

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

This First Amendment is made and executed this 15th day of MAY, 1991, by Moore Pond, Inc., formerly known as Ox Bottom Manor, Inc., hereinafter referred to as the "Declarant."

W I T N E S S E T H:

WHEREAS, Declarant is the developer of Ox Bottom Manor, a subdivision as per map or plat thereof recorded in Plat Book 10, Page 9, of the Public Records of Leon County, Florida, hereinafter referred to as the "Properties;" and

WHEREAS, Declarant subjected the Properties to 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"; and

WHEREAS, Declarant reserved the right in the Declaration to modify and amend the Declaration; and

WHEREAS, the Declarant intended to facilitate the addition of properties to the Properties described in the Declaration; and

WHEREAS, Section 3 of the Declaration which provides for such additions refers to the addition of the lands within the boundaries of Ox Bottom Manor; and

WHEREAS, the Declarant intended that the reference to Ox Bottom Manor in Section 3 of the Declaration refer to and include the property described in the Declaration as Ox Bottom Manor and the property described in "Exhibit A" attached hereto and by reference made a part hereof; and

WHEREAS, the Declarant inadvertently defined Ox Bottom Manor to include only the Properties.

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

1. As used in Section 3 of the Declaration, the term Ox Bottom Manor shall mean and refer to Ox Bottom Manor, a subdivision as per map or plat thereof recorded in Plat Book 10, Page 9, of the Public Records of Leon County, Florida, and the property described in "Exhibit A" attached hereto and by reference made a part hereof.
2. It is understood and agreed that Ox Bottom Land Company, a Florida corporation, is the owner of the property described in "Exhibit A" attached hereto, and, with respect to the property described in "Exhibit A" attached hereto and with respect to the right to add additional properties under the Declaration, has succeeded to the Declarant's rights under the Declaration.
3. The Declaration, as amended hereby, shall remain in full force and effect.

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

OR1502PC1820

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

WITNESSES:

MOORE POND, INC., f/k/a
OX BOTTOM MANOR, INC,

W. Z. Moore
William M. Moore

By: J. C. N.
Its: [Signature]

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 15th
day of MAY, 1991, by JAMES C. SMITH
as PRESIDENT of Moore Pond, Inc., f/k/a Ox Bottom
Manor, Inc., a Florida corporation, on behalf of the corporation.

W. Z. Moore
NOTARY PUBLIC
My commission expires:

Florida Public State of Florida
My Commission Expires March 6, 1993
Send \$100.00 - Insurance Inc.



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OR1502P1821

A tract of land lying in Sections 17, 18, 19 and 20, Township 2 North, Range 1 East, Leon County, Florida, more particularly described as follows:

Commence at a concrete monument marking the Northwest corner of said Section 20 and run South 89 degrees 39 minutes 47 seconds East 1030.78 feet to a concrete monument on the Westerly boundary of a 100 foot City of Tallahassee powerline easement for the POINT OF BEGINNING. From said POINT OF BEGINNING run South 04 degrees 28 minutes 34 seconds West along said boundary 2779.23 feet to a concrete monument, thence North 85 degrees 32 minutes 01 second West 1040.25 feet to a concrete monument, thence North 70 degrees 56 minutes 19 seconds West 374.94 feet to a concrete monument, thence North 82 degrees 29 minutes 46 seconds West 374.93 feet to a concrete monument, thence North 89 degrees 36 minutes 11 seconds West 374.94 feet to a concrete monument, thence South 78 degrees 41 minutes 45 seconds West 374.94 feet to a concrete monument, thence South 67 degrees 17 minutes 12 seconds West 374.95 feet to a concrete monument, thence South 57 degrees 21 minutes 10 seconds West 349.96 feet to a concrete monument, thence South 57 degrees 11 minutes 42 seconds West 500.07 feet to a concrete monument marking the Southeast corner of Lot 23, Block "H" of Ox Bottom Manor, a subdivision recorded in Plat Book 10, Page 9 of the Public Records of Leon County, Florida, thence North 12 degrees 00 minutes 16 seconds West along said boundary 297.19 feet to a concrete monument lying on a curve concave to the Northerly on the Northerly right of way boundary of Meadow Ridge Drive (80 foot right of way), thence Westerly along said right of way boundary and said curve with a radius of 810.00 feet, through a central angle of 75 degrees 15 minutes 21 seconds, for an arc distance of 1063.90 feet (the chord of said arc being North 79 degrees 24 minutes 09 seconds West 989.06 feet) to a concrete monument, thence South 48 degrees 13 minutes 31 seconds West along the Westerly boundary of said Ox Bottom Manor a distance of 80.00 feet to a concrete monument on the Southerly right of way boundary of said Meadow Ridge Drive, thence North 41 degrees 46 minutes 29 seconds West along the Southerly right of way boundary of the Westerly extension of said Meadow Ridge Drive 400.00 feet to a concrete monument, thence South 48 degrees 13 minutes 31 seconds West 143.31 feet to a concrete monument, thence West 1064.58 feet to the centerline of Meridian Road, thence Northerly along said centerline as follows: North 00 degrees 05 minutes 26 seconds West 248.73 feet to a county nail and cap, thence North 00 degrees 14 minutes 38 seconds West 845.28 feet to a county nail and cap, thence North 00 degrees 33 minutes 46 seconds East 1125.03 feet to a county nail and cap, thence North 00 degrees 38 minutes 44 seconds West 554.43 feet to a county nail and cap, thence North 00 degrees 37 minutes 40 seconds West 654.01 feet to a county nail and cap marking a point of curve to the right, thence along said centerline curve with a radius of 1676.58 feet, through a central angle of 17 degrees 02 minutes 15 seconds, for an arc distance of 498.55 feet, thence leaving the centerline of said Meridian Road run South 89 degrees 31 minutes 08 seconds East 20.57 feet to a concrete monument marking the Southwest corner of Summer Brooke Phase I, a subdivision recorded in Plat Book 10, Page 15 of the Public Records of Leon County, Florida, thence continue South 89 degrees 31 minutes 08 seconds East along the South boundary of said Summer Brooke Phase I and a projection thereof a distance of 5921.96 feet to a concrete monument, thence continue South 89 degrees 31 minutes 08 seconds East along a projection of said Southerly boundary 420.14 feet to a concrete monument, thence South 89 degrees 24 minutes 12 seconds West 1294.94 feet to an axle, thence North 89 degrees 39 minutes 47 seconds West 100.03 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 also being subject to a 100 foot powerline easement and a 30 foot drainage easement protruding onto subject property from the Southeast corner of Lot 23, Block "H" of Ox Bottom Manor and a guy easement recorded in Official Records Book 723, Page 290.