

DECLARATION  
OF  
COVENANTS AND RESTRICTIONS

KNOW ALL ME BY THESE PRESENTS that Patrick G. Langston, Patricia B. Langston, his wife, Houston E. Taff and Beth H. Taff, his wife, whose principal office is in Wakulla County, Florida, do declare as follows:

WHEREAS Patrick G. Langston, Patricia B. Langston, Houston E. Taff and Beth H. Taff are the developers and owners of certain properties located in Wakulla County, Florida described more particularly in Exhibit "A" which is attached and incorporated herein, and

WHEREAS the above described property is known as BUCKHORN CREEK WOODS, a recorded subdivision, and

WHEREAS the developers and owners of BUCKHORN CREEK WOODS Subdivision intend to install roads and boatramp with adjacent graded shoulders and drainage ditches in order to provide access to the lots and parcels in this subdivision, and

WHEREAS that Association shall consist of all the property owners in the subdivision and that Association shall henceforth be responsible for the maintenance and upkeep of all roads and boatramp within that subdivision, NOW THEREFORE

The developers and owners declare that the real property described in attached Exhibit "A", and such additions thereto as may be made, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens hereinafter set forth.

ARTICLE I

DUES AND ASSESSMENTS

It is hereby declared that all lots and parcels within BUCKHORN CREEK WOODS Subdivision shall annually be assessed and charged an amount, if necessary, sufficient to operate the Association and to maintain all roads, boatramp, shoulders, drainage ditches and all related improvements, whether then existing or to be constructed, so as to provide continuous, attractive, comfortable and ready access to each lot or parcel. To accomplish this, each property owner shall be required to belong to the Association.

The Association is a Florida corporation and a copy of its Bylaws are attached and incorporated herein. The initial meeting of the members (shareholders) of the Association shall be held in April of 1985 at which time the Directors shall be elected as provided for in the Bylaws. The initial assessment against all property, based on lots or parcels, shall be made by the Directors in October of 1984 and that assessment shall constitute a lien on all property subject to these restrictions and covenants as of October 19, 1984. As provided for in the Bylaws of the Corporation the Directors may provide that the payment of the assessment be made on a semi-annual or annual basis. Failure to make the payment in a timely manner Prepared By: Patrick G. Langston, P.O. Box 25, Crawfordville, Florida 32327, shall result in foreclosure as is provided for in the Bylaws. The Association shall also have the authority to collect all costs, expenses, attorney and other fees relating to the collection of delinquencies, and they shall further have the authority to assess interest for any delinquent account. As is provided for in the Bylaws the members (shareholders) shall elect Directors each year and the Directors in turn shall make an assessment which shall become a lien on the property effective May 1st of each succeeding year. The lien provided for herein shall be subordinate to any lien created by any first mortgage held by a bank, savings and loan association, insurance company or other lender on any individual lot or parcel or group of lots or parcels under one ownership.

#### ARTICLE II

##### PROHIBITED LAND USE

See Exhibit "B" which is attached and incorporated herein.

#### ARTICLE III

##### DURATION

The duration of these restrictions and covenants shall be for 25 years from the date in which they were recorded in the public records of Wakulla County, Florida.

#### ARTICLE IV

##### INSERTIONS AND DEEDS

The developers and owners, their assigns and successors in interest, hereby agree to inform any prospective purchaser (s) of any of the property of the existence of this Declaration and the

covenants and restrictions herein contained; and further agree that in every deed conveying a portion of the property shall contain a clause stating essentially the following:

"Subject to the terms and conditions of a Declaration of Covenants and Restrictions dated January 14, 1985, recorded in the public records of Wakulla County, Florida, at Official Records Book \_\_\_\_\_, Page \_\_\_\_\_."

ARTICLE V

NATURE OF RESTRICTIONS AND COVENANTS

The restrictions and covenants imposed by this instrument shall run with the land and shall apply equally to all present and future owners, their heirs and assigns and successors, throughout the entire term of these restrictions and covenants.

IN WITNESS WHEREOF, Patrick G. Langston, Patricia B. Langston, Houston E. Taff, and Beth H. Taff have executed this document this 14th day of January, 1985.

WITNESSES:

William H. Webster

Shirley May

Patrick G. Langston (SEAL)  
PATRICK G. LANGSTON

Patricia B. Langston (SEAL)  
PATRICIA B. LANGSTON

Houston E. Taff (SEAL)  
HOUSTON E. TAFF

Beth H. Taff (SEAL)  
BETH H. TAFF

STATE OF FLORIDA  
COUNTY OF WAKULLA

I HEREBY CERTIFY that on this day personally appeared before me, the undersigned authority, PATRICK G. LANGSTON, PATRICIA B. LANGSTON, HOUSTON E. TAFF, and BETH H. TAFF, to me well known and known to be the persons who executed the foregoing instrument, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein set forth and expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 14th day of January, 1985.

William H. Webster  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

Prepared by: WILLIAM H. WEBSTER of  
Henry, Buchanar, Mick & English  
Attorneys at Law  
P. O. Box 478  
Crawfordville, Florida 32327

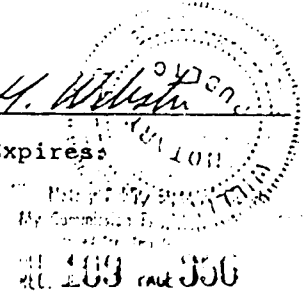


EXHIBIT "A"

LEGAL DESCRIPTION

Buckhorn Creek Woods, a Subdivision as per the plat thereof recorded in Plat Book 2, Page 65 of the public records of Wakulla County, Florida.

RECORDED  
INDEXED  
1985 FEB - 11 AM 11:08  
CARLTON JOSEPH  
CLERK OF COURT  
WAKULLA COUNTY FLORIDA  
59478

EXHIBIT "B"

RESTRICTIONS

1. No commercial activity to be allowed on the property, except property rental.
2. No swine to be kept on the property.
3. No sewage, trash, or garbage to be emptied into Buckhorn Creek or any of its connecting waterways or any pond or lake on the property.
4. No activity to be allowed which is of an objectionable nature so as to result in a diminution of the value of the surrounding property.
5. No inoperative motor vehicle to be kept on the property for longer than three (3) weeks.
6. No motor home, recreational vehicle, or similar equipment to be kept on the property for longer than six (6) consecutive months. This restriction shall not apply if there is a permanent dwelling or residence on the property or if a permanent dwelling or residence is being placed or constructed on the property.
7. No churches, cemeteries, convalescent, or nursing homes to be allowed on the property.
8. No homemade mobile homes, modular homes, and no converted motor homes are allowed on the property.
9. All mobile homes, modular homes, dwellings, residences, additions, or other structures placed or constructed on the property must first be approved in writing by at least three (3) members of the Buckhorn Creek Woods Architectural Control Committee. This Committee shall be composed of Patrick C. Langston, Patricia B. Langston, Houston E. Taff, and Beth H. Taff or their assigns and successors.
10. All mobile homes placed on the property must be built according to the 1976 Housing and Urban Development regulations.
11. There shall be no more than one (1) residential structure or dwelling placed or constructed upon any one (1) lot; however, on Lot 1, Block C, two (2) residential structures or dwellings including duplexes may be placed or constructed.
12. All mobile homes, modular homes, dwellings, residences, or other structures placed or constructed upon the property must comply with all government rules, regulations, ordinances, and statutes as may be in effect.
13. Permanent steps must be installed on all mobile homes placed on the property in lieu of the wood steps as provided by mobile home dealers within three (3) months. Skirtings must be placed on the base of the mobile homes after being placed on the property within six (6) months.
14. No mobile homes, modular homes, dwellings, residences, additions, or other structures may be placed or constructed nearer than ten (10) feet to the side property boundary lines and no nearer than twenty (20) feet to the front and back property boundary lines (drainfields are excepted). Corner lots shall have an extra width sufficient to permit establishment of a building line at least twenty (20) feet from the side street property boundary line. The distance from the side street line shall be measured from the street right-of-way paralleling the long dimension of the lot. However, boathouses, boatsheds, piers, docks, and similar structures are permitted on the water side of any lot provided any government permission required is secured.

15. In the interest of ground water quality, and in order that compliance with Chapter 10D-6 F.A.C. can be achieved, property owners will be compelled to seek out a Florida registered engineer to design and certify construction of individual sewage disposal systems for this subdivision. It is suggested that the property owners and registered engineers consult with the Wakulla County Health Department prior to designing the individual sewage disposal systems.
16. The property owners agree to become members of the BUCKHORN CREEK WOODS ROAD MAINTENANCE ASSOCIATION, INC., and abide by the requirements of that Association at such time as that Association becomes a legal entity.
17. Permission and access is granted to the property owners to use the boatramp and adjacent parking area located on the property for the benefit of the property owners in perpetuity.
18. Patrick G. Langston, Patricia B. Langston, Houston E. Taff, and Beth H. Taff and their heirs reserve ingress and egress over and through the road described in item #19 below in perpetuity. Patrick G. Langston, Patricia B. Langston, Houston E. Taff, and Beth H. Taff and their heirs also reserve permission and access to use the boatramp and adjacent parking area described in item #17 above in perpetuity.
19. Ingress and egress is granted to the property owners over and through the following described road, to-wit:

Prepared by: Patrick G. Langston  
P.O. Box 25  
Crawfordville, Florida 32327

BUCKHORN CREEK ROAD:

Commence at a Government iron pipe marking the Southwest corner of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 19, Township 5 South, Range 2 West, Wakulla County, Florida and thence run North 00 degrees 57 minutes West along the West boundary of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter of said Section 19 a distance of 330.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 57 minutes West along said West boundary 100.00 feet, thence run North 89 degrees 03 minutes East 90.00 feet, thence run North 00 degrees 33 minutes East 30.00 feet, thence run North 89 degrees 03 minutes East 48.82 feet to a point of curve to the left, thence run Northeasterly along said curve with a radius of 30.00 feet thru a central angle of 91 degrees 30 minutes for an arc distance of 47.91 feet, thence run North 02 degrees 27 minutes West 4.95 feet to a point of curve to the right, thence run Northerly along said curve with a radius of 559.15 feet, thru a central angle of 10 degrees 30 minutes for an arc distance of 102.47 feet, thence run North 08 degrees 03 minutes East 135.00 feet to a point of curve to the right, thence run Northeasterly along said curve with a radius of 128.63 feet thru a central angle of 47 degrees 30 minutes for an arc distance of 106.64 feet, thence run North 55 degrees 33 minutes East 60.00 feet to a point of curve to the left, thence run Northeasterly along said curve with a radius of 59.44 feet, thru a central angle of 56 degrees 30 minutes for an arc distance of 58.61 feet, thence run North 00 degrees 57 minutes West 906.12 feet to a point of curve to the left, thence run Northwesterly along said curve with a radius of 47.09 feet thru a central angle of 100 degrees 45 minutes 29 seconds for an arc distance of 82.81 feet, thence run South 78 degrees 17 minutes 31 seconds West 220.32 feet to a point of curve to the right, thence run Northwesterly along said curve with a radius of 48.60 feet, thru a central angle of 100 degrees 45 minutes 29 seconds for an arc distance of 85.47 feet to the West boundary of the East Half of the Northwest Quarter of the Northeast Quarter of said Section 19, thence run North 00 degrees 57 minutes West along the West boundary of the East Half of the Northwest Quarter of the Northeast Quarter of said Section 19 and along the West boundary of the East Half of the Southwest Quarter of the Southeast Quarter of Section 18, Township 5 South, Range 2 West 158.56 feet, thence run South 38 degrees

57 minutes East 23.56 feet to a point of curve to the right, thence run Southeasterly along said curve with a radius of 73.08 feet, thru a central angle of 38 degrees 00 minutes for an arc distance of 48.47 feet, thence run South 00 degrees 57 minutes East 95.00 feet to a point of curve to the left, thence run Southeasterly along said curve with a radius of 18.60 feet thru a central angle of 100 degrees 45 minutes 29 seconds for an arc distance of 32.71 feet, thence run North 78 degrees 17 minutes 31 seconds East 220.32 feet to a point of curve to the right, thence run Southeasterly along said curve with a radius of 77.09 feet thru a central angle of 100 degrees 45 minutes 29 seconds for an arc distance of 135.57 feet, thence run South 00 degrees 57 minutes East 906.12 feet to a point of curve to the right, thence run Southwesterly along said curve with a radius of 89.44 feet thru a central angle of 56 degrees 30 minutes for an arc distance of 88.20 feet, thence run South 55 degrees 33 minutes West 60.00 feet to a point of curve to the left, thence run Southwesterly along said curve with a radius of 98.63 feet thru a central angle of 47 degrees 30 minutes for an arc distance of 81.77 feet, thence run South 08 degrees 03 minutes West 135.00 feet to a point of curve to the left, thence run Southerly along said curve with a radius of 529.15 feet thru a central angle of 10 degrees 30 minutes for an arc distance of 96.97 feet, thence run South 02 degrees 27 minutes East 285.00 feet to a point of curve to the left, thence run Southeasterly along said curve with a radius of 60.20 feet thru a central angle of 43 degrees 30 minutes for an arc distance of 45.70 feet, thence run South 45 degrees 57 minutes East 79.47 feet to a point of a cul-de-sac, the centerpoint of said cul-de-sac being located South 15 degrees 57 minutes East 30.00 feet, thence run Southeasterly, Southwesterly and Northwesterly along said cul-de-sac having a radius of 30.00 feet thru a central angle of 300 degrees 00 minutes for an arc distance of 157.80 feet, thence run North 45 degrees 57 minutes West 79.47 feet to a point of curve to the right, thence run Northwesterly along said curve with a radius of 90.20 feet, thru a central angle of 43 degrees 30 minutes for an arc distance of 68.48 feet, thence run North 02 degrees 27 minutes West 89.99 feet to a point of curve to the left, thence run Northwesterly along said curve with a radius of 30.00 feet thru a central angle of 88 degrees 30 minutes for an arc distance of 46.34 feet, thence run South 89 degrees 03 minutes West 144.58 feet to the POINT OF BEGINNING.

HARRIS CIRCLE:

Commence at a Government iron pipe marking the Southwest corner of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 19, Township 5 South, Range 2 West, Wakulla County, Florida and thence run North 00 degrees 57 minutes West along the West boundary of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter and the West boundary of the East Half of the Northwest Quarter of the Northeast Quarter of said Section 19, a distance of 1315.00 feet, thence run North 89 degrees 03 minutes East 150.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 89 degrees 03 minutes East 150.00 feet to a point of curve to the left, thence run Northeasterly along said curve with a radius of 30.00 feet thru a central angle of 90 degrees 00 minutes for an arc distance of 47.12 feet, thence run South 00 degrees 57 minutes East 90.00 feet to a point of curve concave to the Southwesterly, thence run Northwesterly along said curve with a radius of 30.00 feet thru a central angle of 90 degrees 00 minutes for an arc distance of 47.12 feet the chord of said arc being North 45 degrees 57 minutes West 42.43 feet, thence run South 89 degrees 03 minutes West 90.00 feet to a point of curve to the left, thence run Southwesterly along said curve with a radius of 30.00 feet thru a central angle of 90 degrees 00 minutes for an arc distance of 47.12 feet, thence run South 00 degrees 57 minutes East 240.00 feet to a point of curve to the left, thence run Southeasterly along said curve with a radius of 35.00 feet thru a central angle of 90 degrees 00 minutes for an arc distance of 54.98 feet, thence run North 89 degrees 03 minutes East 85.00 feet to a point of curve to the left, thence run Northeasterly along said curve with a radius of 30.00 feet thru a central angle of 90 degrees 00 minutes for an arc distance of 47.12 feet, thence run South 00 degrees 57 minutes East 90.00 feet to a point of curve concave to the Southwesterly, thence run Northwesterly along said curve with a radius of 30.00 feet thru a central angle of 90 degrees 00 minutes for an arc distance of 47.12 feet, the chord of said arc being North 45 degrees 57 minutes West 42.43 feet, thence run South 89 degrees 03 minutes West 85.00 feet to a point of curve to the right, thence run Northwesterly along said curve with a radius of 65.00 feet thru a central angle of 90 degrees 00 minutes for an arc distance of 102.10 feet, thence run North 00 degrees 57 minutes West 295.00 feet to the POINT OF BEGINNING.

OFF. 109-356

CHRISTIE CIRCLE

Commence at a Government iron pipe marking the Southwest corner of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 19, Township 5 South, Range 2 West, Wakulla County, Florida and thence run North 00 degrees 57 minutes West along the West boundary of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter of said Section 19 a distance of 330.00 feet, thence run North 89 degrees 03 minutes East 144.58 feet to a point of curve to the right, thence run Southeasterly along said curve with a radius of 30.00 feet thru a central angle of 88 degrees 30 minutes for an arc distance of 46.34 feet, thence run South 02 degrees 27 minutes East 89.99 feet, thence run North 87 degrees 33 minutes East 30.00 feet, thence run North 02 degrees 27 minutes West 49.64 feet to a point of curve to the right for the POINT OF BEGINNING. From said POINT OF BEGINNING thence run Northeasterly along said curve with a radius of 30.00 feet thru a central angle of 91 degrees 30 minutes for an arc distance of 47.91 feet, thence run South 83 degrees 27 minutes East 5.66 feet to a point of a cul-de-sac, the centerpoint of said cul-de-sac being located North 66 degrees 33 minutes East 30.00 feet, thence run Easterly, Northerly and Westerly along said cul-de-sac having a radius of 30.00 feet thru a central angle of 300 degrees 00 minutes for an arc distance of 157.09 feet, thence run North 83 degrees 27 minutes West 11.98 feet to a point of curve to the right, thence run Northwesterly along said curve with a radius of 30.00 feet thru central angle of 88 degrees 30 minutes for an arc distance of 46.34 feet, thence run South 02 degrees 27 minutes East 90.40 feet to the POINT OF BEGINNING.