

8W 0824 PG 1296

OFFICIAL RECORDS

DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS

FOR

ICHESTUCKNEE RIDGE

THIS DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS (referred to in this instrument as the "Protective Covenants"), is made by WOODLAND SILVACULTURE, a partnership existing under the laws of Florida (referred to in this instrument as the "Developer"), the owner of the real property subject to these Protective Covenants, which property is described with more particularity as:

PARCELS 1 - 18 OF ICHESTUCKNEE RIDGE, a subdivision, as more particularly described in "Exhibit A" attached.

The foregoing lands collectively referred to in this instrument as the "Property".

NOW THEREFORE, in consideration of the premises and the covenants contained in this instrument, the Developer hereby declares that the Property will be owned, held, used, transferred, sold, conveyed, devised and occupied subject to the covenants, restrictions, easements, reservations, regulations, burdens and liens set forth in this instrument. These Protective Covenants are a covenant running with the Property and are binding on the Developer and on all persons deriving title through the Developer. These restrictions and Protective Covenants, during their lifetime, are for the benefit of and are a limitation on all present and future Owners of the Property. The Developer reserves the right to amend these covenants and restrictions for the purpose of curing any scrivener's error, ambiguity or inconsistencies.

The provisions of these Protective Covenants are in addition to and not in lieu of any present or future State, County, or other governmental policies or ordinances affecting land use and other matters. All Owners of the Property agree and covenant to each other to abide by all such ordinances and policies.

1. These Protective Covenants are to run with the Property and are binding on all persons claiming an interest in the Property until January 1, 2015. Thereafter, these Protective Covenants will be automatically extended for successive periods of ten (10) years with any changes and modifications, if any, as approved by the Owners. To be effective, such approval must be evidenced by the recording of an instrument placed on public record of Columbia County, Florida, and executed by Owners representing the ownership of not less than 75% of the original acreage covered by these Protective Covenants.

2. If anyone violates any of the Protective Covenants contained in this instrument, then the Developer or the Owner of any portion of the Property can enforce these Protective Covenants.

3. No permanent dwelling is permitted which has a ground floor area, exclusive of open porches or garages, of less than nine hundred fifty (950) square feet. No mobile or modular homes are permitted unless they also comply with the provisions of paragraph 4 below.

4. All mobile homes and modular homes must comply with the following additional requirements:

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RECORDS OF COLUMBIA COUNTY

1996 JUL -5 PM 11:03

96-09455

RECORDED
BY *[Signature]* DS

- A. Minimum width of 24 feet and minimum length of 40 feet (width and length measurements are exclusive of roof overhangs and tongue) OFFICIAL RECORDS
- B. All units must be constructed with wooden or masonite siding or residential horizontal lapped siding that is non-metallic in appearance, and roofs must be shingled with asphalt or fiberglass shingles.
- C. All units must be underskirted at the time of set-up or placed on permanent foundation.
- D. All units must be neat in appearance and not more than two (2) years old (age shall be defined from original titling and set-up date) when placed on the property.

5. At least two weeks prior to commencement of any construction on the lot or set-up of any dwelling unit, the lot owner shall notify the Developer or his designated agent, of his plans in sufficient detail to demonstrate compliance with these restrictions.

6. The Owner of a Lot shall not permit trash, junk, garbage or abandoned vehicles to remain on the Lot, and the Owner shall promptly remove same upon request. In addition to any other remedies at law or in equity, the same may be removed from any Lot at the sole expense of the Owner of the Lot, if not removed by the Owner within thirty (30) days of written notice mailed to the Owner by certified registered mail.

7. All camping, temporary dwellings and storage units must comply with the following additional restrictions:

- A. Travel trailers, campers, motor homes, and temporary dwellings are not permitted to remain on any lot for any period of time unless they are of good quality and appearance.
- B. Camping in lean to's and similar structures is prohibited.
- C. Travel trailers, campers, motor homes and temporary dwelling units that are of good quality and appearance may be used temporarily, but are not permitted to remain on any lot more than seven (7) days in any consecutive thirty (30) day period unless serviced by a well, septic tank and electrical power in which case they may not remain on the lot more than one hundred eighty (180) days in any consecutive three hundred sixty-five (365) day period.
- D. In no event is camping on a Lot for more than seven (7) consecutive days in any consecutive thirty (30) day period permitted except in a motorhome or travel trailer and the motor home or travel trailer is serviced by a well, septic tank and electrical power, and is of good quality and appearance.
- E. No camping or storage of motor homes, campers, vehicles, boats or other items is permitted within 200 feet of any road, nor within 75 feet of any lot line.
- F. All camping must comply with applicable State, Columbia County and other local ordinances.

The foregoing notwithstanding, an Owner with a permanent dwelling on his Lot ~~Official Records~~ be allowed to store a travel trailer, motor home and/or boat on his land.

8. An Owner may fence his land along his boundary lines. Animal stalls, pens and barns and other structures other than dwelling units are not allowed within three hundred (300) feet of Hartford or Daisy Roads, nor within seventy-five (75) feet of any lot line. In addition, the Owner shall refrain from creating a nuisance or annoyance to other Property Owners because of the location of these or similar structures or the actions of the animals which they house or contain.

9. The following limitations on animals shall apply to all lots in the subdivisions: The keeping of any variety of swine or roaming fowl is absolutely prohibited. The keeping of any variety of fowl for commercial purposes is absolutely prohibited. Penned fowl for personal consumption shall be limited to twenty (20) per lot. Other animals shall be limited to one large animal per acre (i. e. horse, cow) or two small or medium animals per acre (i. e. dogs, goats). The number limitations for large, small and medium animals shall not be cumulative. Animals shall not create a nuisance to the neighboring property Owners. In addition to other restrictions at law or hereunder, all animals shall be physically confined to the Owner's property or kept under physical restraint by the Owner (i. e. leash or bridle) at all times.

10. No trade or business, nor any noxious or offensive activity, shall be carried on upon the Property in any way that is or may become an annoyance or nuisance to the other Owners of the subject property.

11. No hunting or discharge of firearms is permitted upon the Property.

12. Construction of driveways and other access to individual Lots and construction of other improvements will be the Lot owners responsibility and must not interfere with the drainage of the Property. It is the responsibility of the individual Lot Owner to install culverts and erosion control protection necessitated by the Lot Owner's construction activities.

13. The Developer reserves an assignable right to place a twenty (20) foot easement (being ten [10] feet on each side of all side lot lines) for the purpose of drainage and public utilities and a twenty (20) foot easement along the rear and front lot lines, including without limitation a twenty (20) foot easement for the aforesaid purpose along and adjacent to all roadways. The Owner of any lands covered by these Restrictions shall refrain from obstructing the natural drainage of the lands herein and shall keep any natural drainage ways as may exist on said lands clear.

14. The Restrictions and Protective Covenants set forth herein are in addition to the restrictions imposed by Developer's predecessor in title as set forth by that certain document recorded in Official Records Book 799, at pages 985-989 inclusive, in the official records of Columbia County, Florida.

15. In the event of a violation or breach of any item within this Declaration by any person or concern claiming by, through or under the Developer, or by virtue of any judicial proceedings, the Developer and the Owner of any Lot located on the Property, or either of them, jointly or severally, shall have the right to proceed at law or in equity to compel compliance with the terms

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hereof or to prevent the violation or breach of any of them. The failure to enforce any right, ~~or provision, restriction or condition~~ contained herein, however long continued, shall not be deemed a waiver of the right to do so thereafter as to the same breach, or as to any breach occurring prior or subsequent thereto, and shall not bar or affect its enforcement.

IN WITNESS WHEREOF, this Declaration of Restrictions and Protective Covenants for the real property herein described, has been executed by the Developer named on the first page on the 26th day of June, 1996.

Signed, sealed and delivered
in our presence as witnesses:

Katherine H. Upshaw
Witness #1 - Sign Name

KATHERINE H. UPSHAW

Witness #1 - Print Name

Amy M. Alexander

Witness #2 - Sign Name

Amy M. Alexander

Witness #2 - Print Name

WOODLAND SILVACULTURE, a
partnership existing under
the laws of Florida

Dennis G. Lee
DENNIS G. LEE, as partner

STATE OF FLORIDA
COUNTY OF ALACHUA

PERSONALLY APPEARED before me, the undersigned authority duly authorized to administer oaths and take acknowledgements in the State of Florida, DENNIS G. LEE, as partner of WOODLAND SILVACULTURE, personally known me to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same on behalf of the partnership.

WITNESS my hand and official seal this 26th day of
June, 1996.

Katherine H. Upshaw
Notary Public, State of Florida.

KATHERINE H. UPSHAW
NOTARY PUBLIC, STATE OF FLORIDA
COMM. EXP. DECEMBER 30, 1996
#CC249390

This instrument was prepared by:
Dennis G. Lee, as partner
Woodland Silvaculture
P.O. Box 1776
Gainesville, Florida 32602

EXHIBIT "A"

BK 0824 PG 1300

OFFICIAL RECORDS

THIS ORIGINAL IS
OF POOR LEGIBILITY

DESCRIPTION

PARCEL NO. 1

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 88°34'51" W ALONG THE SOUTH LINE OF SAID SECTION 26, 30.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF DAISY ROAD AND TO THE POINT OF BEGINNING, THENCE CONTINUE S 88°34'51" W ALONG SAID SOUTH LINE, 1285.05 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF SE 1/4 OF SAID SECTION 26, THENCE N 01°01'16" W ALONG THE WEST LINE OF SAID SE 1/4 OF SE 1/4, 582.52 FEET TO THE CENTERLINE OF THE FLORIDA GAS TRANSMISSION COMPANY GAS LINE EASEMENT, SAID EASEMENT HAVING A TOTAL RIGHT-OF-WAY WIDTH OF 90 FEET AND RECORDED IN OFFICIAL RECORDS BOOK 78, PAGES 154-159, OFFICIAL RECORDS BOOK 241, PAGES 633-635 AND OFFICIAL RECORDS BOOK 586, PAGES 717-720, THENCE S 76°57'08" E ALONG SAID CENTERLINE, 1324.97 FEET TO THE WEST RIGHT-OF-WAY LINE OF DAISY ROAD, THENCE S 00°58'22" E ALONG SAID WEST RIGHT-OF-WAY LINE, 251.51 FEET TO THE POINT OF BEGINNING. THE NORTH 45 FEET OF SAID LANDS BEING SUBJECT TO FLORIDA GAS TRANSMISSION COMPANY EASEMENT. CONTAINING 1.30 ACRES, MORE OR LESS.

PARCEL NO. 2

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 88°34'51" W ALONG THE SOUTH LINE OF SAID SECTION 26, 30.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF DAISY ROAD THENCE N 00°58'22" W ALONG SAID WEST RIGHT-OF-WAY LINE, 251.51 FEET TO THE CENTERLINE OF THE FLORIDA GAS TRANSMISSION COMPANY GAS LINE EASEMENT, SAID EASEMENT HAVING A TOTAL RIGHT-OF-WAY WIDTH OF 90 FEET AND RECORDED IN OFFICIAL RECORDS BOOK 78, PAGES 154-159, OFFICIAL RECORDS BOOK 241, PAGES 633-635 AND OFFICIAL RECORDS BOOK 586, PAGES 717-720, AND TO THE POINT OF BEGINNING, THENCE CONTINUE N 00°58'22" W ALONG SAID WEST RIGHT-OF-WAY LINE, 523.52 FEET, THENCE S 88°46'16" W, 1285.68 FEET TO THE WEST LINE OF THE SE 1/4 OF SE 1/4 OF SAID SECTION 26, THENCE S 01°01'16" E ALONG SAID WEST LINE, 196.77 FEET TO SAID CENTERLINE OF THE FLORIDA GAS TRANSMISSION COMPANY EASEMENT, THENCE S 76°57'08" E ALONG SAID CENTERLINE, 1324.97 FEET TO THE POINT OF BEGINNING. THE SOUTH 45 FEET OF SAID LANDS BEING SUBJECT TO FLORIDA GAS TRANSMISSION COMPANY EASEMENT. CONTAINING 10.63 ACRES, MORE OR LESS.

PARCEL NO. 3

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 88°34'51" W ALONG THE SOUTH LINE OF SAID SECTION 26, 30.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF DAISY ROAD THENCE N 00°58'22" W ALONG SAID WEST RIGHT-OF-WAY LINE, 775.03 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 00°58'22" W ALONG SAID WEST RIGHT-OF-WAY LINE, 338.81 FEET, THENCE S 88°46'16" W, 1285.96 FEET TO THE WEST LINE OF THE SE 1/4 OF SE 1/4 OF SAID SECTION 26, THENCE S 01°01'16" E ALONG SAID WEST LINE, 338.81 FEET, THENCE N 88°46'16" E 1285.68 FEET TO THE POINT OF BEGINNING. CONTAINING 10.001 ACRES, MORE OR LESS.

PARCEL NO. 4

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 88°34'51" W ALONG THE SOUTH LINE OF SAID SECTION 26, 30.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF DAISY ROAD THENCE N 00°58'22" W ALONG SAID WEST RIGHT-OF-WAY LINE, 1113.84 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 00°58'22" W ALONG SAID WEST RIGHT-OF-WAY LINE, 338.73 FEET, THENCE S 88°46'16" W, 1286.25 FEET, THENCE S 01°01'16" E, 117.92 FEET TO THE NORTHWEST CORNER OF THE SE 1/4 OF SE 1/4 OF SAID SECTION 26, THENCE CONTINUE S 01°01'16" E ALONG THE WEST LINE OF SAID SE 1/4 OF SE 1/4, 220.81 FEET, THENCE N 88°46'16" E 1285.96 FEET TO THE POINT OF BEGINNING. CONTAINING 10.001 ACRES, MORE OR LESS.

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PARCEL NO. 5

BEGIN AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4, SECTION 26, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 88°30'18" W ALONG THE SOUTH LINE OF SAID NW 1/4 OF SE 1/4, 713.82 FEET, THENCE N 01°08'34" W, 666.40 FEET, THENCE N 88°30'18" E, 681.94 FEET, THENCE S 00°58'22" E, 488.34 FEET, THENCE N 88°46'16" E, 1320.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF DAISY ROAD, THENCE S 00°58'22" E ALONG SAID WEST RIGHT-OF-WAY LINE, 60.01 FEET, THENCE S 88°46'16" W, 1286.25 FEET, THENCE S 01°01'16" E, 117.92 FEET TO THE POINT OF BEGINNING. CONTAINING 12.33 ACRES, MORE OR LESS.

PARCEL NO. 6

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 88°34'51" W ALONG THE SOUTH LINE OF SAID SECTION 26, 30.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF DAISY ROAD, THENCE N 00°58'22" W ALONG SAID WEST RIGHT-OF-WAY LINE, 1512.58 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 00°58'22" W ALONG SAID WEST RIGHT-OF-WAY LINE, 330.04 FEET, THENCE S 88°46'16" W, 1320.00 FEET, THENCE S 00°58'22" E, 330.04 FEET, THENCE N 88°46'16 E, 1320.00 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SUBJECT TO A CLAY ELECTRIC COOPERATIVE POWER LINE EASEMENT. CONTAINING 10.001 ACRES, MORE OR LESS.

PARCEL NO. 7

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 88°34'51" W ALONG THE SOUTH LINE OF SECTION 26, 30.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF DAISY ROAD, THENCE N 00°58'22" W ALONG SAID WEST RIGHT-OF-WAY LINE, 1842.62 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 00°58'22" W ALONG SAID WEST RIGHT-OF-WAY LINE, 330.04 FEET, THENCE S 88°46'16 W, 1320.00 FEET THENCE S 00°58'22" E, 330.04 FEET THENCE N 88°46'16 E, 1320.00 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SUBJECT TO A CLAY ELECTRIC COOPERATIVE POWER LINE EASEMENT. CONTAINING 10.001 ACRES, MORE OR LESS.

PARCEL NO. 8

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 88°34'51" W ALONG THE SOUTH LINE OF SAID SECTION 26, 30.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF DAISY ROAD, THENCE N 00°58'22" W ALONG SAID WEST RIGHT-OF-WAY LINE, 2172.66 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 00°58'22" W ALONG SAID WEST RIGHT-OF-WAY LINE, 330.04 FEET, THENCE S 88°46'16 W, 1320.00 FEET THENCE S 00°58'22" E, 330.04 FEET, THENCE N 88°46'16 E, 1320.00 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SUBJECT TO A CLAY ELECTRIC COOPERATIVE POWER LINE EASEMENT. CONTAINING 10.001 ACRES, MORE OR LESS.

PARCEL NO. 9

COMMENCE AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4, SECTION 26, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 88°30'18" W ALONG THE SOUTH LINE OF SAID NW 1/4 OF SE 1/4, 713.82 FEET, THENCE N 01°08'34" W, 666.40 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 01°08'34" W 653.09 FEET, THENCE N 87°53'35 E, 777.90 FEET, THENCE S 01°08'34" E, 100.07 FEET, THENCE N 88°46'16" E, 1225.80 FEET TO THE WEST RIGHT-OF-WAY LINE OF DAISY ROAD, THENCE S 00°58'22" E ALONG SAID WEST RIGHT-OF-WAY LINE, 60.01 FEET, THENCE S 88°46'16" W, 1320.00 FEET, THENCE S 00°58'22" E, 501.77 FEET THENCE S 88°30'18" W, 681.94 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SUBJECT TO A CLAY ELECTRIC COOPERATIVE POWER LINE EASEMENT. CONTAINING 12.33 ACRES, MORE OR LESS.

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PARCEL NO. 10

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4, SECTION 26, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 88°19'37" W ALONG THE NORTH LINE OF SAID SE 1/4 OF NE 1/4, 30.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF DAISY ROAD, THENCE S 00°58'22" E ALONG SAID WEST RIGHT-OF-WAY LINE, 1103.91 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 00°58'22" E ALONG SAID WEST RIGHT-OF-WAY LINE, 355.25 FEET, THENCE S 88°46'16" W, 1225.80 FEET, THENCE N 01°08'34" W, 355.24 FEET, THENCE N 88°46'16" E, 1226.86 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SUBJECT TO A CLAY ELECTRIC COOPERATIVE POWER LINE EASEMENT. CONTAINING 10.001 ACRES, MORE OR LESS.

PARCEL NO. 11

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4, SECTION 26, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 88°19'37" W ALONG THE NORTH LINE OF SAID SE 1/4 OF NE 1/4, 30.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF DAISY ROAD, THENCE S 00°58'22" E ALONG SAID WEST RIGHT-OF-WAY LINE, 748.97 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 00°58'22" E ALONG SAID WEST RIGHT-OF-WAY LINE, 354.94 FEET, THENCE S 88°46'16" W, 1226.86 FEET, THENCE N 01°08'34" W, 354.94 FEET, THENCE N 88°46'16" E, 1227.91 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SUBJECT TO A CLAY ELECTRIC COOPERATIVE POWER LINE EASEMENT. CONTAINING 10.001 ACRES, MORE OR LESS.

DESCRIPTIONS FOR LOTS 12 THRU 18 SOUTH OF

SOUTH R/E LINE OF HARTFORD ROAD

PARCEL NO. 12

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4, SECTION 26, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 88°19'37" W ALONG THE NORTH LINE OF SAID SE 1/4 OF NE 1/4, 30.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF DAISY ROAD, THENCE S 00°58'22" E ALONG SAID WEST RIGHT-OF-WAY LINE, 40.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 00°58'22" E ALONG THE WEST RIGHT-OF-WAY LINE, 708.97 FEET, THENCE S 88°46'16" W, 613.43 FEET, THENCE N 01°08'34" W, 708.97 FEET, THENCE N 88°46'16" E, 615.53 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SUBJECT TO A CLAY ELECTRIC COOPERATIVE POWER LINE EASEMENT. CONTAINING 10.001 ACRES, MORE OR LESS.

PARCEL NO. 13

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4, SECTION 26, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 88°19'37" W ALONG THE NORTH LINE OF SAID SE 1/4 OF NE 1/4, 645.67 FEET, THENCE S 01°08'34" E, 35.23 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 01°08'34" E, 708.97 FEET, THENCE S 88°46'16" W, 614.48 FEET, THENCE N 01°08'34" W, 708.97 FEET, THENCE N 88°46'16" E, 614.48 FEET TO THE POINT OF BEGINNING. CONTAINING 10.001 ACRES, MORE OR LESS.

PARCEL NO. 14

COMMENCE AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NE 1/4, SECTION 26, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 88°19'37" E ALONG THE NORTH LINE OF SAID NE 1/4, 1050.15 FEET, THENCE S 01°08'34" E, 32.05 FEET TO THE POINT OF BEGINNING, THENCE S 01°08'34" E, 1320.00 FEET, THENCE N 87°53'35" E, 330.10 FEET, THENCE N 01°08'34" W, 1320.00 FEET, THENCE S 88°46'16" W, 60.06 FEET TO THE EAST LINE OF SAID SW 1/4 OF NE 1/4, THENCE S 87°53'35" W, 270.04 FEET TO THE POINT OF BEGINNING. CONTAINING 10.001 ACRES, MORE OR LESS.

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PARCEL NO. 15

COMMENCE AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NE 1/4, SECTION 26, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 88°19'37" E ALONG THE NORTH LINE OF SAID SW 1/4 OF NE 1/4, 720.10 FEET, THENCE S 01°08'34" E, 34.55 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 01°08'34" E, 1320.00 FEET, THENCE N 87°53'35" E, 330.08 FEET, THENCE N 01°08'34" W, 1320.00 FEET, THENCE S 87°53'35" W, 330.08 FEET TO THE POINT OF BEGINNING. CONTAINING 10.001 ACRES, MORE OR LESS.

PARCEL NO. 16

COMMENCE AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NE 1/4, SECTION 26, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 88°19'37" E ALONG THE NORTH LINE OF SAID SW 1/4 OF NE 1/4, 390.05 FEET, THENCE S 01°08'34" E, 37.05 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 01°08'34" E, 1320.00 FEET, THENCE N 87°53'35" E, 330.08 FEET, THENCE N 01°08'34" W, 1320.00 FEET, THENCE S 87°53'35" W, 330.08 FEET TO THE POINT OF BEGINNING. CONTAINING 10.001 ACRES, MORE OR LESS.

PARCEL NO. 17

COMMENCE AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NE 1/4, SECTION 26, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 88°19'37" E ALONG THE NORTH LINE OF SAID SW 1/4 OF NE 1/4, 60.00 FEET, THENCE S 01°08'34" E, 39.35 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 01°08'34" E, 1320.00 FEET, THENCE N 87°53'35" E, 330.08 FEET, THENCE N 01°08'34" W, 1320.00 FEET, THENCE S 87°53'35" W, 330.08 FEET TO THE POINT OF BEGINNING. CONTAINING 10.001 ACRES, MORE OR LESS.

PARCEL NO. 18

COMMENCE AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NE 1/4, SECTION 26, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 01°08'34" E ALONG THE WEST LINE OF THE E 1/2 OF SAID SECTION 26, 40.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 01°08'34" E ALONG SAID WEST LINE, 2633.06 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 26, THENCE N 88°30'18" E ALONG SOUTH LINE OF SAID NW 1/4 OF SE 1/4, 602.37 FEET, THENCE N 01°08'34" W, 1319.49 FEET, THENCE S 87°53'35" W, 542.44 FEET, THENCE N 01°08'34" W, 1320.00 FEET, THENCE S 87°53'35" W, 60.01 FEET TO THE POINT OF BEGINNING. CONTAINING 20.02 ACRES, MORE OR LESS.

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EXHIBIT "B"

10799-10988
RESTRICTIONS

1. No structure of a temporary character, trailer (not including mobile homes), basement, tent, shack, garage, barn or other outbuilding shall be used on the property described in the foregoing deed (the "Property") at any time as a residence, either temporarily or permanently.
2. The Property shall not be used or maintained as a dumping ground for hazardous materials, junk, rubbish or trash.
3. The Property shall not be used to store junk, wrecked cars or similar material.
4. No hogs or swine may be placed or kept upon the Property.
5. No use shall be made of the word or name "Champion" in any designation of the Property.
6. No part of the Property or any improvements situated thereon shall be put to any industrial, manufacturing or other use which may become an annoyance or nuisance to the neighborhood, or which may be offensive by any reason of odor, fumes, dust, smoke, noise, vibration or pollution, including, but not limited to, factories, or which are hazardous by reason of the excessive danger of fire or explosion.
7. The Property may only be used for those purposes that comply with the zoning and other rules, regulations, laws and ordinances of Columbia County, Florida, the State of Florida, and the United States of America, including, without limitation, those regulations governing septic tanks and sewage disposal systems, solid waste disposal, subdivisions and development in general. Notwithstanding the foregoing, no "hazardous waste", "hazardous substance" or "toxic waste", as defined by applicable State and/or Federal law, shall be generated, manufactured, produced, released, discharged, disposed of, transported to, stored, used or maintained on the Property at any time.

Except for Paragraph 5, these restrictions shall terminate two years from the date of the foregoing deed.

EXHIBIT "C"

• 799 -00989

PERMITTED ENCUMBRANCES

OFFICIAL RECORDS

1. Rights of others, if any, created by the encroachment of power line, which is located along east boundary of the Property.
2. Easement Grant dated April 15, 1968 and recorded November 18, 1968, in Official Records Book 241, Page 633, public records of Columbia County, Florida.
3. Modification of Easement Grant and Quitclaim Deed, dated February 17, 1986 and recorded March 12, 1986 in Official Records Book 586, Page 717, public records of Columbia County, Florida.
4. Easement Grant, dated February 2, 1959 and recorded March 30, 1959 in Official Records Book 78, Page 154, public records of Columbia County, Florida.
5. Right-of-Way created by instrument dated September 17, 1964 and recorded January 13, 1965 in Official Records Book 177, Page 143, public records of Columbia County, Florida.
6. Champion Realty Corporation makes no warranty of title as to mineral interests, including without limitation, oil, gas, sulfur, fissionable materials, and other minerals, in, on, under or that may be produced or saved from the Property.