

**AMENDMENT TO ARTICLES OF ASSOCIATION**

**AND**

**OR1516PC1221**

**RESTRICTIVE COVENANTS**

RECORDED IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA  
SEP 19 10 29 AM '91

1090223

This instrument made and entered into this 19th day of July, 1991 by and between the following persons, namely: **Betty W. Weeks, Mike D. Martin, Carol E. Martin, Ms Marla Bonk, William Guy Weeks, David M. Cox, Kathy Cox, Gary R. Adams, Cheryl V. Adams, Linda Sue Weeks and P. L. Heinze.**

**WHEREAS**, the parties hereto are owners of all the property described in the Articles of Association and Restrictive covenants dated October 31, 1983 and recorded in Official Record Book 1091 at Page 1054 of the Public Records of Leon County, Florida and it is the desire of the parties hereto to amend said Articles of Association and Restrictive Covenants in the following regards:

The Articles of Association and Restrictive Covenants above described be and the same are hereby amended as follows: The name of the unrecorded subdivision of "Hidden Lakes" described in Exhibit "A" attached to said Articles of Association and Restrictive Covenants is changed and amended to be known as "Hidden Lakes, T. R."

The common area cannot be mortgaged or conveyed without the consent of at least two-thirds of the lot owners (excluding the developer).

The last sentence of Part II, Section IV of said Restrictive Covenants which reads: "In no event may a dwelling contain less than 1200 square feet of heated area" be and the same is hereby changed and amended to read as follows: "In no event may a dwelling contain less than 1800 square feet of heated area; provided however, that this amendment shall not apply to existing dwellings."

OR1516PE1222

IN WITNESS WHEREOF the parties hereto have caused these presents to be signed as of the day and year first above written.

Betty W. Weeks  
Betty W. Weeks

Mike D. Martin  
Mike D. Martin

Carol E. Martin  
Carol E. Martin

Marla K. Bonk  
Ms. Marla Bonk

William Guy Weeks  
William Guy Weeks

David M. Cox  
David M. Cox

Kathy Cox  
Kathy Cox

Gary R. Adams  
Gary R. Adams

Cheryl V. Adams  
Cheryl V. Adams

Linda Sue Weeks  
Linda Sue Weeks

P.L. Heinze  
P.L. Heinze

STATE OF FLORIDA

COUNTY OF LEON

THE FOREGOING instrument was acknowledged and sworn to before me this 1st day of July, 1991, by Betty W. Weeks of Hidden Lakes Homeowners' Association, T.R., Inc.

Margaret A. Folsom  
NOTARY PUBLIC MARGARET A. FOLSOM

My Commission Expires:

Notary Public, State of Florida  
My Commission Expires June 4, 1995  
Bonded Thru Troy Fain - Insurance Inc.

STATE OF FLORIDA

COUNTY OF LEON

THE FOREGOING instrument was acknowledged and sworn to before me this 26 day of February, 1991, by Mike D. Martin of Hidden Lakes Homeowners' Association, T.R., Inc.

*Karol M. Schneider*  
NOTARY PUBLIC KAROL M. SCHNEIDER  
Notary Public, State of Florida  
My Commission Expires: My Commission Expires Dec. 21, 1994  
Bonded Thru Troy Fain - Insurance Inc.

STATE OF FLORIDA

COUNTY OF LEON

THE FOREGOING instrument was acknowledged and sworn to before me this 21 day of February, 1991, by Carol E. Martin of Hidden Lakes Homeowners' Association, T.R., Inc.

*Karol M. Schneider*  
NOTARY PUBLIC KAROL M. SCHNEIDER  
Notary Public, State of Florida  
My Commission Expires: My Commission Expires Dec. 21, 1994  
Bonded Thru Troy Fain - Insurance Inc.

STATE OF FLORIDA

COUNTY OF LEON

THE FOREGOING instrument was acknowledged and sworn to before me this 25th day of February, 1991, by Marla Bonk of Hidden Lakes Homeowners' Association, T.R., Inc.

*Mary P. Morgan*  
NOTARY PUBLIC MARY P. MORGAN  
Notary Public, State of Florida  
My Commission Expires: My Commission Expires May 6, 1994  
Bonded Thru Troy Fain - Insurance Inc.

STATE OF FLORIDA

COUNTY OF LEON

THE FOREGOING instrument was acknowledged and sworn to before me this 27th day of February, 1991, by Linda Sue Weeks of Hidden Lakes Homeowners' Association, T.R., Inc.

*Patricia S. True*  
NOTARY PUBLIC PATRICIA S. TRUE  
Notary Public, State of Florida  
My Commission Expires: My Commission Expires Dec. 27, 1992  
Bonded Thru Troy Fain - Insurance Inc.

UNOFFICIAL DOCUMENT

OR1516PC1224

STATE OF FLORIDA

COUNTY OF LEON

THE FOREGOING instrument was acknowledged and sworn to before me this 10th day of April, 1991, by William Guy Weeks of Hidden Lakes Homeowners' Association, T.R., Inc.

Etta Elaine Liggett  
NOTARY PUBLIC

Notary Public, State of Florida  
My Commission Expires: My Commission Expires July 20, 1994  
Bonded Thru Troy Fala - Insurance Inc.

STATE OF FLORIDA

COUNTY OF LEON

THE FOREGOING instrument was acknowledged and sworn to before me this 19th day of February, 1991, by David M. Cox of Hidden Lakes Homeowners' Association, T.R., Inc.

Jamira R. Napier  
NOTARY PUBLIC

My Commission expires: 7-4-94



JAMIRA R. NAPIER  
My Comm. Exp. 7-4-94  
Bonded Thru Service Ins. Co.

STATE OF FLORIDA

COUNTY OF LEON

THE FOREGOING instrument was acknowledged and sworn to before me this 19th day of February, 1991, by Kathy Cox of Hidden Lakes Homeowners' Association, T.R., Inc.

Jamira R. Napier  
NOTARY PUBLIC

My Commission Expires: 7-4-94



JAMIRA R. NAPIER  
My Comm. Exp. 7-4-94  
Bonded Thru Service Ins. Co.

STATE OF FLORIDA

COUNTY OF LEON

THE FOREGOING instrument was acknowledged and sworn to before me this 19th day of February, 1991, by Gary R. Adams of Hidden Lakes Homeowners' Association, T.R., Inc.

Jamira R. Napier  
NOTARY PUBLIC

My Commission Expires: 7-4-94



JAMIRA R. NAPIER  
My Comm. Exp. 7-4-94  
Bonded Thru Service Ins. Co.

UNOFFICIAL DOCUMENT

DR1516PC1225

STATE OF FLORIDA

COUNTY OF LEON

THE FOREGOING instrument was acknowledged and sworn to before me this 19<sup>th</sup> day of February, 1991, by Cheryl V. Adams of Hidden Lakes Homeowners' Association, T.R., Inc.

Jamira R. Napier  
NOTARY PUBLIC  
My Commission Expires: 7-4-94



JAMIRA R. NAPIER  
My Comm. Exp. 7-4-94  
Bonded Thru Service/MS. Co.

STATE OF FLORIDA

COUNTY OF LEON

THE FOREGOING instrument was acknowledged and sworn to before me this 19<sup>th</sup> day of February, 1991, by P.L. Heinze of Hidden Lakes Homeowners' Association, T.R., Inc.

Jamira R. Napier  
NOTARY PUBLIC  
My Commission Expires: 7-4-94





LAND SURVEYING  
CIVIL ENGINEERING  
LAND PLANNING

# BROWARD DAVIS & ASSOC., INC.

BROWARD P. DAVIS, PRESIDENT  
REGISTERED ENGINEERS & LAND SURVEYORS  
FLORIDA-GEORGIA-ALABAMA  
TALLAHASSEE, FLORIDA 32302



2414 MAHAN DRIVE  
POST OFFICE BOX 1737  
PHONE 877-5172 OR 877-5900

OR1516PC1226

OR1091PC1061

July 11, 1973

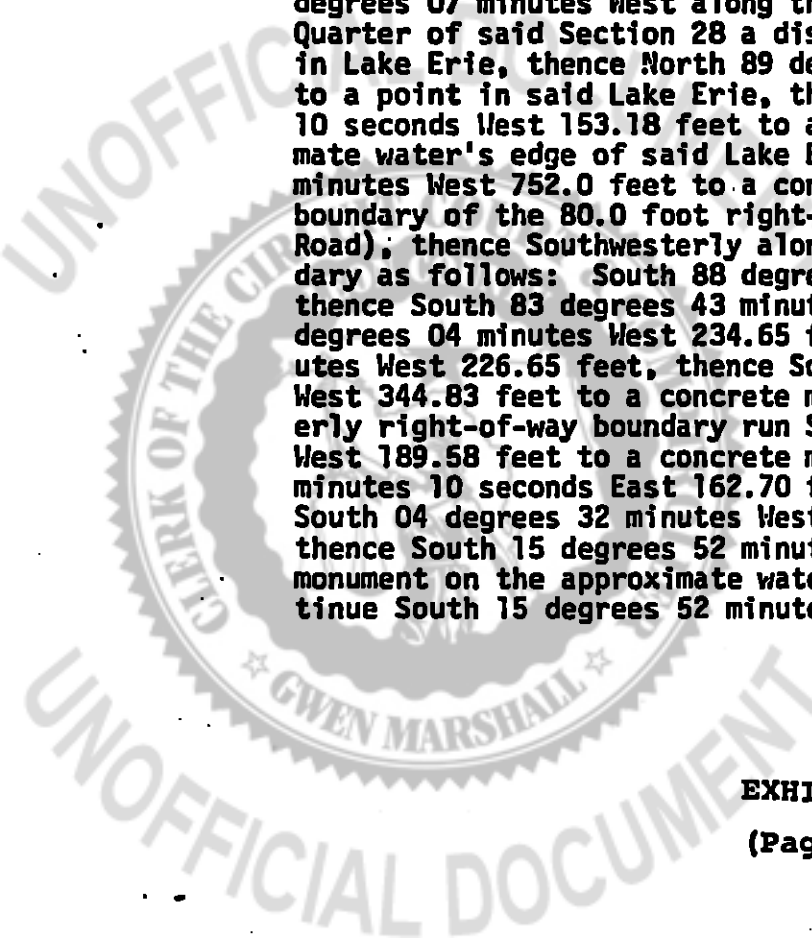
FLORIDA UPLANDS, INC.

52.11 Acre Tract : South of Tram Road as of July 10, 1973

Commence at a St. Joe Paper Company Permanent Reference monument marking the Southwest corner of the North Half of the Southwest Quarter of Section 28, Township 1 South; Range 2 East, Leon County, Florida, and run thence South 89 degrees 55 minutes 50 seconds East along the South boundary of the North Half of the Southwest Quarter of said Section 28 a distance of 1055.01 feet to a point in a body of water for the POINT OF BEGINNING. From said POINT OF BEGINNING continue thence South 89 degrees 55 minutes 50 seconds East along said South boundary 1597.29 feet to a St. Joe Paper Company permanent Reference Monument marking the Southeast corner of the North Half of the Southwest Quarter of said Section 28, thence North 00 degrees 07 minutes West along the East boundary of the Southwest Quarter of said Section 28 a distance of 997.08 feet to a point in Lake Erie, thence North 89 degrees 17 minutes West 280.01 feet to a point in said Lake Erie, thence North 19 degrees 10 minutes 10 seconds West 153.18 feet to a concrete monument on the approximate water's edge of said Lake Erie, thence North 00 degrees 07 minutes West 752.0 feet to a concrete monument on the Southerly boundary of the 80.0 foot right-of-way of the Old T.S.&E. (Tram Road); thence Southwesterly along said Southerly right-of-way boundary as follows: South 88 degrees 05 minutes West 26.44 feet, thence South 83 degrees 43 minutes West 213.63 feet, thence South 79 degrees 04 minutes West 234.65 feet, thence South 74 degrees 42 minutes West 226.65 feet, thence South 73 degrees 07 minutes 50 seconds West 344.83 feet to a concrete monument, thence leaving said Southerly right-of-way boundary run South 00 degrees 26 minutes 50 seconds West 189.58 feet to a concrete monument, thence South 36 degrees 33 minutes 10 seconds East 162.70 feet to a concrete monument, thence South 04 degrees 32 minutes West 123.76 feet to a concrete monument thence South 15 degrees 52 minutes West 210.12 feet to a concrete monument on the approximate water's edge of Lake Mattie, thence continue South 15 degrees 52 minutes West 125.08 feet to a point in said

EXHIBIT "A"

(Page 1 of 2)



DR1516PG1227

DR1091PG1062

FLORIDA UPLANDS, INC.  
62.11 Acre Tract remaining South of Tram Road as of July 10, 1973  
July 11, 1973  
Page 2

Lake Mattie, thence South 00 degrees 26 minutes 50 seconds West  
273.34 feet to a point in said Lake Mattie, thence South 30 degrees 13  
minutes 40 seconds West 469.07 feet to a concrete monument, thence  
South 00 degrees 26 minutes 50 seconds West 120.52 feet to a concrete  
monument on the water's edge of a body of water, thence continue South  
00 degrees 26 minutes 50 seconds West 116.81 feet to the POINT OF BEGIN-  
NING; containing 62.11 acres, more or less.

  
BROWARD P. DAVIS  
Registered Florida Land Surveyor, NO. 1254

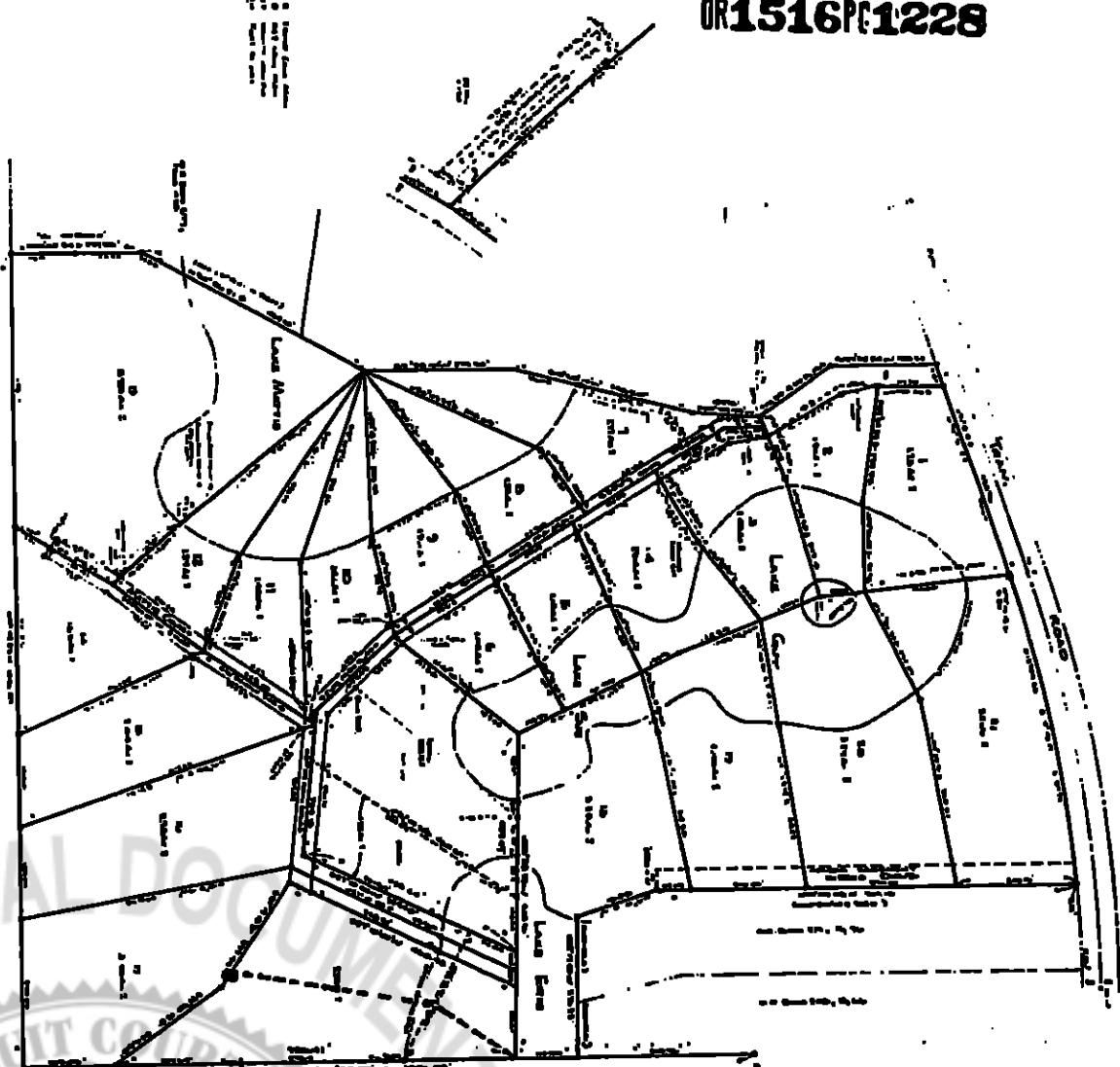
BPD #65-230

EXHIBIT "A"  
(Page 2 of 2)

UNOFFICIAL DOCUMENT

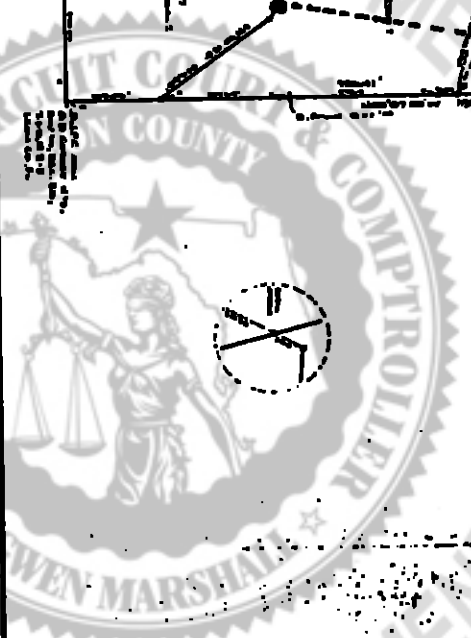
CLERK OF THE COURT  
JOHN MARSHALL  
COMPTROLLER

DR1516PE1228



**BROWARD DAVIS & ASSOC., INC.**  
 PLANNING • ENGINEERING • ARCHITECTURE • EXHIBITING • INTERIOR DESIGN

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