

R980043263
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK R2132 PAGE 01783
JUN 03 1998 03:13 PM
DAVE LANG. CLERK OF COURTS

This instrument prepared by and Return To
Mark A Conner, President
Pine Landings of Tallahassee, Inc
7118 Beech Ridge Trail
Tallahassee, FL 32312



BK: R2132 PG: 01783

**AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS
FOR PINE LANDINGS SUBDIVISION**

KNOW MEN by all these presents that this Amendment to the Declaration of Covenants and Restrictions, made and entered into this 2nd day of June, 1998, by Pine Landings of Tallahassee, Inc , a Florida corporation, as Developer

WITNESSETH

WHEREAS, Developer filed covenants and restrictions relating to the development known as Pine Landing of Tallahassee, Inc in Official Records Book R2107, Page 00583-00606 of the Public records of Leon County, Florida, and

WHEREAS, Developer, and 2/3 of the owners desire to amend its protective covenants;
and

WHEREAS, the property, subject to the amendment and this Declaration is more particularly described in Exhibit "A" attached hereto and incorporated herein and by reference made a part hereof,

NOW, THEREFORE, Developer declares that the above Covenants and restrictions for the Killearn Lakes Homes Association are hereby amended as follows

- 1 The document previously recorded at O R Book R2107, Page 00583 may not have contained a legal description Exhibit "A", attached hereto is hereby attached as the legal description to which the covenants and restrictions previously recorded and these amendments apply
- 2 The document previously recorded refers to the "Killearn Lakes Homeowners Association, Inc " The correct name of the entity throughout the document is hereby amended and should be "KILLEARN LAKES HOMES ASSOCIATION, INC '

- 3 Article IX Dwelling size is hereby revoked in its entirety and replaced with the following:

**ARTICLE IX
DWELLING SIZE**



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The total floor area under roof, exclusive of porches, garages, carports and patios shall not be less than One Thousand One Hundred square feet (1,100') The ground floor area of each dwelling unit's main structure, exclusive of one-story porches, garages, carports, and patios shall not be less than six hundred square feet (600').

- 4 Article X Building Location Section (d) is hereby revoked in its entirety and replaced with the following

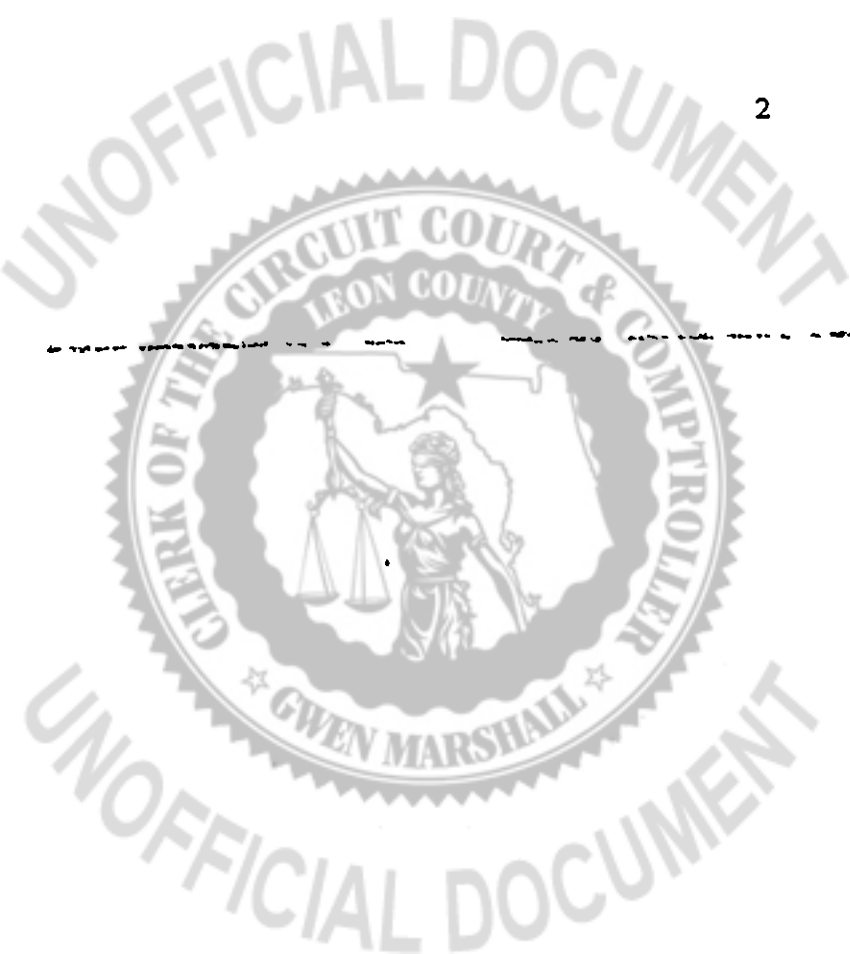
**ARTICLES X
BUILDING LOCATION**

(d) Except as otherwise provided herein, no fence or walkway of any kind shall be placed or constructed nearer to the front property line than the building setback line No fence or walkway shall be located nearer than 2 inches to an interior property line

- 5 This Amendment is executed by the undersigned, representing 2/3 of the total owners of Pine Landing Subdivision, and pursuant to the authority granted to same in Article XXXII of said covenants and restrictions

- 6 All other provisions of said covenants and restrictions, unless changed or modified herein, shall remain in full force and effect

IN WITNESS WHEREOF, said undersigned owners and corporation by and through its duly authorized officers, have caused this instrument to be executed and the corporate seals affixed thereto, where applicable, under the hand and seal of said corporations, this 2nd day of June, 1998



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DEVELOPER

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PINE LANDINGS OF TALLAHASSEE, INC

Signed, Sealed and Delivered
in the presence of

Judy Williams

Witness - Judy Williams

Anne F. Dechman

Witness - Anne F Dechman

Mark A Conner, President

OWNER

CAPITAL FIRST HOLDINGS, INC

Mark A Conner, President

State of Florida
County of Leon

I HEREBY CERTIFY that on this 2nd day of June, 1998, personally appeared before me MARK A CONNER, President of PINE LANDINGS OF TALLAHASSEE, INC, who is personally known to me or who has produced _____ as identification to be the signer of the above instrument, and he acknowledged that he executed it



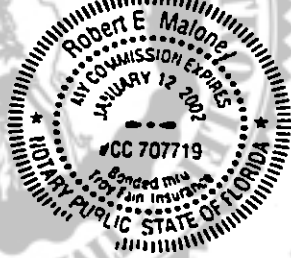
Robert E. Malone Jr
Notary Public

Printed Name Robert E. Malone Jr

My Commission Expires 1/12/02

State of Florida
County of Leon

I HEREBY CERTIFY that on this 2nd day of June, 1998, personally appeared before me MARK A CONNER, President of CAPITAL FIRST HOLDINGS, INC, who is personally known to me or who has produced _____ as identification to be the signer of the above instrument, and he acknowledged that he executed it



Robert E. Malone Jr
Notary Public

Printed Name Robert E. Malone Jr

My Commission Expires 1/12/02

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EXHIBIT "A"
Legal Description to Pine Landing Subdivision

Commence at the Southernmost corner of Lot 6, Block "DF" of a Replat of Killearn Lakes Unit No. 4, subdivision as per map or plat thereof recorded in Plat Book 8, Page 30 of the Public Records of Leon County, Florida, and run North 50 degrees, 54 minutes, 03 seconds West along the westerly boundary of said Block "DF" a distance of 338.24 feet to a found concrete monument #732 to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 50 degrees, 54 minutes, 03 seconds West along said westerly boundary of Block "DF" a distance of 882.34 feet to a set iron pin #732 on the easterly boundary of Deer Lake Road West (right of way varies), thence run South 03 degrees, 15 minutes, 52 seconds East along said easterly boundary 559.06 feet to a found concrete monument #732, thence run North 89 degrees, 51 minutes, 06 seconds East 642.90 feet to the POINT OF BEGINNING: containing 4.18 acres, more or less.

