994.  
Bonded Through Fidelity Insurance Inc.



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UNOFFICIAL DOCUMENT

## "EXHIBIT A"

OX BOTTOM MANOR, UNIT II, PHASE I

A tract of land lying in Sections 18 and 19, Township '2 North, Range 1 East, Leon County, Florida, more particularly described as follows:

Begin at the Northwest corner (also the most Northerly corner) of Ox Bottom Manor, a subdivision recorded in Plat Book 10, Page 9 of the Public Records of Leon County, Florida (said corner being located 3786.78 feet West and 2727.20 feet South of a concrete monument marking the Northeast corner of said Section 19) and run North 41 degrees 46 minutes 29 seconds West 435.00 feet, thence North 48 degrees 13 minutes 31 seconds East 210.00 feet, thence North 41 degrees 46 minutes 29 seconds West 215.00 feet, thence North 20 degrees 16 minutes 28 seconds West 160.25 feet, thence South 69 degrees 43 minutes 32 seconds West 213.99 feet to a point of curve to the left, thence along said curve with a radius of 30.00 feet, through a central angle of 95 degrees 10 minutes 18 seconds, for an arc distance of 49.83 feet to a point lying on a curve concave to the Northeasterly, thence Northwesterly along said curve with a radius of 740.00 feet, through a central angle of 09 degrees 51 minutes 27 seconds, for an arc distance of 127.31 feet (the chord of said arc being North 20 degrees 31 minutes 03 seconds West 127.16 feet) to a point lying on a curve concave to the Northeasterly, thence Southeasterly and Northeasterly along said curve with a radius of 30.00 feet, through a central angle of 94 degrees 41 minutes 09 seconds, for an arc distance of 49.58 feet (the chord of said arc being South 62 degrees 55 minutes 54 seconds East 44.13 feet), thence North 69 degrees 43 minutes 32 seconds East 201.49 feet, thence North 20 degrees 16 minutes 28 seconds West 132.00 feet, thence North 04 degrees 01 minute 48 seconds East 125.00 feet, thence North 20 degrees 53 minutes 04 seconds East 118.81 feet, thence North 26 degrees 54 minutes 20 seconds East 305.54 feet, thence North 41 degrees 35 minutes 43 seconds East 260.00 feet, thence North 39 degrees 34 minutes 17 seconds East 21.78 feet, thence North 42 degrees 15 minutes 07 seconds West 202.07 feet to a point lying on a curve concave to the Southeasterly, thence Northeasterly along said curve with a radius of 1560.00 feet, through a central angle of 02 degrees 14 minutes 22 seconds, for an arc distance of 60.97 feet (the chord of said arc being North 48 degrees 52 minutes 03 seconds East 60.97 feet), thence North 40 degrees 00 minutes 46 seconds West 80.00 feet to a point lying on a curve concave to the Southeasterly, thence Northeasterly along said curve with a radius of 1640.00 feet, through a central angle of 05 degrees 59 minutes 37 seconds, for an arc distance of 171.56 feet (the chord of said arc being North 52 degrees 59 minutes 03 seconds East 171.48 feet) to a point of reverse curve, thence along said curve with a radius of 2085.00 feet, through a central angle of 00 degrees 47 minutes 04 seconds, for an arc distance of 28.55 feet (the chord of said arc being North 55 degrees 35 minutes 19 seconds East 28.55 feet), thence North 54 degrees 01 minute 21 seconds West 203.43 feet, thence North 45 degrees 31 minutes 31 seconds West 138.26 feet, thence North 30 degrees 03 minutes 33 seconds West 319.44 feet, thence North 59 degrees 34 minutes 03 seconds East 186.98 feet to a point lying on a curve concave to the Northwesterly, thence Southeasterly and Northeasterly along said curve with a radius of 60.00 feet, through a central angle of 143 degrees 23 minutes 55 seconds, for

an arc distance of 150.17 feet (the chord of said arc being North 59 degrees 03 minutes 16 seconds East 113.93 feet), thence North 59 degrees 34 minutes 03 seconds East 151.87 feet, thence North 30 degrees 25 minutes 57 seconds West 417.80 feet to a point lying on a curve concave to the Northwesterly, thence Southwesterly along said curve with a radius of 334.00 feet, through a central angle of 23 degrees 58 minutes 45 seconds, for an arc distance of 139.78 feet (the chord of said arc being South 32 degrees 49 minutes 11 seconds West 138.77 feet), thence North 45 degrees 11 minutes 26 seconds West 62.00 feet, thence North 34 degrees 40 minutes 34 seconds West 205.78 feet, thence South 53 degrees 41 minutes 01 second West 82.63 feet, thence South 82 degrees 34 minutes 03 seconds West 475.80 feet, thence North 28 degrees, 14 minutes 04 seconds West 129.82 feet, thence South 89 degrees 22 minutes 21 seconds West 405.60 feet to the centerline of Meridian Road, thence Southerly along the centerline of Meridian Road as follows: South 01 degree 12 minutes 54 seconds East 298.38 feet, thence South 00 degrees 38 minutes 44 seconds East 554.43 feet, thence South 00 degrees 33 minutes 46 seconds West 1125.03 feet, thence South 00 degrees 14 minutes 38 seconds East 845.28 feet, thence South 00 degrees 05 minutes 26 seconds East 248.73 feet, thence leaving the centerline of said Meridian Road run East along the Northerly boundary of property deeded to Leon County School Board and a projection thereof a distance of 1064.58 feet, thence North 48 degrees 13 minutes 31 seconds East along said Northerly boundary 143.31 feet, thence South 41 degrees 46 minutes 29 seconds East along the Northeastly boundary of said property 400.00 feet to the Northwest corner (also the most Northerly corner) of Lot 16, Block "D" of said Ox Bottom Manor, thence North 48 degrees 13 minutes 31 seconds East 80.00 feet to the POINT OF BEGINNING.

The foregoing described property being subject to the maintained right of way boundary of Meridian Road.

The foregoing described property containing, Less that area in the maintained boundary of Meridian Road, 85.11 acres, more or less.

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