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RECORDED  
AT TIME & DATE NOTED  
90 MAY -8 AM 11:04  
J. HAROLD THURMOND  
CLERK CIRCUIT COURT  
WAKULLA COUNTY FLORIDA

DECLARATION OF RESTRICTIVE COVENANTS

BUCK FOREST

UNIT TWO

This Declaration is made by GODDARD PARTNERS, a Texas partnership, P. O. Box 25166, Dallas, Texas 75225, and by BUCK FOREST PROPERTY OWNERS ASSOCIATION, INC., a nonprofit Florida corporation, 1000 Energy Center, Suite 102, Ardmore, Oklahoma 73401, (jointly referred to herein as the "Declarants"), as of the 4th day of May, 1990.

RECITALS

1. The Declarants are the owners of a certain real property hereinafter called the "Land" situated in Wakulla County, Florida, described on Exhibit A attached hereto.

2. The Declarants intend that the Land shall be subdivided into residential lot sites, which will achieve certain objects and purposes: namely, that the development will be a residential community which is aesthetically pleasing, harmonious with the environment, and conducive to residential and recreational use by the owners thereof on a lasting basis and that such development will preserve the natural beauty of the Land to the fullest extent possible during all seasons of the year.

3. The Declarants believe that such objects and purposes can be best achieved through the imposition of restrictive covenants upon the Land. It further believes that the objects and purposes may be implemented by continuing control either directly by the Declarants or through other entities to be created for such purposes, all as hereinafter set forth.

NOW, THEREFORE, in order to achieve the above-described objects and purposes, the Declarants hereby impose upon the above-described Land the restrictive covenants and other encumbrances set forth herein. All such encumbrances shall run with the Land and shall be considered to be a part of any and all conveyances, transfers, leases and other documents affecting all or any part of the Land whether or not specifically set forth in such documents.

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**ARTICLE 1 - IMPOSITION OF RESTRICTIONS**  
**COVERING BUCK FOREST**

1.1 GODDARD PARTNERS imposed restrictive covenants on lands in Wakulla County, Florida, called Buck Forest, recorded in Plat Book 2, pages 87-89, public records of Wakulla County, Florida, under a "Declaration of Restrictive Covenants" dated as of February 14, 1989, recorded in Official Records Book 150, pages 678-691, public records of Wakulla County, Florida. The Declarants intend to, and do hereby impose on the Land the same restrictive covenant and encumbrances as are contained in Official Records Book 150, pages 678-691, public records of Wakulla County, Florida, (herein referred to as the "Restrictions on Buck Forest") with the following exceptions.

1.2 Section III, Paragraph 13.3 of the Restrictions on Buck Forest do not apply to the land and instead the following provision is inserted in its place:

Setback. Homes located on parcels of 10 acres or more shall be set back at least 100 feet from any road, 50 feet from drainage way or sinkhole. Homes located on parcels of 5 acres or less shall be set back at least 50 feet from any road, drainage way or sinkhole.

1.3 Section III, Paragraph E of the Restrictions on Buck Forest shall not apply and instead the following provision is inserted in its place as to the land:

Subdivision of Land. For a period of ten years from the recordation of this Declaration, the land shall not be subdivided into lots containing less than five acres. Thereafter, the land may be subdivided only if the resulting lots are at least one acre in size and meet all the applicable requirements of the codes and ordinances of Wakulla County. Subdivided lots or parcels of the land shall continue to be subject to the restrictive covenants contained in this Declaration. No subdivision of any kind, however, shall be permitted if said subdivision shall cause Declarants to incur any liability or obligation, financial or otherwise, for improvements to the roadways or other areas surrounding or abutting the subdivided lot, or unless all said improvements can be and are incurred and paid by the lot owner(s).

1.4 Section III, Paragraph B, Subparagraph 4 of the Restrictions on Buck Forest shall not apply and instead the following provision is inserted in its place as to the land:

- 4. No Housetrailerers. No housetrailerers or mobile homes, whether temporary or permanently emplaced, shall be permitted within the land, except for trailers and portable offices used or permitted by Declarant in connection with construction or marketing efforts.

Dated as of the date first above written.

GODDARD PARTNERS

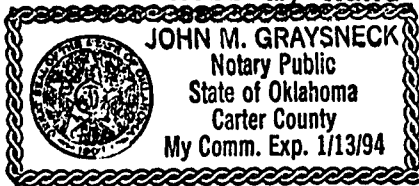
BY *William R. Goddard, Jr.*  
 William R. Goddard, Jr.  
 Managing General Partner

[AFFIX CORPORATE SEAL]

STATE OF OKLAHOMA            )  
   )    ss  
 COUNTY OF CARTER            )

The foregoing Declaration of Restrictive Covenants was acknowledged before me this 4<sup>th</sup> day of May, 1990, by William R. Goddard, Jr., Managing General Partner, Goddard Partners.

Witness my hand and official seal.



*John M. Graysneck*  
 Notary Public

My commission expires:

EXHIBIT "A"

Begin at the Northwest corner (also the most Westerly corner) of Lot 1, Block "B" of Buck Forest, a subdivision as per map or plat thereof recorded in Plat Book 2, Pages 87-89 of the Public Records of Wakulla County, Florida, and run thence North 24 degrees 20 minutes 40 seconds West 3016.36 feet, thence North 20 degrees 26 minutes 19 seconds East 636.71 feet to the Southerly boundary of Pine Lane (60 foot right of way), thence North 65 degrees 39 minutes 20 seconds East along said Southerly right of way boundary 298.29 feet, thence North 24 degrees 20 minutes 40 seconds West 847.14 feet to the Northerly boundary of Section 21, Township 3 South, Range 1 East, Wakulla County, Florida, thence North 89 degrees 41 minutes 43 seconds East along said Section Line 1194.71 feet to the Easterly boundary of a 100 foot City of Tallahassee powerline easement, thence South 19 degrees 56 minutes 38 seconds East along said Easterly boundary 4019.02 feet to the Northeasterly corner (also the most Northerly corner) of Lot 1, Block "C" of said Buck Forest, thence South 70 degrees 03 minutes 22 seconds West along the Northerly boundary of said Lot 1, Block "C" a distance of 715.0 feet, thence South 63 degrees 14 minutes 59 seconds West 50.35 feet to the Northeasterly corner (also the most Northerly corner) of Lot 1, Block "B" of said Buck Forest, thence South 74 degrees 58 minutes 15 seconds West along Northerly boundary of said lot 776.54 feet to the POINT OF BEGINNING.

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