20190042206 RECORDED IN PUBLIC RECORDS LEON COUNTY FL BK: 5336 PG: 114, 07/12/2019 at 04:37 PM, GWEN MARSHALL, CLERK OF COURTS

NOTICE OF FILING OF REVIVED DOCUMENTS FOR HUNTINGTON ESTATES HOMEOWNERS ASSOCIATION, INC.

Pursuant to Section 720.407(1), Florida Statutes, this is to certify that the attached documents are the revitalized governing documents for Huntington Estates Homeowner's Association, Inc., following action taken by the membership and approved by the State of Florida's Department of Economic Opportunity:

- 1. Approval letter from the Florida Department of Economic Opportunity dated June 28, 2019 (Determination Number: 19140);
- 2. Revitalized Declaration of Covenants and Restrictions for Huntington Estates;
- 3. Revitalized Bylaws of Huntington Estates Homeowners' Association, Inc.;
- 4. Revitalized Article of Incorporation of Huntington Estates Homeowner's Association, Inc.; and
- 5. Legal descriptions of each of the affected parcels.

IN WITNESS WHEREOF, the Association has caused this instrument to be signed by its duly authorized officers, on this ______ Day of July, 2019.

WITNESSES:	HUNTINGTON ESTATES HOMEOWNER'S ASSOCIATION, INC.
	By: Smaller B Hollon
Name:	PRESIDENT – Jonathan K. Holtom
	By: Cardaced Strand
Name:	SECRETARY - Candace L. Strand



Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

June 28, 2019

Jonathan Holtom, Association President Huntington Estates Home Owners' Association 3724 Dorset Way Tallahassee, Florida 32303

Re: Huntington Estates Home Owners' Association, Inc.; Approval; Determination Number: 19140

Dear Mr. Holtom:

The Department of Economic Opportunity has completed its review of the Proposed Revived Declaration of Covenants and Restrictions (Proposed Revived Declaration) and other governing documents for the Huntington Estates Home Owners' Association, Inc. (Association), and has determined that the documents comply with the requirements of Chapter 720, Part III, Florida Statutes. Therefore, the proposed revitalization of the Association's Declaration of Covenants is approved.

The Association is required to comply with the requirements in sections 720.407(1)-(3), Florida Statutes, including recording the documents identified in section 720.407(3), Florida Statutes, in the county's public records. The revitalized declaration and other governing documents will be effective upon recording. Immediately upon recording the documents in the public records, the Association is required to mail or hand deliver a complete copy of all approved recorded documents to the owner of each affected parcel as provided in section 720.407(4), Florida Statutes.

If you have any questions concerning this matter, please contact the Department of Economic Opportunity, Office of the General Counsel, at (850) 245-7150.

Sincerely,

James D. Stansbury, Chief

Bureau of Community Planning and Growth

JDS/ss/rm

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399 850.245.7105 | www.floridajobs.org www.twitter.com/FLDEO | www.facebook.com/FLDEO

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Jonathan Holtom June 28, 2019 Page 2 of 2

NOTICE OF ADMINISTRATIVE RIGHTS

ANY PERSON WHOSE SUBSTANTIAL INTERESTS ARE AFFECTED BY THIS DETERMINATION HAS THE OPPORTUNITY FOR AN ADMINISTRATIVE PROCEEDING PURSUANT TO SECTION 120.569, FLORIDA STATUTES.

FOR THE REQUIRED CONTENTS OF A PETITION CHALLENGING AGENCY ACTION, REFER TO RULES 28-106.104(2), 28-106.201(2), AND 28-106.301, FLORIDA ADMINISTRATIVE CODE.

DEPENDING ON WHETHER OR NOT MATERIAL FACTS ARE DISPUTED IN THE PETITION, A HEARING WILL BE CONDUCTED PURSUANT TO EITHER SECTIONS 120.569 AND 120.57(1), FLORIDA STATUTES, OR SECTIONS 120.569 AND 120.57(2), FLORIDA STATUTES.

PURSUANT TO SECTION 120.573, FLORIDA STATUTES, AND CHAPTER 28, PART IV, FLORIDA ADMINISTRATIVE CODE, MEDIATION IS NOT AVAILABLE TO SETTLE ADMINISTRATIVE DISPUTES.

ANY PETITION MUST BE FILED WITH THE AGENCY CLERK OF THE DEPARTMENT OF ECONOMIC OPPORTUNITY WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION. A PETITION IS FILED WHEN IT IS RECEIVED BY:

AGENCY CLERK
DEPARTMENT OF ECONOMIC OPPORTUNITY
OFFICE OF THE GENERAL COUNSEL
107 EAST MADISON ST., MSC 110
TALLAHASSEE, FLORIDA 32399-4128
FAX 850-921-3230
AGENCY.CLERK@DEO.MYFLORIDA.COM

YOU WAIVE THE RIGHT TO ANY ADMINISTRATIVE PROCEEDING IF YOU DO NOT FILE A PETITION WITH THE AGENCY CLERK WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION.



REVITALIZED DECLARATION OF COVENANTS AND RESTRICTIONS

STATE OF FLORIDA:

COUNTY OF LEON:

KNOW ALL MEN BY THESE PRESENTS, That this Declaration of Covenants and Restrictions, made and entered into on the 1st day of October, A.D., 1973, by THE ESSEX CORPORATION, A Florida Corporation, hereinafter referred to as Developer.

WITNESSETH:

WHEREAS, Developer is the owner of the real property described in Article I of this Declaration and desires to create thereon a residential community with permanent parks, tennis courts, playgrounds, open spaces, streets, drainage facilities, and other common facilities for the benefit of the said community; and,

WHEREAS, Developer desires to provide for the preservation of the values and amenities in said community and for the maintenance of said parks, playgrounds, tennis courts, entrance areas, entrance gates, street right-of-ways, streets, footways, drainage easements, drainage facilities, street lighting, street signs, including buildings, structures, and personal property incident thereto, and other common facilities, and, to this end, desires to subject the real property described in Article I to the covenants, restrictions, easements, charges and liens, hereinafter set forth, each and all of which is and are for the benefit of said property and each owner thereof; and,

WHEREAS, Developer has deemed it desirable, for the efficient preservation of the values and amenities in said community, to create an agency to which should be delegated and assigned the powers of maintaining and administering the community properties and facilities and administering and enforcing the covenants and restrictions and collecting and disbursing the assessments and charges hereinafter created; and,

WHEREAS, Developer has incorporated under the laws of the State of Florida, as a non-profit corporation, HUNTINGTON ESTATES HOMEOWNERS' ASSOCIATION, INC., for the purpose of exercising the functions aforesaid;

NOW, THEREFORE, the Developer declares that the real property described in Article I, is and shall be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges and liens (sometimes referred to as "covenants and restrictions") hereinafter set forth.



ARTICLE ONE PROPERTY SUBJECT TO THIS DECLARATION

Section 1. Existing Property. The real property which is, and shall be, held, transferred, sold, conveyed, and occupied subject to this Declaration is located in Leon County, Florida, and is more particularly described as follows and further described by that certain map or plat attached hereto and marked Exhibit "A".

HUNTINGTON ESTATES

Begin at a concrete monument marking the Northeast corner of Lot 650 of the Supplementary Map of the Plantation of the Florida Pecan Endowment Company, a subdivision as per map or plat thereof, recorded in Plat Book 1, Page 4 of the Public Records of Leon County, Florida, located in Section 8, Township 1 North; Range 1 West, Leon County, Florida, and run South 89 degrees 56 minutes 56 seconds West along the North boundary of said Lot 650 and a projection thereof, a distance of 695.69 feet to the East boundary of Lot 634 of said Plantation, thence North 00 degrees 55 minutes 31 seconds West along the East boundary of said Lot 634 a distance of 310.07 feet, thence South 89 degrees 56 minutes 32 seconds West a distance of 316.69 feet to the East boundary of Lot 658 of said Plantation, thence North 00 degrees 37 minutes 13 seconds West along the East boundary of said Lot 658 a distance of 60.00 feet, thence North 89 degrees 56 minutes 32 seconds East a distance of 181.16 feet, thence North 33 degrees 55 minutes 53 seconds East a distance of 2.97 feet, thence North 02 degrees 41 minutes 47 seconds West a distance of 80.31 feet, thence North 54 degrees 18 minutes 33 seconds East a distance of 56.33 feet, thence North 70 degrees 49 minutes 07 seconds West a distance of 50.80 feet, thence North 11 degrees 41 minutes 27 seconds West a distance of 60.72 feet, thence North 70 degrees 23 minutes 27 seconds West a distance of 56.87 feet, thence North 18 degrees 39 minutes 33 seconds East a distance of 196.80 feet, thence North 10 degrees 32 minutes 53 seconds East a distance of 67.40 feet, thence North 20 degrees 48 minutes 23 seconds East a distance of 153.00 feet, thence North 39 degrees 03 minutes 57 seconds West a distance of 72.38 feet, thence North 03 degrees 56 minutes 17 seconds West a distance of 83.75 feet, thence North 13 degrees 48 minutes 03 seconds East a distance of 51.85 feet, thence North 28 degrees 36 minutes 57 seconds West a distance of 30.81 feet, thence North 42 degrees 36 minutes 57 seconds West a distance of 92.17 feet, thence North 05 degrees 12 minutes 37 seconds West a distance of 41.78 feet, thence South 73 degrees 03 minutes 16 seconds East a distance of 35.10 feet, thence North 62 degrees 32 minutes 43 seconds East a distance of 37.73 feet, thence North 78 degrees 33 minutes 23 seconds East a distance of 77.86 feet, thence North 50 degrees 01 minute 23 seconds East a distance of 57.85 feet to the Southwesterly right-of-way boundary of Old Bainbridge Road (State Road 157), thence North 39 degrees 14 minutes 03 seconds West along said Southwesterly right-of-way boundary of Old Bainbridge Road (State Road 157) a distance of 866.13 feet, thence South 50 degrees 45 minutes 57 seconds west a distance of 289.86 feet; thence North 84 degrees 19 minutes 35 seconds West a distance of 533.62 feet, thence South 00 decrees 24 minutes 31 seconds East a distance of 556.84 feet, thence South 00 degrees 29 minutes 13 seconds East 337.41 feet, thence South 00 degrees 21 minutes 47 seconds



East 1334.22 feet, thence South 75 degrees 14 minutes 22 seconds East a distance of 174.54 feet, thence North 86 degrees 33 minutes 02 seconds East a distance of 141.06 feet, thence South 87 degrees 31 minutes 36 seconds East a distance of 157.80 feet, thence South 31 degrees 25 minutes 02 seconds East a distance of 219.05 feet, thence South 87 degrees 12 minutes 04 seconds East a distance of 68.18 feet, thence South 58 degrees 53 minutes 46 seconds East 162.50 feet, thence North 79 degrees 48 minutes 00 seconds East a distance of 250.78 feet, thence South 59 degrees 49 minutes 26 seconds East a distance of 138.42 feet, thence South 36 degrees 06 minutes 08 seconds West a distance of 211.43 feet, thence South 22 degrees 10 minutes 58 seconds East a distance of 148.29 feet, thence North 83 degrees 46 minutes 56 seconds East a distance of 141.57 feet, thence South 58 degrees 40 minutes 06 seconds East a distance of 93.49 feet, thence North 87 degrees 39 minutes 10 seconds East a distance of 110.43, feet, thence North 65 degrees 16 minutes 48 seconds East a distance of 169.96 feet, thence North 79 degrees 47 minutes 10 seconds East a distance of 112.79 feet, thence North 65 degrees 44 minutes 19 seconds East a distance Of 311.51 feet, thence South 70 degrees 45 minutes 02 seconds East a distance of 400.38 feet, thence South 43 degrees 49 minutes 51 seconds East a distance of 138.62 feet, thence South 33 degrees 55 minutes 24 seconds East a distance of 136.18 feet, thence South 52 degrees 40 minutes 12 seconds East 301.23 feet to Westerly right-of-way of Fred George Road, thence North 04 degrees 00 minutes 05 seconds East along said Westerly right-of-way of Fred George Road a distance of 1110.67 feet, thence North 85 degrees 59 minutes 55 seconds West a distance of 340.01 feet, thence North 69 degrees 53 minutes 28 seconds West a distance of 529.20 feet to the POINT OF BEGINNING; containing 98.60 acres, more or less.

ARTICLE TWO DEFINITIONS

Section 1. The following words when used in this Declaration or any Supplemental Declaration (unless the context shall prohibit) shall have the following meanings:

- (a) "Association* shall mean and refer to the Huntington Estates Home Owners' Association, Inc.
- (b) "Board" shall mean and refer to the Board of Directors of the Huntington Estate Home Owners' Association, Inc.
- (c) "Common Properties" shall mean and refer to those areas of land shown on any recorded subdivision map of The Properties and intended to be devoted to the common use and enjoyment of the owners of The Properties.
- (d) "Living Area" shall mean and refer to those heated and/or air conditioned areas which shall not include garages, carports, porches, patios, or storage areas.



- (e) "Living unit" shall mean and refer to any portion of a building situated upon The Properties designed and intended for use and occupancy as a residence by a single family.
- (f) "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of The Properties with the exception of Common Properties as heretofore defined.
- (g) "Member" shall mean and refer to all those Owners who are members of the Association as provided in Article Thirty One, Section 1 hereof.
- (h) "owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simpleitle to any Lot situated upon The Properties but, notwithstanding any applicable theory of the mortgage, shall not mean or refer to the mortgagee unless and until such mortgagee has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure.
- (i) "The Properties" shall mean and refer to all such existing properties, as are subject to this Declaration or any Supplement Declaration under the provisions of Article One, hereof.
- (j) "Improvements" shall mean and include structures and construction of any kind, whether above or below the land surfaces, such as, but not limited to, buildings, out-buildings, water lines, electrical and gas distribution facilities, loading areas, packing areas, walkways, paved streets, storm drains, wells, fences, hedges, mass plantings, entrance ways or gates and signs.
 - (k) "Committee" shall mean and refer to the Architectural Control Committee.

ARTICLE THREE GENERAL PROVISIONS

Section 1. Duration. The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by The Association, its respective legal representatives, heirs, successors, and assigns, for a term of fifty (50) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by the then-Owners of two-thirds of the Lots has been recorded, agreeing to change said covenants and restrictions in whole or in part, provided, however, that no such agreement to change shall be effective unless made and recorded three (3) years in advance of the effective date of such change, and unless written notice of the proposed agreement is sent to every owner at least ninety (90) days in advance of any action taken.



Section 2. Notices. Any notice required to be sent to any Member or Owner, under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as Member or Owner on the records of the Association at the time of such mailing.

Section 3. Enforcement. Enforcement of these covenants and restrictions shall be by an appropriate civil proceeding against any person or violating or attempting to violate any covenant or restriction, either to restrain violation or recover damages, and against the land to enforce any lien created by these covenants; and failure by the Association or any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 4. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provision which shall remain in full force and effect.

ARTICLE FOUR <u>AMENDMENT OF DECLARATIONS OF COVENANTS AND RESTRICTIONS</u>

The Developer reserves and shall have the sole right (a) to amend these covenants and restrictions for the purpose of curing any ambiguity in or any inconsistency between the provisions contained herein, (b) to include in any contract or deed or other instrument hereafter made any additional covenants and restrictions applicable to the said land which do not lower standards of the covenants and restrictions herein contained, and (c) to release any building plot from any part of the covenants and restrictions which have been violated (including, without limiting the foregoing, violations of building restriction lines and provisions hereof relating thereto) if the Developer, in its sole judgment, determines such violation to be a minor or insubstantial violation.

ARTICLE FIVE ADDITIONAL COVENANTS AND RESTRICTIONS

No property owner, without the prior written approval of the Developer, may impose any additional covenants or restrictions on any part of the land shown on the plat of the aforementioned Unit, as more particularly described in Article One hereof.

ARTICLE SIX ARCHITECTURAL CONTROL

No improvements, as defined herein, shall be commenced, erected or maintained upon The Properties nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted in duplicate to and approved in writing as to harmony of external



design and location in relation to surrounding structures and topography by an architectural control committee. The Architectural Control Committee shall have the absolute and exclusive right to refuse, to approve, or to grant a waiver provided any such building plans and specifications and site grading and landscaping plans which justifications are not suitable or desirable in its opinion for any reason, including purely aesthetic reasons connected with future development plans of the Developer of said land or contiguous lands.

ARTICLE SEVEN ARCHITECTURAL CONTROL COMMITTEE

Membership. The Architectural Control Committee is composed of two members to be appointed by the Developer and a third party to be appointed by the Association. A majority of the committee may designate a representative to act for it. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

Procedure: The committee's approval, disapproval, or waiver as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, approval will not be required and the related covenants shall be deemed to have been fully complied with. At least ten days prior to the commencement of construction, such plans and specifications shall be submitted to the Committee and shall consist of not less than the following: foundation plans, floor plans of all floors, section details, elevation drawings of all exterior walls, roof plan and a plot plan showing location and orientation of all buildings, trees which are nine (9) inches or more in diameter at a height measured three (3) feet above the natural ground elevation, other structures, and improvements proposed to be constructed on the building plot, with all building restriction lines shown. In addition, there shall be submitted to the Architectural Control Committee for approval a description of materials and such samples of building materials proposed to be used as the Architectural Control Committee shall specify and require.

ARTICLE EIGHT LAND USE AND BUILDING TYPE

No lot shall be used except for residential purposes, and guest houses. No building of any type shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height, and guest houses. When the construction of any building is once began, work thereon shall be presecuted diligently and continuously until the full completion thereof. The main residence and attached structures shown on the plans and specifications approved by the Architectural Control Committee must be completed in accordance with said plans and specifications within eight months after the start of the first construction upon each building plot unless such completion is rendered impossible as the direct result of strikes, fires, national emergencies or natural calamities. A lot may not be sub-



divided into a smaller lot than as shown on the recorded map of Huntington Estates. Two or more lots may be added together and considered as one lot for building purposes only.

A guest house will be permitted as a detached building. The guest house will be subject to all of the restrictions and architectural control of the main residence.

ARTICLE NINE PRESERVATION OF THE NATURAL ENVIROMENT, LAKES AND GREEN AREAS

Section 1. It shall be the express intent and purpose of these Covenants and Restrictions to protect, maintain, and enhance the natural environment and specifically those certain areas designated as Green Areas on maps recorded in the Public Records of Leon County, Florida, by The Essex Corporation. It shall be the further intent and purpose of these Covenants and Restrictions to protect streams, and water supplies, to maintain and enhance the conservation of soils, fish, wildlife, game and migratory birds, enhance the value of abutting and neighboring forest, wildlife preserves, natural reservations of sanctuaries or other open areas and open spaces, and to afford and enhance recreation opportunities and preserve historical sites.

Section 2. Pursuant to its overall program of wildlife conservation and nature study, the right to expressly reserve to the Developer, his successors of assigns, to erect Wildlife feeding stations, to plant small patches of cover and food crops for quail, turkeys, and other wildlife, to make access trails or paths through said Green Areas for the purpose of permitting observation and study of wildlife, hiking and riding, to erect buildings and other facilities for all types of recreation, to erect small signs throughout the Green Area designating points of particular interest and attraction, and to take such steps as are reasonable, necessary and proper to further the aims and purposes of the Green Areas.

Section 3. The general topography of the landscape, or streams, as well distinctive and attractive scenic features such as rock outcrops, the natural vegetation, trees, and any and all other unusual features in the Green Areas shall be continued in their present condition, subject only to the exceptions noted herein.

Section 4. The Developer, its successors and assigns, shall have the right to protect from erosion the land described as Green Areas by planting trees, plants and shrubs where and to the extent necessary or by such mechanical means as bulkheading or other means deemed expedient or necessary by said Developer. The right is likewise reserved to the Developer to take necessary steps to provide and insure adequate drainage ways, canals, and access roads in Green Areas. The Developer, its successors and assigns, shall also have the right to cut fire breaks, cut and remove trees, and in general do all things necessary to carry out the purpose expressed in these sections.

Section 5. The Developer reserves unto itself, its successors and assigns the right to go on, over and under the ground to erect, maintain and use electric and telephone poles, wires, cables, conduits, sewers, water mains and other suitable equipment for the conveyance and use



of electricity, telephone equipment, gas, sewer, water or other public conveniences or utilities in said Green Areas. These reservations and rights expressly include the right to cut any trees, bushes or shruberry, make any gradings of the soil, or take any other similar action reasonably necessary to provide economical and safe utility installation and to maintain reasonable standards of health, safety and appearance. The Developer further reserves the right to locate wells, pumping stations and tanks, treatment plants, and/or other facilities within such Green Areas. Such rights may be exercised by any licensee of the Company, but this reservation shall not be considered an obligation of the Company to provide or maintain any such utility or service.

Section 6. No dumping, burning, or disposal in any manner of trash, litter, garbage, sewage, woodlands, or any unsightly or offensive material shall be permitted in or upon such Green Area, except Bar-B-Que pits, as is temporary and incidential to the bona fide improvement of the area in a manner consistent with its classification as Green Area. Fires of any and all kinds shall be prohibited except in designated and controlled areas as specified by the Association.

Section 7. No large trees of any kind measuring nine (9) inches or more in diameter at a height measured three (3) feet above the natural ground elevation shall be cut or removed from any lot without the express written approval of the Architectural Control Committee unless located within ten (10) feet of the main dwelling or within ten (10) feet of the approved site for such building.

Section 8. The Developer expressly reserves to itself, its successors and assigns, every reasonable use and enjoyment of said Open Space Areas, in a manner not inconsistent with the provisions of this Declaration.

Section 9. It is expressly understood and agreed that the granting of this easement does in no way place a burden of affirmative action on the Developer, that the Developer is not bound to make any of the improvements noted herein, or extend to any Member or owner any service of any kind. The Association shall, however, have the responsibility to maintain such areas as required by governmental authorities. Prior to title being transferred from the Developer to the Association, this responsibility for maintenance shall be that of the Developer if not performed by the Association.

Section 10. Where the Developer, its successors, or assigns, is permitted by these covenants to correct, repair, clean, preserve, clear out or do any action on the restricted property, entering the property and taking such action shall not be deemed a breach of these covenants.

ARTICLE TEN TEMPORARY STRUCTURES

No structure of a temporary character, bomb shelter, tent, shack, tool or storage sheds, barn or other outbuilding of any type shall be located on any site or on any lands shown and/or



set aside on a recorded map as Green Areas at any time, unless approved by the Architectural Control Committee.

ARTICLE ELEVEN <u>DWELLING QUANTITY AND SIZE</u>

The main floor area of the main structure, exclusive of one-story porches, garages, carports, and patios shall be not less than 2000 square feet of "Living Area" for a one-story building.

In the event a structure in the aforementioned unit contains more than one story, the ground floor must contain not less than 1500 square feet and must be completely finished as living area, at least 600 square feet of the second floor area must be completely finished as living area.

ARTICLE TWELVE BUILDING LOCATION

- (a) No building shall be located on any lot nearer to the front lot line, rear lot line, or nearer to the side street line than the minimum building setback lines shown on the recorded map. In any event, no building shall be located on any lot nearer than 40 feet to the front lot line, or nearer than 30 feet to any side street line.
- (b) No building shall be located nearer than 15 feet to an interior lot line and must be at least 30 feet from an existing adjacent house. No dwelling shall be located on any interior lot nearer than 50 feet to the rear lot line.
- (c) No driveway shall be located nearer than 5 feet to an interior lot line except a back-up turn-around pad may be located as near as one foot to a property line.
- (d) Except as otherwise provided herein, no fence of any kind shall be placed or constructed nearer to the front property line that the building set-back line or the front corner of the residence, which ever is greater. No fence shall be located nearer than 2 inches to an interior lot line.
- (e) For the purposes of this covenant, eaves and steps shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building to encroach upon another lot.



ARTICLE THIRTEEN FENCES

No wire fences, including chain-link fences, shall be located on any lot at any time without prior written consent of Architectural Control Committee.

ARTICLE FOURTEEN LAND NEAR PARKS AND WATER COURSES

No building Shall be placed nor shall any material or refuse be placed or stored on any lot within 50 feet of the property line of any park or edge of any open water course, except that clean fill may be placed nearer provided that the natural water course is not altered or blocked by such fill, and such clean fill has been approved in writing by the Architectural Control Committee.

ARTICLE FIFTEEN EXTERIOR STRUCTURE MATERIALS

The exterior structure material of exterior walls of dwellings must be specifically approved in writing by the Architectural Control Committee.

ARTICLE SIXTEEN GARAGES AND CARPORTS

Each Living Unit shall have a functional carport or garage. The carport or garage shall be screened on sides which are visible from the street, which runs in front of the property, in such a manner that objects located within the carport or garage shall be obscured from view from the outside. All garage and carport entrances shall face either a side lot line or the rear lot line. In no instances shall the entrance be permitted to face the front lot line of the property.

ARTICLE SEVENTEEN DRIVEWAY AND WALKWAY CONSTRUCTION

All driveways shall be constructed of concrete or "hot mix" asphalt or other substances such as crushed rock, if approved by the Architectural Control Committee. All walkways and sidewalks shall be constructed of concrete or brick and have a minimum width of 30 inches.

Nothing, other than automobiles, shall be parked in the driveway. Boats, trailers, and campers shall be parked or stored with the garage or carport or placed behind the residence in such a manner than the vehicles shall not be visible from the street which runs in front of the property.



ARTICLE EIGHTEEN TELEVISION ANTENNAS

Exterior radio and television antenna installations must be approved in writing by the Architectural Control Committee.

ARTICLE NINETEEN WATER SUPPLY

No individual water supply system of any type shall be permitted on any lot, unless approved in writing by the Architectural Control Committee.

ARTICLE TWENTY SEWAGE DISPOSAL

No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the State of Florida and Leon County Health Department. Approval of such system as installed shall be obtained from such department or departments.

Whenever an approved sanitary sewer becomes available within 100 feet of the property, any individual sewage disposal system, device or equipment shall be abandoned and the sewage wastes from the residence discharged to the sanitary sewer through a properly constructed and approved house sewer connection within a reasonable period of time after the availability of said sanitary sewer.

ARTICLE TWENTY ONE GARBAGE AND REFUSE DISPOSAL

No lot shall be used, maintained, or allowed to become a dumping ground for scraps, litter, leaves, limbs, or rubbish. Trash, garbage or other waste shall not be allowed to accumulate on the property and shall not be kept except in sanitary containers in such a manner to be acceptable to the Architectural Control Committee. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and shall be located so as not to be visible from a street.

ARTICLE TWENTY TWO WINDOW AIR-CONDITIONING UNITS

No window air-conditioning units shall be installed in any side or front of a building, and all exterior heating and/or air-conditioning compressors or other machinery shall be located and properly screened in such a manner to be acceptable to the Architectural Control Committee.



ARTICLE TWENTY THREE MAIL BOXES

No mail box or paper box or other receptacle of any kind for use in the delivery of mail or newspaper or magazines or similar material shall be erected or located on any building plot unless and until the size, location, design and type of material for said boxes or receptables shall have been approved in writing by the Architectural Control Committee. If and when the United States mail service or the newspaper or newspaper involved shall indicate a willingness to make delivery to wall receptacles attached to the residence, each property owner, on the request of the Architectural Control Committee, shall replace the boxes or receptacles previously employed for such purpose or purposes with wall receptacles attached to the residence.

ARTICLE TWENTY FOUR SIGNS

No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising the property for sale or rent. All signs must be approved in writing by the Architectural Control Committee.

ARTICLE TWENTY FIVE PROTECTIVE SCREENING

Protective screening areas are or shall be established shown on the recorded map. Except as otherwise provided herein regarding street intersections under "Sight Distance At Intersections", planting, fences or walls shall be maintained throughout the entire length of such areas to form an effective screen for the protection of the residential area. No building or structure except a screen fence or wall or utilities or drainage facilities shall be placed or permitted except for purpose of installation and maintenance of screening, utilities and drainage facilities.

ARTICLE TWENTY SIX SIGHT DISTANCE AT INTERSECTIONS

No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a drive-way or alley pavement.



ARTICLE TWENTY SEVEN <u>EASEMENTS</u>

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded map. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all impovements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority, utility company, or the Huntington Estates Home Owners' Association, Inc. is responsible.

The Developer reserves unto itself, its successors and assigns, a perpetual, alienable and releasable easement and right on, over and under the ground to erect, maintain and use electric and telephones poles, wires, cables, conduits, sewers, water mains, and other suitable equipment, gas, sewer, water or other public conveniences or utilities on, in or over the following areas:

- (1) ten (10) feet along one (1) side of each single family site.
- (2) such other areas as shown on the applicable map; provided further, that the developer may cut drainways for surface water wherever and whenever such action may be necessary in order to maintain reasonable standards of health, safety and appearance, or to meet governmental requirements. These easements and rights expressly include the right to cut any trees, bushes or shrubbery, make any gradings of the soil, or to take any other similar action reasonably necessary to provide economical and safe utility installation and to maintain reasonable standars of health, safety and appearance. Such rights may be exercised by any licensee of the Company, but this reservation shall not be considered an obligation of the company to provide or maintain any such utility or service.

ARTICLE TWENTY EIGHT ANIMALS

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose and, further, provided that they are not allowed to wander or roam freely about the neighborhood.

ARTICLE TWENTY NINE OIL AND MINING OPERATIONS

No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kinds shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral



excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected or maintained for any commercial purpose.

ARTICLE THIRTY NUISANCES

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or tend to damage or destroy either private or public property.

ARTICLE THIRTY ONE MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

Section 1. Membership. Every person or entity who is a record owner of a fee, or undivided fees, interest in any lot which is subject by covenants of record to assessment by the Association shall be a member of the Association, provided that any such person or entity who holds such interest merely as a security for the performance of an obligation shall not be a member. The requirement of membership shall not apply to any mortgagee acquiring title by foreclosure or otherwise, pursuant to the mortgage instrument.

Section 2. Voting Rights. The Association shall have two classes of voting membership:

Class A. Class A members shall be all those owners as defined in Section 1 with the exception of the Developer. Class A members shall be entitled to one vote for each lot in which they hold the interests required for membership by Section 1. When more than one person holds such interest or interests in any Lot, all such persons shall be Members, and the vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any such lot.

Class B. Class B Members shall be the Developers. The Class B Member shall be entitled to two votes for each Lot in which it holds the interest required for membership by Section 1, provided that the Class B membership shall cease and become converted to Class A membership when the total votes outstanding in the Class B membership, at which time the Class B membership shall be determined to be a Class A membership and entitled to vote as such.

ARTICLE THIRTY TWO PROPERTY RIGHTS IN THE COMMON PROPERTIES

Section 1. Members' Easements of Enjoyment. Subject to the provisions of Section 3, every member shall have a right and easement of enjoyment in and to the Common Properties and such easement shall be appurtenant to and shall pass with the title to every lot.



Section 2. Title to Common Properties. The Developer may retain the legal title to the Common Properties until such time as it has completed improvements thereon and until such time as, in the opinion of the Developer, the Association is able to maintain the same but, notwithstanding any provisions herein, the Developer hereby covenants, for itself, its successors and assigns, that it shall convey the Common Properties to the Association not later than the 1st day of January, 1980.

Section 3. Extent of Members' Easements. The rights and easements of enjoyment created hereby shall be subject to the following:

- (a) the right of the Developer and of the Association, in accordance with its Articles and By-laws, to borrow money for the purpose of improving the Common Properties and in aid thereof to mortgage said properties. In the event of a default upon any such mortgage the lender shall have a right, after taking possession of such properties, to charge admission and other fees as a condition to continued enjoyment by the Members and, if necessary, to open the enjoyment of such properties to a wider public until the mortgage debt is satisfied whereupon the possession of such properties shall be returned to the Association and all rights of the Members hereunder shall be fully restored; and,
- (b) the right of the Association, as provided in its Articles and By-laws, to suspend the enjoyment rights of any Member for any period during which any assessment remains unpaid, and for any period not to exceed thirty (30) days for any infraction of its published rules and regulations; and,
- (c) the right of the Association to charge reasonable admission and other fees for the use of the Common Properties; and,
- (d) the right of the Association to dedicate or transfer all or any part of the Common Properties to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members, provided that no such dedication or transfer, determination as to the purposes or as to the conditions thereof, shall be effective unless an instrument signed by Members entitled to cast two-thirds (2/3) of the votes irrespective of class of membership has been recorded, agreeing to such dedication, transfer, purpose or condition, and unless written notice of the proposed agreement and action thereunder is sent to every Member at least ninety (90) days in advance of any action taken.

ARTICLE THIRTY THREE <u>COVENANT FOR MAINTENANCE ASSESSMENTS</u>

Section 1. Creation of the Lien and Personal Obligation of Assessments. The developer, for each Lot owned by him within the Properties, hereby covenants and each owner of any lot by



acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other conveyance, be deemed to covenant and agree to pay to the Association; (1) annual assessments or charges; (2) special assessments for capital improvements, such assessments to be fixed, established, and collected from time to time as hereinafter provided. The annual and special assessments, together with such interest thereon and cost of collection thereof as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with such interest thereon and cost of collection thereof as hereinafter provided, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be issued exclusively for the purpose of promotion the recreation, health, safety, and welfare of the residents in The Properties and in particular for the improvement and maintenance of properties, services, and facilities devoted to the purpose and related to the use and enjoyment of the Common Properties and of the homes situated upon The Properties including, but not limited to, the payment of taxes and insurance thereon and repair, replacement, and additions thereto, and for the cost of labor, equipment, materials, management and supervision thereof.

Section 3. Basis and Maximum of Annual Assessments. Until the Year beginning January, 1975, the annual assessment shall be Sixty Dollars (\$60.00) per lot. From and after January 1, 1975, the annual assessment may be increased by vote of the members, as hereinafter provided, for the next succeeding three (3) years, and at the end of each such period of three (3) years for each succeeding period of three (3) years.

The Board of Directors of the Association may, after consideration of current maintenance costs and future needs of the Association, fix the actual assessment for any year at a lesser amount.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized by Section 3 hereof, the Association may levy in any assessment year a special assessment, applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the Common Properties, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of the Members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting.

Section 5. Change in Basis and Maximum amount of Annual Assessments. Subject to the limitations of Section 3 hereof, and for the periods therein specified, the Association may change the maximum amount and basis of the assessments fixed by Section 3 hereof prospectively for any such period provided that any such change shall have the assent of a majority of the votes irrespectively of class of Members who are voting in person or by proxy, at a meeting duly called



for this purpose, written notice of which shall be sent to all Members at least thirty (30) days in advance and shall set forth the purpose of the meeting, provided further that the limitations of Section 3 hereof shall not apply to any change in the maximum amount and basis of the assessments undertaken as an incident to a merger or consolidation in which the Association is authorized to participate under its Articles of Incorporation.

Section 6. Quorum for any Action Authorized Under Section 4 and 5. The quorum required for any action authorized by Section 4 and 5 hereof shall be as follows:

At the first meeting called, as provided in Section 4 and 5 hereof, the presence at the meeting of Members, or of proxies, entitled to cast sixty (60) per cent of all the votes of the membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirement set forth in Section 4 and 5, and the required quorum at any such subsequent meeting shall be one-half of the required quorum of the preceding meeting, provided that no such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 7. Date of Commencement of Annual Assessments. Due Dates. The annual assessment provided for herein shall commence on the date (which shall be the first day of a month) fixed by the Board of Directors of the Association to be the date of commencement. No assessment shall be due until all promised improvements on property described in Exhibit A have been completed.

The first annual assessments shall be made for the balance of the calendar year and shall become due and payable on the day fixed for commencement. The assessments for any year, after the first year, shall become due and payable on the first day of January of said year and shall be delinquent if not paid within sixty (60) days from due date.

The amount of the annual assessment which may be levied for the balance remaining in the first year of assessment shall be an amount which bears the same relationship to the annual assessments provided for in Section 3 hereof as the remaining number of months in that year bear to twelve. The same reduction in the amount of the assessment shall apply to the first assessment levied against any property which is hereafter added to the properties now subject to assessment at a time other than the beginning of any assessment period.

The due date of any special assessment under Section 4 hereof shall be fixed in the resolution authorizing such assessment.

Section 8. Duties of the Board of Directors. The Board of Directors of the Association shall fix the date of commencement, and the amount of the assessment against each Lot, for each assessment period at least thirty (30) days in advance of such date or period and shall, at that time, prepare a roster of the properties and assessments applicable thereto which shall be kept in



the office of the Association and shall be open to inspection by any Owner. Written notice of the assessment thereupon shall be sent to every Owner subject thereto.

The Association shall, upon demand, furnish as any time to any Owner liable for said assessment a certificate in writing signed by an officer of the Association, setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

Section 9. Effect of non-payment of Assessment: The Personal Obligation of the Owner; The Lien; Remedies of Association. If the assessments are not paid on the date when due being the dates specified in Section 7 hereof, then such assessment shall become delinquent and shall, together with such interest thereon and cost of collection thereof as hereinafter provided, thereupon become a continuing lien on the property which shall bind such property in the hands of the then Owner, his heirs, devisees, personal representatives and assigns. The personal obligation of the then Owner to pay such assessment, however, shall not pass to his successors in title unless expressly assumed by them.

If the assessment is not paid within thirty (30) days after the delinquency date, the assessment shall bear interest from the date of delinquency at the rate of seven (7) per cent per annum, and the Association may bring appropriate civil action against the Owner personally obligated to pay the same or to foreclose the lien against the property, and there shall be added to the amount of such assessment the cost of such action. In the event a judgment is obtained, such judgment shall include interest on the assessment as above provided and a reasonable attorney's fee to be fixed by the Court together with the costs of the action.

Section 10 Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be absolutely subordinate to the lien of any first mortgage now or hereafter placed upon the properties subject to assessment. The subordination shall not relieve such property from liability for any assessments now or hereafter due and payable, but the lien thereby created shall be secondary and subordinate to any first mortgage as if said lien were a second mortgage, irrespective of when such first mortgage was executed and recorded.

Section 11. Exempt Property. The following property subject to this Declaration shall be exempted from the assessments, charges, and liens created herein: (a) all Common Properties as defined in Article II hereof, (b) all properties exempted from taxation by the laws of the State of Florida, upon the terms and to the extent of such legal exemption. Homestead exemption shall not be considered an exemption.

Norwithstanding any provisions herein, no land or improvements devoted to dwelling use shall be exempt from said assessments, charges or liens.



ARTICLE THIRTY FOUR EXTERIOR MAINTENANCE

Section 1. Exterior Maintenance. In addition to maintenance upon the Common Properties, the Association shall have the right to provide maintenance upon vacant lots and shall have the right to provide maintenance upon every improved lot which is subject to assessment under Article Thirty Three hereof. Such maintenance may include paint, repair, replacement and care of roofs, gutters, downspouts, exterior building surfaces and other exterior improvements. Such maintenance as to a vacant lot may include the mowing of grass and weeds, the trimming of shrubs, or the removal of trash and litter.

Section 2. Assessment of Cost. The cost of such maintenance shall be assessed against the lot upon which such maintenance is done and shall be added to and become part of the annual maintenance assessment or charge to which such Lot is subject and, as part of such annual assessment charge, it shall be a lien against said property as heretofore defined and limited, and a personal obligation to the Owner, as heretofore limited, and shall become due and payable in all respects as provided herein.

ARTICLE THIRTY FIVE FIRE ARMS AND HUNTING

All types of firearms, including but not limited to shotguns, rifles and pistols, are prohibited from being used, displayed, or carried about the properties.

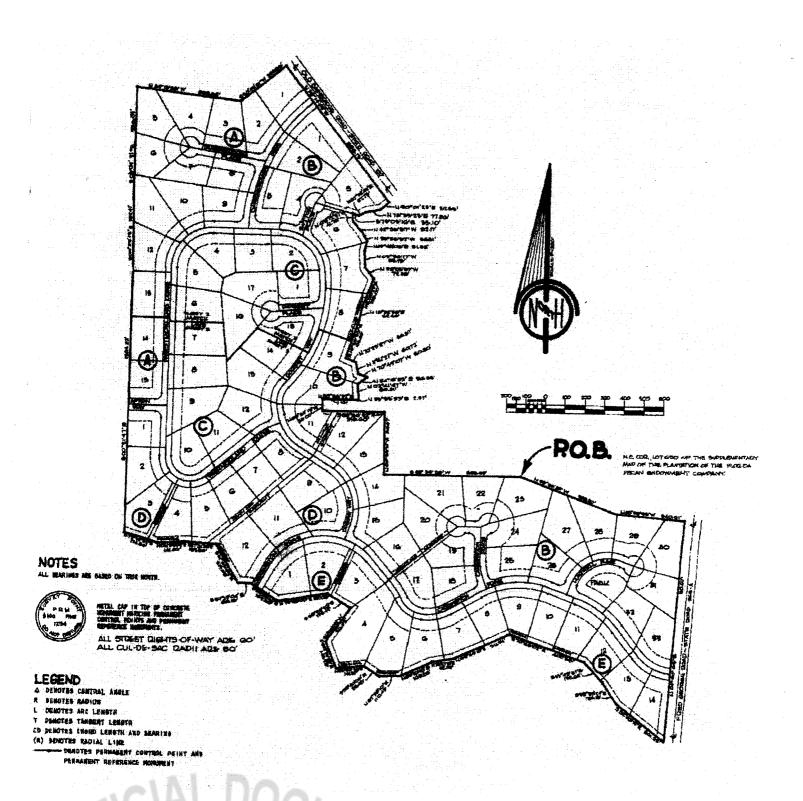
Hunting of any type, or discharge of any firearms, including pellet guns or B-B guns, is prohibited on the properties covered by these covenants as well as any property owned or maintained by the Huntington Estates Home Owners' Association, Inc.

ARTICLE THIRTY SIX MOTORIZED VEHICLES

All motorized vehicles operating within the area must be properly mufflered so as to eliminate noise which might be offensive to others. Two and three wheel motorized vehicles as well as four wheel "go-carts" or "beach buggy" type vehicles are prohibited from using streets and street right-of-ways within Huntington Estates subdivision. This does not apply to vehicles used by the U.S. Post Office Department or by law enforcement agencies.

All vehicles operated in the area are subject to speed limit signs posted in the subdivision.







Huntington Estates

Know all men by these presents that The Essex Corporation, a corporation organized under the laws of the State of Florida, the owner in fee simple of the lands shown hereon and more particularly described as follows:

Begin at a concrete monument marking the Northeast corner of Lot 650 of the Supplementary Map of the Plantation of the Florida Pecan Endomment Company, a subdivision as per map or plat thereof, recorded in Plat Book 1, page 4 of the Public Records of Leon County, Florida, located in Section 8, Township 1 North; Range 1 West, Leon County, Florida, and run South 89 degrees 56 minutes 56 seconds West along the North boundary of said Lot 650 and a projection thereof, a distance of 95.69 feet to the East boundary of Lot 634 of said Plantation, thence North 00 degrees 55 minutes 31 seconds West along the East boundary of said Lot 634 a distance of 310.07 feet, thence South 89 degrees 56 minutes 32 seconds West a distance of 310.69 feet to the East boundary of said Lot 634 ad distance of 310.07 feet, thence South 89 degrees 56 minutes 32 seconds East a distance of 181.16 feet, thence North 00 degrees 37 minutes 13 seconds West along the East boundary of said Lot 634 ad distance of 60.00 feet, thence North 89 degrees 56 minutes 32 seconds East a distance of 181.16 feet, thence North 30 degrees 55 minutes 53 seconds East a distance of 2.97 feet, thence North 02 degrees 41 minutes 47 seconds West a distance of 80.31 feet, thence North 70 degrees 49 minutes 70 seconds West a distance of 50.33 feet, thence North 11 degrees 41 minutes 27 seconds West a distance of 60.72 feet, thence North 70 degrees 23 minutes 70 seconds West a distance of 56.87 feet, thence North 18 degrees 39 minutes 33 seconds East a distance of 56.80 feet, thence North 10 degrees 32 minutes 33 seconds East a distance of 50.80 feet, thence North 10 degrees 32 minutes 33 seconds East a distance of 50.80 feet, thence North 10 degrees 32 minutes 32 seconds East a distance of 50.80 feet, thence North 10 degrees 32 minutes 33 seconds East a distance of 50.80 feet, thence North 10 degrees 32 minutes 30 seconds West a distance of 50.80 feet, thence North 10 degrees 32 minutes 30 seconds West a distance of 57 seconds West a distance of 57 seconds West a distance Begin at a concrete monument marking the Northeast corner of Lot 650 of the Supplementary Map of the 46 seconds East 162.50 feet, thence North 79 degrees 48 minutes 00 seconds East a distance of 250.78, feet, thence South 59 degrees 49 minutes 26 seconds East a distance of 138.42 feet, thence South 36 degrees 06 minutes 08 seconds West a distance of 211.43 feet, thence South 22 degrees 10 minutes 58 seconds East a distance of 148.29 feet, thence North 83 degrees 46 minutes 56 seconds East a distance of 141.57 feet, thence South 58 degrees 40 minutes 06 seconds East a distance of 93.49 feet, thence North 87 degrees 39 minutes 10 seconds East a distance of 110.43 feet, thence North 65 degrees 16 minutes 48 seconds East a distance of 169.96 feet, thence North 79 degrees 47 minutes 10 seconds East a distance of 112.79 feet, thence North 65 degrees 44 minutes 19 seconds East a distance of 311.51 feet, thence South 70 degrees 45 minutes 02 seconds East a distance of 400.38 feet, thence South 43 degrees 49 minutes 51 seconds East a distance of 138.62 feet, thence South 33 degrees 55 minutes 24 seconds East a distance of 136.18 feet, thence South 52 degrees 40 minutes 12 seconds East 301.23 feet to the Westerly right-of-way of Fred George Road, thence North 04 degrees 00 minutes 05 seconds East along said Westerly right-of-way of Fred George Road a distance of 1110.67 feet, thence North 85 degrees 59 minutes 55 seconds West a distance of 340.01 feet, thence North 69 degrees 53 minutes 28 seconds West a distance of 529.20 feet to the POINT OF BEGINNING; containing 98.60 acres, more or less. to the POINT OF BEGINNING; containing 98.60 acres, more or less.

Does hereby dedicate all roads, streats, alleys, rights-of-way easements, parks, recreation areas, utility, drainage and other easements to Huntington Estates Home Owner's Association, Inc., a Florida non-profit corporation.

THE ESSEX CORPORATION

CAL DOCUMEN

I Hereby Certify that this is a true and accurate representation of the

property shown hereon.

PREPARED BY

BROWARD DAVIS & ASSOC., INC. Registered Land Surveyor Florida Certificate Ro. 1254

ENGINEEDING AND LAND SURVEYING 2414 MAHAN DRIVE TALLAHASSEE, FLORIDA BROWARD P. DAVIS



AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS OF HUNTINGTON ESTATES

EXNOT ALL MEN BY THESE PRESENTS that this Amendment to Declaration of Covenants and Restrictions of Huntington Estates is made and entered into this 27thday of March, 1984, by HUNTINGTON ESTATES HOME OWNERS' ASSOCIATION, INC., hereinafter referred to as "Association," and all owners of lots in

Huntington Estates.

MARSHALL CONTINUES OF CONTINUES

WITNESSETH:

WHEREAS, the Essex Corporation as Developer did file a Declaration of Covenants and Restrictions dated October 1, 1973, and recorded in Official Records Book 615, Page 809 and rerecorded in Official Records Book 633, Page 658 of the Public Records of Leon County, Florida applicable to that certain property located in Leon County, Florida more particularly described as follows:

Huntington Estates, as per map or plat thereof recorded in Official Records Book 615, Page 824 and rerecorded in Official Records Book 633, Page 673 of the Public Records of Leon County, Florida; and

WHEREAS, the boundaries of all lots of Huntington Estates run to the center line of all roads shown on the above-referenced map or plat of Huntington Estates; and

WHEREAS, the Association and all owners of lots in Huntington Estates door. To creatly establish and clarify the perpetual easement of ingress and egreen over all roads shown on the plat of the owner of lots in Huntington Bettles and desire to provide of the dommon intrance of said roads by the Association for the common of the of all humbers of the Association.

Of THER in consideration premise, and in confideration to mutual benefits to vived by 11 owners of late in strington Estates the Decrease of Covenants and Restriction pulicable to be ington Estates as hereby amended to be over

l. Coulcle Two, Section I, subparagraph (c) is hereby menced read as follows:

"Common Properties" shall mean a refer to the areas of lend shews on any recorded substration may the properties and intended to be used to she common use and enjoyment of the owner own

2. Arthur was wenty seven is hereny monded by adding the following paragraphs.

Ther is a land each of all low in him ington Es les ereby traits to each other owner in an ington Estates common and perpetual easemen of ingress had a for the mutual benefit of all common and ingress had a for the mutual benefit of all common and easemen of ingress had a for the mutual benefit of all common of loss than the successors as a light over the eaross all roads and streets in Huntington but tes as per plat or map thereof recorded in Official Records Book 615, Page 824

CHARLES A. FRANCIS, P.A., Suite B, 1017 Thomasville Road. Tallahassee, FL 32303

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and rerecorded in Official Records Book 633, Page 673 of the Public Records of Leon County, Florida.

Article Thirty-Three, Section 2 is hereby amended in its entirety to read as follows:

Purpose o£ Assessments. Section assessments levied by the Association shall be used exclusively for that purpose of promotion of the recreation, health, safety and welfare of the residents recreation, health, safety and welfare of the residents in the properties and in particular for the improvement and maintenance of property, services and facilities devoted to the purpose and related to the use and enjoyment of the Common Properties and of the homes situated upon the properties including, but not limited to, the payment of taxes and insurance thereon, and repair, replacement and additions thereto, and for the cost of labor, equipment, materials, management and supervision thereof, and including specifically the maintenance of all roads in Huntington Estates as per plat or map thereof recorded in Official Records Book plat or map thereof recorded in Official Records Book 615, Page 824 and rerecorded in Official Records Book 633, Page 673 of the Public Records of Leon County, Florida.

4. Article Thirty-Three, Section 4 is hereby amended in its entirety to read as follows:

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ovements. In addition to the annual assessment in any assessment year a special assessment, cable to that year only. Special Assessments Section Im**pr**ove**m**ents. authorized by levv applicable the cost defraying, of expected repair reconstruction, construct: ovement upon the fixtures and including in recorded corded ds Book 633 such County, Florida, a members who are voting a members who are voting duty called for notice of which shall be sent hirty (30) days in advance and bose of the meeting. shall have the assent of advance and

ration as of amendment Restrictions has be of en executed e 984 by the As of this in Huntingt

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MARSHALL CONTINUES OF CONTINUES

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Dated 10/31/1986

BYLAWS OF

Book 1231 Page/01795 THE HUNTINGTON ESTATES HOMEOWNERS ASSOCIATION, INC.

M1231/11795

ARTICLE I

DEFINITIONS

Section 1. "Association shall mean and refer to the HUNTINGTON ESTATES HOMEOWNERS ASSOCIATION, a nonprofit corporation organized and existing under the laws of the State of Florida.

"The Property" shall mean and refer to the following Section 2. described property, to wit: JEE EXNOTA

> See description in Articles of Incorporation of Huntington Estates Homeowners Association, a nonprofit corporation, together with the recorded plat of the subdivision known and designated as Huntington Estates, in Leon County, Florida. Each unit of Huntington Estates represented by a recorded plat shall be deemed to become a part of this description as fully and as completely in herein specifically set forth.

Section 3. "Common Properties: shall mean and refer to those areas of land shown on any recorded subdivision plat of The Properties and intended to be devoted to the common use and enjoyment of the owners of The Properties. "Common Properties" shall include but not be limited to parks, playgrounds, commons, streets, footways, including buildings, structures, personal properties incident thereto, and any other properties owned and maintained by the Association for the common benefit and enjoyment of the residents within The Properties.

ARTICLE II

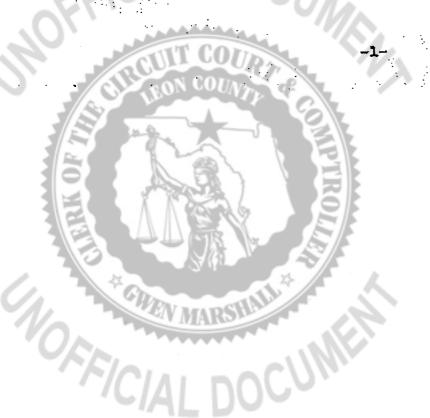
LOCATION

The principal office of the Association shall be at a place designated by the Board of Directors.

ARTICLE III

MEMBERSHIP.

Section 1. Every person or entity who is or becomes a record owner of a fee or undivided fee, interest in any Lot which is subject by covenants of record to assessment by the Association, shall be a member of the Association, provided that any such person or entity



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who holds such interest merely as a security for the performance of an obligation shall not be a member. The requirement of membership shall not apply to any mortgagee or third person acquiring title by foreclosure or otherwise, pursuant to the mortgage instrument, or those holding by, through or under such mortgagee or third person.

Section 2. The rights of membership are subject to the payment of annual and special assessments levied by the Association. The obligation of such assessments is imposed against each owner of, and becomes a lien upon, the property against which assessments are made as provided by the appropriate article of the respective Declarations of Covenants and Restrictions to which The Properties are subject, said Covenants and Restrictions being duly recorded in the Public Records of Leon County, Florida, and which provide as follows:

"Each owner of any Lot by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance, be deemed to covenant and agree to pay to the Association: (1) annual assessments or charges; (2) special assessments for capital improvements, such assessments, to be fixed, established, and collected from time to time as hereinafter provided. The annual and special assessments, together with such interest thereon and costs of collection thereof as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with such interest thereon and cost of collection thereof as hereinafter provided, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due."

Section 3. The membership rights of any person whose interest in The Properties is subject to assessments, whether or not he be personally obligated to pay such assessments, may be suspended by action of the Directors during the period when the assessments remain unpaid; but, upon payment of such assessments, his rights and privileges shall be automatically restored. If the Directors have adopted and published rules and regulations governing the use of the common properties and facilities, and the personal conduct of any person thereon, they may, in their discretion, suspend the rights of any such person for violation of such rules and regulations for a period not to exceed thirty (30) days.

ARTICLE IV

VOTING RIGHTS

The Association shall have one class of voting membership. Members of the Association shall be entitled to one vote for each lot



in which they hold the interest required for membership. When more than one person holds such interest or interest in any lot, all such persons shall be members, and the vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any one lot. Voting rights will be limited to paid up membership.

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ARTICLE V

PROPERTY RIGHTS AND RIGHTS OF ENJOYMENT OF COMMON PROPERTY

Section 1. Each member shall be entitled to the use and enjoyment of the common properties and facilities as provided by deed of dedication and in the article entitled "Property Rights in the Common Properties" of the respective Declarations of Covenants and Restrictions applicable to The Properties.

Any member's rights of enjoyment in the common Section 2. properties and facilities extend to the members of his family who reside upon The Properties or to any of his tenants who reside there-on under a leasehold interest. Such member shall notify the Secretary in writing of the name of any such tenant. Any guest or non-member must be accompanied by a member at all times. Others may be extended the rights of enjoyment in the common properties and facilities as determined by the Board of Directors from time to time. The rights and privileges of any person are subject to suspension to the same extent as those of the member.

ARTICLE VI

ASSOCIATION PURPOSES AND POWERS

The Association has been organized for the following purposes:

Section 1. To promote the health, safety and general welfare of the residents of Huntington Estates, and to own, acquire, build, operate and maintain recreational areas such as parks and playgrounds, including improvements thereon, and street lights, and otherwise as provided in the Articles of Incorporation of Huntington Estates Homeowners Association.

Section 2. The powers and rights of the Association shall be as specified in the appropriate articles of the Articles of Incorporation of Huntington Estates Homeowners Association, and such provisions are incorporated herein as fully and as completely as if specifically set forth. specifically set forth.

Section 3. The Association shall have the power to indemnify/ insure any person who was or is a party, or is threatened to be made a party, to any threatened, pending, or completed action, suit, or proceeding, whether civil, criminal, administrative, or investigative,



by reason of the fact that he/she is or was a director, officer, employee, or agent of the Association, against expenses including attorneys' fees, judgments, fines, and amounts paid in settlement actually and reasonably incurred by him/her in connection with such action, suit, or proceeding, including any appeal thereof, if he/she acted in good faith and in a manner he/she reasonably believed to be in, or not opposed to, the best interest of the Association and, with respect to any criminal action of proceeding, had no reasonable cause to believe his/her conduct was unlawful.

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ARTICLE VII

BOARD OF DIRECTORS

Section 1. The provisions of the Articles of Incorporation of Huntington Estates Romeowners Association shall become a by-law as fully and as completely as if specifically set forth.

Section 2. Vacancies in the Board of Directors shall be filled by the remaining directors. The name of any such appointed director designated to complete an unfulfilled term of more than fifteen (15) months shill be placed on the ballot for confirmation by the membership at the next annual election, a majority being required to approve the director's service during the final year of the term.

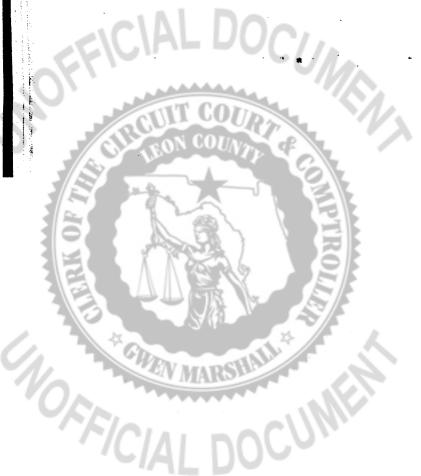
ARTICLE VIII

ELECTION OF DIRECTORS; NOMINATING COMMITTEE;

Section 1. The affairs of the Association shall be managed by a Board of Directors consisting of not more than nine (9) nor less han five (5) directors, all of whom must be members of the Association, and by a President, Vice-President, a Secretary and a Treasurer. Directors shall be elected by the membership and serve a term of two (2) years or until their successors are duly elected. Ballots shall be mailed to all members prior to the annual meeting which shall be held in November, a date to be set by the Board of Directors. The incoming Board of Directors shall elect the officers to serve during its term of office.

Section 2. Election to the Board of Directors shall be by written ballot as hereinafter provided. At such election, the members or their proxies may cast, in respect of each vacancy, as many votes as they are entitled to exercise under the provisions of the recorded covenants applicable to The Properties. The names receiving the largest number of votes shall be elected.

Section 3. Nominations for election to the Board of Directors shall be made by a Nominating Committee which shall be one of the Standing Committees of the Association.



Section 4. The Board of Directors shall appoint a standing committee entitled the Nominations Committee to consist of seven (7) Association members in good standing. The Nominations Committee shall be constituted as follows: (a) a chairman to be chosen from the Board of Directors; (b) three (3) members, if possible, who have previously served on the Board of Directors; and (c) at least three (3) members who have never served on the Board of Directors.

Section 5. The Nominations Committee shall encourage broad participation throughout the Association in securing candidates for director positions. This effort shall include the opportunity for individual Association members to volunteer for nomination to the Board of Directors. The Chairman of the Nominations Committee shall submit to the Secretary the names of all candidates to be considered for nomination prior to consideration by the Nominations Committee. Only those candidates certified by the Secretary as "Association members in good standing" shall be eligible to be nominees for membership on the Board of Directors. The Nominations Committee shall finalize the slate of nominees so that the number of nominees shall be no fewer than 150 percent and no more than 200 percent of the directorships to be filled. The Nominations Committee shall report the slate of nominees to the Board of Directors at an October Board meeting.

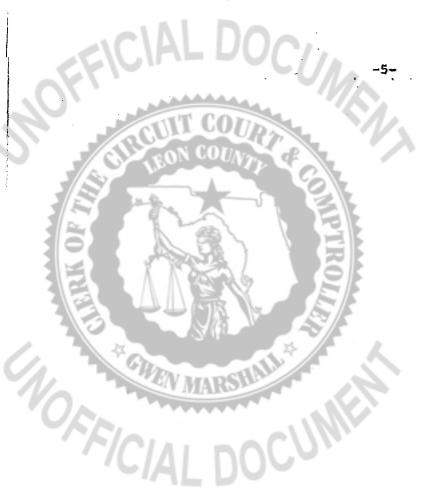
Section 6. All elections to the Board of Directors shall be made on written ballot which shall: (a) describe the vacancies to be filled; (b) set forth the names of those nominated by the Nominating Committee for such vacancies; and (c) contain a space for a write-in vote by the members for each vacancy, and (d) note that the ballot shall be void if the member's assessment is delinquent. Such ballots shall be prepared and mailed by the Secretary to the members at least fourteen (14) days in advance of the date set forth therein for a return (which shall be a date not later than the day before the Board of Directors meeting scheduled to certify the results of the election).

ARTICLE IX

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. The Board of Directors shall have power:

- (a) To call special meetings of the membership whenever it deems necessary and it shall call a meeting at any time upon written request of one-fourth (k) of the voting membership.
- (b) To appoint and remove at pleasure all officers, agents and employees of the Association, prescribe their duties, fix their compensation, and require of them such security or fidelity bond as it may deem expedient. Nothing contained in these Bylaws shall be construed to prohibit the employment of any Member, Officer of Director of the Association in any capacity whatsoever.



- (c) To establish up to the maximum amount allowed under the Covenants and Restrictions, levy and assess, and collect the assessments or charges.

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- (d) To adopt and publish rules and regulations governing the use of the common properties and facilities and the personal conduct of the members and their guests thereon.
- (e) To exercise for the Association all powers, duties, and authority vested in or delegated to this Association, except those reserved to the annual meeting or to members in the covenants.
- (f) In the event that any member of the Board of Directors of this Association shall be absent from three (3) consecutive regular meetings of the Board of Directors, the Board may by action taken at the meeting during which said third absence occurs, declare the office of said absent Director to be vacant and shall so notify the appropriate member in writing.
 - Section 2. It shall be the duty of the Board of Directors:
- (a) To cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members or at any special meeting when such is requested, in writing, by one-fourth (k), of the voting membership.
- (b) To supervise all officers, agents and employees of this Association, and to see that their duties are properly performed.
- (c) As more fully provided in the appropriate articles of the respective Declarations of Covenants and Restrictions applicable to The Properties:
 - (1) To fix the amount of the assessment against each lot for each assessment period at least thirty (30) days in advance of such date or period and, at the same time;
 - (2) To prepare a roster of the properties and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any member, and, at the same time;
 - (3) To send written notice of each assessment to every owner subject thereto.
- (d) To issue, or to cause an appropriate officer to issue, upon demand by any person a certificate setting forth whether any assessment has been paid. Such certificate shall be conclusive evidence of any assessment therein stated to have been paid.



ARTICLE X

DIRECTOR'S MEETINGS

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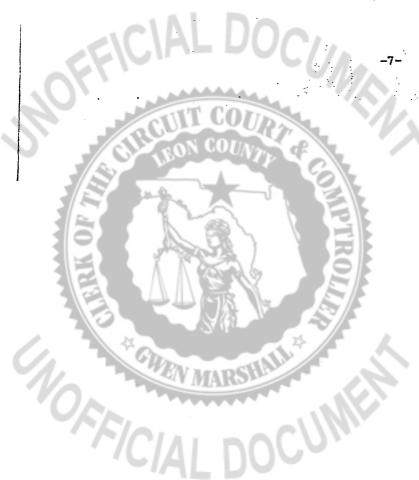
- Section 1. A regular meeting of the Board of Directors shall be held on the second Tuesday of each quarter provided that the Board of Directors may, by resolution, change the day and hour of holding such regular meeting.
- Section 2. Notice of such regular meeting is hereby dispensed with. If the day for the regular meeting shall full upon a holiday, the meeting shall be held seven (7) days later and no notice thereof need be given.
- Section 3. Special meetings of the Board of Directors shall be held when called by any officer of the Association or by any two (2) directors after not less than three (3) days' notice to each director.
- Section 4. The transaction of any business at any meeting of the Board of Directors, however called and noticed, or whenever held, shall be as valid as though made at a meeting duly held after regular call and notice if a quorum is present and, if either before or after the meeting, each of the directors not present signs a written waiver of notice, or a consent to the holding of such meetings, or an approval of the minutes thereof. All such waivers, consents or approvals shall be filed with the corporate records and made part of the minutes of the meeting.
- Section 5. The majority of the Board of Directors shall constitute a quorum thereof.

ARTICLE XI

OFFICERS

- Section 1. The officers shall be a president, a vice-president, a secretary, and a treasurer. The officers shall be members of the Board of Directors. These officers shall serve for a term of one (1) year commencing January 1.
- Section 2. The officers shall be chosen by majority vote of the directors.
- Section 3. All officers shall hold office at the pleasure of the Board of Directors.
- Section 4. The president shall preside at all meetings of the Board of Directors, shall see that orders and resolutions of the Board of Directors are carried out and sign all notes, checks, leases, mortgages, deeds and all other written instruments.

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Section 5. The vice-president shall perform all the duties of the president in his/her absence.

Section 6. The secretary shall be ex-officio the secretary of the Board of Directors, shall record the votes and keep the minutes of all proceedings in a book to be kept for the purpose. He/she shall sign all certificates of membership. He/she shall keep the records of the Association. He/she shall record in a book kept for that purpose the names of all members of the Association together with their addresses as registered by such members.

Section 7. The treasurer shall receive and deposit in a designated bank account all monies of the Association and shall dispurse such funds as directed by resolution of the Board of Directors, provided however, that a resolution of the Board of Directors shall not be necessary for disbursements made in the ordinary course of business conducted within the limits of a budget adopted by the Board. The treasurer shall sign all checks and notes of the Association, provided that such checks and notes shall also be signed by the president or the vice-president.

Section 8. The treasurer shall keep proper books of account and cause an annual audit of the Association books to be made by a certified public accountant at the completion of each fiscal year. He/she shall prepare an annual budget and an annual balance sheet statement and the budget and balance sheet statement shall be presented to the membership at its regular annual meeting.

ARTICLE XII

COMMITTEES

Section 1. The Standing Committees of the Association shall be:

The Nominations Committee

The Recreation Committee

The Maintenance Committee

The Architectural Control Committee

The Public Relations Committee

The Audit Committee

Unless otherwise provided herein, each committee shall consist of a Chairman and two or more numbers and shall include a member of the Board of Directors for Board contact. The committees shall be appointed by the Board of Directors following each annual meeting to serve terms of one (1) year commencing on the following January 1. The Board of Directors may appoint such other committees as it deems desirable.

Section 2. The Nominations Committee shall have the duties and functions described in Article VIII above.

Section 3. The Recreation Committee shall advise the Board of Directors on all matters pertaining to the recreational program and activities of the Association and shall perform such other functions as the Board, in its discretion, determines.



- The Maintenance Committee shall advise the Board of Directors on all matters pertaining to the maintenance, repair or improvement of the Common Properties and Facilities of the Association, and shall perform such other functions as the Board, in its discretion, 01231/1803 determines.
- Section 5. The Architectural Control Committee shall have the duties and functions described in the appropriate articles of the respective Declarations of Covenants and Restrictions applicable to the Properties. It shall watch for any proposals, programs, or activities which may adversely affect the residential value of The Properties and shall advise the Board of Directors regarding Association action on such matters.
- The Public Relations Committee shall inform the members of all activities and functions of the Association and shall, after consulting with the Board of Directors, make such public releases and announcements as are in the best interests of the Association.
- Section 7. The Audit Committee shall supervise the annual audit of the Association's books and approve the annual budget and balance sheet statement to be presented to the membership at its regular meeting as provided in Article XI, Section 8. The treasurer shall be exofficio member of the Committee.
- Section 8. With the exception of the Nominations Committee and the Architectural Control Committee (but then only as to those functions that are governed by the appropriate articles of the respective Declarations of Covenants and Restrictions applicable to The Properties) each committee shall have power to appoint a subcommittee from among its membership and may delegate to any such subcommittee any of its powers, duties and functions.
- Section 9. It shall be the duty of each committee to receive complaints from members on any matter involving Association functions, duties, and activities within its field of responsibility. It shall dispose of such complaints as it deems appropriate or refer them to such other committee, director or officer of the Association as is further concerned with the matter presented.

ARTICLE XIII

MEETINGS OF MEMBERS

- The annual meeting of the members shall be held during November of each year on a day and at an hour designated by the Board of Directors in the notice of such meeting, which is sent to the members.
- Section 2. Special meetings of the members for any purpose may be called at any time by the President, the Vice-President, the Secretary or Treasurer, or by any two or more members of the Board of Directors, or upon written request of the members who have a right to vote onefourth (%) of all of the votes of the entire membership.



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HUNTINGTON ESTATES

Begin at a concrete monument marking the Northeast corner of Lot 650 of the Supplementary Map of the Plantation of the Florida Pecan Encommant Company, a subdivision as por map or plat thereof, recorded in Plat Book 1, Page 4 of the Public Accords of Loon County, Florida, located in Section 6, Township 1 North: Fange 1 West, Leon County, Florida, and run South 89 degrees 56 minutes 56 seconds West along the North boundary of said Lot 650 and 2 projection thereof, a distance of 695.69 feet to the East boundary of Lot 634 of said Plantation, thence North 00 degrees 35 minutes 31 seconds West along the East boundary of said Lot 634 a distance of 210.07 feet, thence .

THIS DECLARATION OF COVERAGES AND RESTRICTIONS IS BUING RE-RECORDED TO REPLECT A CORRECTED PLAY AND CORRECTED LUCAL DESCRIPTION.

RECORDING NOTICE

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REE: 633 ACT 659

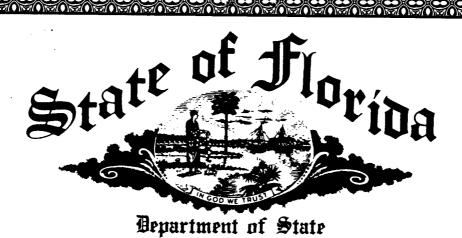
South 87 degrees 56 minutes 12 seconds West 3 distance of 316.69 feet to the East boundary of Lot 550 of said Plantanism, thence Horth 00 degrees 37 minutes 13 seconds West 1 Jong the East boundary of said 10.658 of said relation of the 10.658 of said said relations 22 seconds Latt a distance of 181.16 feet, thence North 30 degrees 32 seconds East a distance of 181.16 feet, thence Horth 13 degrees 32 seconds East a distance of 181.16 feet, thence Horth 13 degrees 32 seconds East a distance of 26.17 feet, thence North 02 degrees 41 minutes 47 seconds West a distance of 26.13 feet, thence North 02 degrees 41 minutes 31 seconds East a distance of 26.13 feet, thence North 03 degrees 18 minutes 31 seconds West a distance of 50.07 feet, thence North 04 degrees 22 minutes 33 seconds East a distance of 50.07 feet, thence North 10 degrees 39 minutes 31 seconds East a distance of 51.35 feet, thence North 10 degrees 32 minutes 33 seconds East a distance of 57.40 feet, thence North 20 degrees 32 minutes 33 seconds East a distance of 57.40 feet, thence North 20 degrees 30 minutes 57 seconds West a distance of 57.40 feet, thence North 30 degrees 56 minutes 37 seconds West a distance of 51.35 feet, thence North 30 degrees 48 minutes 37 seconds West a distance of 51.35 feet, thence North 30 degrees 48 minutes 37 seconds West a distance of 51.35 feet, thence North 30 degrees 36 minutes 57 seconds West a distance of 51.35 feet, thence North 30 degrees 30 minutes 37 seconds West a distance of 51.35 feet, thence North 30 degrees 31 minutes 37 seconds West a distance of 51.35 feet, thence North 30 degrees 31 minutes 37 seconds West a distance of 51.35 feet, thence North 30 degrees 31 minutes 37 seconds West a distance of 51.35 feet, thence North 50 degrees 32 minutes 37 seconds West 6 minutes 37 seconds Mest 6 seconds 16 seconds 17 seco

Exhibit A

RECORDING NOTICE

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I certify the attached is a true and correct copy of the Articles of Incorporation of HUNTINGTON ESTATES HOME OWNERS' ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, filed on October 15, 1973, as shown by the records of this office.

The document number of this corporation is 727773.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Eleventh day of December, 2017

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Ken Petzner Secretary of State

ARTICLES OF INCORPORATION

HUNTINGTON ESTATES HOME OWNERS' ASSOCIATION, INC.

A NON-PROFIT CORPORATION

We, the undersigned, hereby associate ourselves together for the purpose of becoming incorporated under the laws of the State of Florida, applicable to corporations not for profit, under the following proposed Charter:

ARTICLE I

Name

The name of the corporation is Huntington Estates Pome Owners' Association, Inc.

ARTICLE II

PURPOSE AND POWERS

The corporation does not comtemplate pecuniary gain or profit, direct or indirect, to its members. The purposes for which it is formed are:

To promote the health, safety, and welfare of the residents within the following described property, to-wit:

Begin at a concrete monument marking the Northeast corner of Lot 650 of the Supplemtary Map of the Plantation of the Florida Pecan Endowment Company, a subdivision as per map or plat thereof, recorded in Plat Book 1, Page 4 of the Public Records of Leon County, Florida, located in Section 8, Township 1 North, Range 1 West, Leon County, Florida, and run South 89 degrees 56 minutes 56 seconds West along the North boundary of said Lot 650 and a projection thereof, a distance of 695.69 feet to the East boundary of Lot 634 of said Plantation, thence North 00 degrees 55 minutes 31 seconds West along the East boundary of said Lot 634 a distance of 310.07 feet, thence South 89 degrees 56 minutes 32 seconds West a distance of 316.69 feet to the East boundary of Lot 658 of said Plantation, thence North 00 degrees 37 minutes 13 seconds West along the East boundary of said Lot 658 a distance of 60.00 feet, thence North 89 degrees 56 minutes 32 seconds East a distance of 181.16 feet, thence North 33 degrees 55 minutes 53 seconds East a distance of 2.97 feet, thence North 02 degrees 41 minutes 47 seconds West a distance of 80.31 feet, thence North 54 degrees 18 minutes 33 seconds East a distance of 56.33 feet, thence North 70 degrees 49 minutes 07 seconds West a distance of 50.80 feet, thence North 11 degrees 41 minutes 27 seconds West a distance of 60.72 feet, thence North 70 degrees 23 minutes 27 seconds West a distance of 56.87 feet, thence North 18 degrees 39 minutes 33 seconds East distance of 196 90 feet thence North 10 degrees 32 minutes 53 a distance of 196.80 feet, thence North 10 degrees 32 minutes 53 seconds East a distance of 67.40 feet, thence North 20 degrees thence North 48 minutes 23 seconds East a distance of 153.00 feet, 39 degrees 03 minutes 57 seconds West a distance of 72.38 feet, thence North 03 degrees 56 minutes 17 seconds West a distance of



83.75 feet, thence North 13 degrees 48 minutes 03 seconds East a distance of 51.85 feet, thence North 28 degrees 36 minutes 57 seconds West a distance of 30.81 feet, thence North 42 degrees 36 minutes 57 seconds West a distance of 92.17 feet, thence North 05 degrees 12 minutes 37 seconds West a distance of 41.78 feet, thence South 73 degrees 03 minutes 16 seconds East a distance of 35.10 feet, thence North 62 degrees 32 minutes 43 seconds East a distance of 37.73 feet, thence North 78 degrees 33 minutes 23 seconds East a distance of 77.86 feet, thence North 50 degrees 01 minute 23 a distance of 77.86 feet, thence North 50 degrees 01 minute 23 seconds East a distance of 57.85 feet to the Southwesterly rightof-way boundary of Old Bainbridge Road (State Road 157), thence North 39 degrees 14 minutes 03 seconds West along said Southwesterly right-of-way boundary of Old Bainbridge Road (State Road westerly right-of-way boundary of the barmbridge hold (class hold) 157) a distance of 866.13 feet, thence South 50 degrees 45 minutes 57 seconds West a distance of 289.86 feet; thence North 84 degrees 19 minutes 35 seconds West a distance of 533.62 feet, thence South 00 degrees 24 minutes 31 seconds East a distance of 556.84 feet, thence South 00 degrees 29 minutes 13 seconds East 337.41 feet, thence South 00 degrees 21 minutes 47 seconds East 1334.22 feet, thence South 75 degrees 14 minutes 22 seconds East a distance of 174.54 feet, thence North 86 degrees 33 minutes 02 seconds East a distance of 141.06 feet, thence South 87 degrees 31 minutes 36 seconds East a distance of 157.80 feet, thence South 31 degrees 25 minutes 02 seconds East a distance of 219.05 feet, thence South 87 degrees 12 minutes 04 seconds East a distance of 68.18 feet, thence South 58 degrees 53 minutes 46 seconds East 162.50 feet, thence North 79 degrees 48 minutes 00 seconds East a distance of 250.78 feet thence South 59 degrees 49 minutes 26 seconds East a distance of 138.42 feet, thence South 36 degrees 06 minutes 08 seconds West a distance of 211.43 feet, thence South 22 degrees 10 minutes 58 seconds East a distance of 148.29 feet, thence North 83 degrees 46 minutes 56 seconds East a distance of 141.57 feet, thence South 58 degrees 40 minutes 06 seconds East a distance of 93.49 feet, thence North 87 degrees 39 minutes 10 seconds East a distance of 110.43 feet, thence North 65 degrees 16 minutes 48 seconds East a distance of 169.96 feet, thence North 79 degrees 47 minutes 10 seconds East a distance of 112.79 feet, thence North 65 degrees 44 minutes 19 seconds East a distance of 311.51 feet, thence South 70 degrees 45 minutes 02 seconds East a distance of 400.38 feet, thence South 43 degrees 49 minutes 51 seconds East a distance of 138.62 feet, thence South 33 degrees 55 minutes 24 seconds East a distance of 136.18 feet, thence South 52 degrees 40 minutes 12 seconds East 301.22 feet, thence South 52 degrees 40 minutes 12 seconds East 301.23 feet to the Westerly right-of-way of Fred George Road, thence North 04 degrees 00 minutes 05 seconds East along said Westerly right-of-way of Fred George Road a distance of 110.67 feet, thence North 85 degrees 59 minutes 55 seconds West a distance of 340.01 feet, thence North 69 degrees 53 minutes 28 seconds West a distance of 529.20 feet to the POINT OF BEGINNING; containing 98.60 acres, more or less.

and such additions thereto as may hereafter be brought within the jurisdiction of this corporation by annexation as provided in Article V herein, hereafter referred to as "The Properties" and for this purpose to; if desired:

(a) own, acquire, build, operate and maintain, recreation parks, playgrounds, entrance areas, entrance gates, street right-of-ways, streets, footways, drainage easements, drainage facilities, street lighting, street signs, including buildings, structures, personal properties incident thereto hereinafter referred to as "the common properties and facilities."

(b) provide exterior maintenance for the lots and homes within The Properties;

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- (c) provide garbage and trash collection;
- (d) maintain unkept lands or trees;
- (e) supplement municipal services;
- (f) fix assessments to be levied against The Properties;
- (g) enforce any and all covenants, restrictions and agreements applicable to The Properties;
 - (h) pay taxes, if any, on the common properties and facilities;
- (i) to promote the social welfare and education of the members hereof, and to promote the public safety within the combines of Huntington Estates subdivision, including, but not limited to, the prevention of cruelty and danger to children and animals, and to generally promote the physical fitness and welfare, all for the benefit only of the members hereof; and,
- (j) insofar as permitted by law, to do any other thing that, in the opinion of the Board of Directors, will promote the common benefit and enjoyment of the residents of The Properties.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

Section 1. Membership. Every person or entity who is a record owner of a fee, or undivided fee, interest in any lot which is subject by covenants of record to assessment by the Association shall be a member of the Association, provided that any such person or entity who holds such interest merely as a security for the performance of an obligation shall not be a member. The requirement of membership shall not apply to any mortgagee acquiring title by foreclosure or otherwise, pursuant to the mortgage instrument.

Section 2. Voting Rights. The Association shall have two classes of voting membership.

class A. Class A members shall be all those owners as defined in Section 1 with the exception of the Developer. Class A members shall be entitled to one vote for each lot in which they hold the interests required for membership by Section 1. When more than one person holds such interest or interests in any Lot, all such persons shall be Members, and the vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one yote be cast with respect to any such lot.



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Class B. Class B Members shall be the Developers. The Class B Member shall be entitled to two votes for each Lot in which it holds the interest required for membership by Section 1, provided that the Class B membership shall cease and become converted to Class A membership when the total votes outstanding in the Class B membership, at which time the Class B membership shall be determined to be a Class A membership and entitled to vote as such.

ARTICLE IV

AMENDMENTS

Section 1. The By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority or a quorum of each class of members present in person or by proxy, provided that those provisions of the By-Laws which are governed by the Articles of Incorporation of this Association may not be amended except as provided in the Articles of Incorporation or applicable law; and provided further that any matter stated herein to be or which is in fact governed by the Covenants and Restrictions applicable to The Properties may not be amended except as provided in such Covenants and Restrictions.

Section 2. In the case of any conflict between the Articles of Incorporation and the By-Laws, the Articles shall control; and in the case of any conflict between the Covenants and Restrictions applicable to The Properties referred to in Section 1 and the By-Laws, the Covenants and Restrictions shall control.

ARTICLE V

BOARD OF DIRECTORS AND OFFICERS:

SELECTION: TERMS OF OFFICE

The affairs of the corporation shall be managed by a President, a Vice-President, a Secretary-Treasurer and a Board of Directors of not nore than nine (9) or less than three (3) directors who need not be members of the corporation. Beginning with the first annual meeting to be held during the first ten (10) days of October, 1973, the members at each annual meeting shall elect such officers and directors for a term of one year or until their successors are duly elected. The first officers of the corporation shall be Robert P. Wadley, President, and Ronette Snyder, Secretary-Treasurer, and James C. Conner, Jr., Vice-President.



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ARTICLE VI

MERGERS AND CONSOLIDATIONS

Subject to the provisions of the recorded covenants and restrictions applicable to the properties described in Article II, and to the extent permitted by law, the corporation may participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of two-thirds of the votes irrespective of class of members who are voting in person or by proxy at a meeting called for this purpose, written notice of which shall be mailed to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting.

ARTICLE VII

MORTGAGES

OTHER INDEBTEDNESS

The corporation shall have power to mortgage its properties only to the extent authorized under the recorded covenants and restrictions applicable to said properties.

The total debts of the corporation including the principal amount of such mortgages, outstanding at any time, shall not exceed the total of ten (10) years' assessments current at that time, provided that authority to exceed said maximum in any particular case may be given by an affirmative vote of two-thirds of the votes irrespective of class of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be mailed to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting.

ARTICLE VIII

QUORUM FOR ANY ACTION GOVERNED BY ARTICLES V AND VI OF THESE ARTICLES

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The quorum required for any action governed by Articles V and VI, of these Articles shall be as follows: At the first meeting duly called as provided therein, the

presence of members, or of proxies, entitled to cast sixty (60) per cent of all of the votes of the membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the

notice requirements set forth in said Articles, and the required quorum at subsequent meeting shall be one-half of the required quorum at the preceeding meeting, provided that no such subsequent meeting shall be held more than sixty (60) days following such preceeding meeting.

ARTICLE IX

DEDICATION OF PROPERTIES

OR TRANSFER OF FUNCTION TO PUBLIC AGENCY OR UTILITY

The corporation shall have power to dispose of its real properties only as authorized under the recorded covenants and restrictions applicable to said properties.

ARTICLE X

DURATION

The corporation shall exist perpetually.

ARTICLE XI

DISSOLUTION

The corporation may be dissolved only with the assent given in writing and signed by the members entitled to cast two-thirds of the votes irrespective of class of its membership. Written notice of a proposal to dissolve, setting forth the reasons therefor and the disposition to be made of the assets (which shall be consonant with Article XI hereof) shall be mailed to every member at least ninety (90) days in advance of any action taken.

ARTICLE XII

DISPOSITION OF ASSETS UPON DISSOLUTION

Upon dissolution of the corporation, the assets, both real and personal of the corporation, shall be dedicated to an appropriate public agency or utility to be devoted to purposes as nearly as practicable the sames as those to which they were required to be devoted by the coporation. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association trust or other organization to be devoted to purposes

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as nearly as practicable the same as those to which they were required to be devoted by the corporation. No such disposition of Association properties shall be effective to divest or diminish any right or title of any member vested in him under the recorded covenants and deeds applicable to The Properties unless made in accordance with the provisions of such covenants and deeds.

ARTICLE XIII

AMENDMENTS

These Articles may be amended in accordance with the law, provided that the voting and quorum requirements specified for any action under any provision of these Articles shall apply also to any amendment of such provision, and provided further that no amendment shall be effective to impair or dilute any rights of members that are governed by the recorded covenants and restrictions applicable to The Properties (as, for example, membership and voting rights) which are part of the property interests created thereby.

ARTICLE XIV

THE INCORPORATORS

The name and address of each incorporator is:

Ronette H. Snyder Pisgah Church Road Tallahassee, Florida James C. Conner, Jr. 2100 Skyland Drive Tallahassee, Florida

Robert P. Wadley 6751 Circle J Road Tallahassee, Florida

ARTICLE XV

REGISTERED OFFICE AND AGENT

The address of the initial registered office of the corporation is Suite F-220, 325 John Knox Road, Tallahassee, Florida, and the name of its initial registered agent at such address is James C. Conner, Jr.



ARTICLE XVI

INITIAL DIRECTORS

The names and addresses of those persons who are to act as directors until the election of their successors and their terms of office are:

Ronette H. Snyder Pisgah Church Road Tallahassee, Florida James C. Conner, Jr. 2100 Skyland Drive Tallahassee, Florida

Robert P. Wadley 6751 Circle J Road Tallahassee, Florida

The above named directors shall serve until the first annual meeting to be held during the first ten (10) days of October, 1973 or until their successors are duly elected.

WITNESS our hands and seals this YH day of Cololo A.D., 1973.

STATE OF FLORIDA:

COUNTY OF LEON:

Before me, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared Ronette H. Snyder, James C. Conner, Jr. and Robert P. Wadley, to me known to be the persons executing the foregoing Articles of Incorporation, and they acknowledged before me that they signed the same for the purposes therein stated.

WITNESS my hand and official seal in the county and state aforesaid, this Aday of County A.D., 1973

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(SEAL)

My Commission Expires:





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STATE OF FLORIDA,

COUNTY OF LEON.

BEFORE ME, the undersigned authority, personally appeared JAMES C. CONNER, JR., who, after being by me first duly sworn, deposes and says:

That he no longer wishes to serve as agent to accept
service of process within this state for HUNTINGTON ESTATE HOME OWNERS'
ASSOCIATION, INC. , a Florida corporation,
and that he is so notifying said corporation by mailing a copy
of this Affidavit to the principal place of business of
HUNTINGTON ESTATE HOME OWNERS' ASSOCIATION, INC.

at 325 John Knox Road, Suite F-212, Tall massee, Florida, on this
6th day of June , 1975.

Further affiant sayeth naught.

JAMES C. CONNER, JR.

Sworn to and subscribed before me on this 6th day of June , 1975.

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My commission expires:

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Parcel: 210840 A0010 Schuman Elizabeth A Huntington Estates Lot 1 Block A OR 1114/1751 2265/1069

Parcel: 210840 A0020 Sundin Amanda Sundin Jonathan Huntington Estates Lot 2 Block A OR 1793/740 2100/780

Parcel: 210840 A0030 Kellerman John A Kellerman Gudrun M Huntington Estates Lot 3 Block A OR 1301/2182

Redacted per 119.071 F.S.

Parcel: 210840 A0040 Huntington Estates Lot 4 Block A

Parcel: 210840 A0050 Liburd David Liburd Krista Huntington Estates Lot 5 Block A OR 1836/2012 OR 2439/701

Parcel: 210840 A0060 Davis David Davis Lois Huntington Estates Lot 6 Block A OR 1082/1215

Parcel: 210840 A0070 Ayyad Hamad Ayyad Fatmeh Huntington Estates Lot 7 Block A OR 1836/331

Parcel: 210840 A0080 Samford Samantha Dianne Samford Matthew Beck Huntington Estates Lot 8 Block A OR 1468/960 1912/13 Parcel: 210840 A0090 Vaughn Veran V Vaughn Ollie Ann Huntington Estates Lot 9 Block A OR 1369/2278

Parcel: 210840 A0100 McDonald Nell J Huntington Estates Lot 10 Block A OR 832/608 1576/1377

Parcel: 210840 A0110 Killette Betty Huntington Estates Lot 11 Block A OR 897/1683

Parcel: 210840 A0120 Killette Betty Huntington Estates Lot 12 Block A OR 897/269

Parcel: 210840 A0130 Mack Andrew K Mack Darla Huntington Estates Lot 13 Block A OR 1107/2301 1111/732

Parcel: 210840 A0140 Brady Faye S Huntington Estates Lot 14 Block A OR 1314/123

Parcel: 210840 A0150 Langley Cynthia Huntington Estates Lot 15 Block A OR 1294/814

Parcel: 210840 B0010 Machie Mike Metcalf Karen S Huntington Estates Lot 1 Block B OR 1567/1698 2110/264 Parcel: 210840 B0020 Owens James Eric Owens Kimberly R Huntington Estates Lot 2 Block B OR 911/1857

Parcel: 210840 B0030 Willis Joshua Willis Hastie L Huntington Estates Lot 3 Block B OR 1030/1063

Parcel: 210840 B0040 Whitaker Joshua C Whitaker Shannon Huntington Estates Lot 4 Block B OR 1235/381

Parcel: 210840 B0050 Green Fredrick L. Sr. Green Portia Y Huntington Estates Lot 5 Block B OR 1084/1006 1258/1362 1980/373 OR 2158/1072 2369/2012

Parcel: 210840 B0060 Hudson Gary W Trustee Hudson Barbara T Trustee Huntington Estates Lot 6 Block B OR 961/1025 1918/151 2268/1309 OR 2395/27

Parcel: 210840 B0070 Maier Terry L Maier V F Huntington Estates Lot 7 Block B OR 922/2204

Parcel: 210840 B0080 Humphreys Adam J Humphreys Ann M Huntington Estates Lot 8 Block B OR1707/711



Parcel: 210840 B0090 Robinson John Wesley Robinson Silvia Fay Huntington Estates Lot 9 Block B OR 1176/1006 1179/1463

Parcel: 210840 B0100
Peebles Jacqueline L Life Estate
Huntington Estates
Lot 10 Block B
OR 1891/310 311

Redacted per 119.071 F.S.

Parcel: 210840 B0110 Huntington Estates Lot 11 Block B

Parcel: 210840 B0120 Davis Anthony L Norsworthy-Davis Toni B Huntington Estates Lot 12 Block B OR 1293/2303

Parcel: 210840 B0130 Desherlia Michael D Desherlia Lorine A Huntington Estates Lot 13 Block B OR 1217/1724

Parcel: 210840 B0140 Ebeling Shirley Marie Huntington Estates Lot 14 Block B OR 1238/385 1342/588 2276/122(99-456PR)W 2278/1156

Parcel: 210840 B0150 Sharma Abani K Sharma Kanika Huntington Estates Lot 15 Block B OR 1206/1664 Parcel: 210840 B0160 Marshall Julie P Marshall Michael R Huntington Estates Lot 16 Block B OR 1880/1798 1920/1862 1924/896

Parcel: 210840 B070 Balthaser Lowell Balthaser G Huntington Estates Lot 17 Block B OR 765/568

Parcel: 210840 B0180 Hunnicutt Jeffrey D Hunnicutt Leesa S Huntington Estates Lot 18 Block B OR 1528/1830

Parcel: 210840 B0190 Ledson Richard Ledson B Huntington Estates Lot 19 Block B OR 1461/838

Parcel: 210840 B0200 Manners Edson Huntington Estates Lot 20 Block B OR 1355/196

Parcel: 210840 B0210 Platt Alan Platt Tamacina Huntington Estates Lot 21 Block B OR 1579/2185 2233/700

Parcel: 210840 B0220 Stokes Tonya R Stokes Donald R Huntington Estates Lot 22 Block B OR 1792/1507

Parcel: 210840 B0230 Lewis Perry O Lewis Constance C. Huntington Estates Lot 23 Block B OR 1164/1596 Parcel: 210840 B0240 Bauldree Thomas Gerald Jr Bauldree Tina Shepard Huntington Estates Lot 24 Block B OR 1292/99

Parcel: 210840 B0250 Mazzara C Mazzara Nicholas Huntington Estates Lot 25 Block B OR 1720/687

Parcel: 210840 B0260 Newlin Charles L Jr Huntington Estates Lot 26 Block B OR 934/956 1646/2024

Parcel: 210840 B0270 Ackermann John Ackermann Michele A Huntington Estates Lot 27 Block B OR 1262/465

Parcel: 210840 B0280 Russell Kelly M Huntington Estates Lot 28 Block B OR 1250/1826 2006/981

Parcel: 210840 B0290 Page Patricia Page Debra S Huntington Estates Lot 29 Block B OR 1263/949

Redacted per 119.071 F.S. Parcel: 210840 B030 Huntington Estates Lot 30 Block B

Parcel: 210840 B0310 Britt Jennifer Ann Huntington Estates Lot 31 Block B OR 1752/1574 2168/1487



Parcel: 210840 B0320 Rodriguez Milton Martinez Martinez Wanda Diaz Huntington Estates Lot 32 Block B OR 1366/2367

Parcel: 210840 B0330 Calabro Niccolo G. Calabro Eryn B Huntington Estates Lot 33 Block B OR1240/37

Parcel: 210840 C0010 Johnson Travis R Dee Michelle S Huntington Estates Lot 1 Block C OR 1847/1348

Parcel: 210840 C0020 Jackson-Lowman Huberta Lowman William F. Huntington Estates Lot 2 Block C OR 900/804

Parcel: 210840 C0030 Cook Charles R Cook Barbara A. Huntington Estates Lot 3 Block C OR 875/1169

Parcel: 210840 C0040 Tharpe James Tharpe Lynda Huntington Estates Lot 4 Block C OR 1360/117

Parcel: 210840 C0050
Dawkins Jack M Jr
Dawkins JuDee L
Huntington Estates
Lot 5 Block C
OR 1367/2085 1937/2170

Parcel: 210840 C0060 Allbritton Edith J Huntington Estates Lot 6 Block C OR 1067/31

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Parcel: 210840 C0070 Blom Margaret Huntington Estates Lot 7 Block C OR 1260/129

Parcel: 210840 C0080 Renn Nadine M Huntington Estates Lot 8 Block C OR 1215/1788

Parcel: 210840 C0090 Ebener Richard E Huntington Estates Lot 9 Block C OR 1215/1788

Parcel: 210840 C0100 Connors Neila A Huntington Estates Lot 10 Block C OR 1761/1367

Parcel: 210840 C0110 Hoch James A Hoch Joan E Huntington Estates Lot 11 Block C OR 1497/426 1798/2130 2070/330 OR 2449/625

Parcel: 210840 C0120 Brewer Earnest M Brewer Anita C Fields Huntington Estates Lot 12 Block C OR 1619/2156

Parcel: 210840 C0130 Holtom Jonathan K Huntington Estates Lot 13 Block C OR 1914/1818

Parcel: 210840 C0140
Menendez Daniel R Irrevocable
Trust
% Candace P Adams as Trustee
Huntington Estates
Lot 14 Block C
OR 1384/244 2203/1012

Parcel: 210840 C0150 MamiLesta M Huntington Estates Lot 15 Block C OR 901/2024

Parcel: 210840 C0160 Cordero James R Cordero Nedra L Huntington Estates Lot 16 Block C OR 1185/866 1979/1458

Parcel: 210840 C0170 Hurst Noel U Hurst Evelyn L Huntington Estates Lot 17 Block C OR 1759/2374

Parcel: 210840 D0010 Moore Darrell B Huntington Estates Lot 1 Block D OR 1823/389 1836/1968 2287/424

Parcel: 210840 D0020 King Sheralyn G Huntington Estates Lot 2 Block D OR 960/2190 1204/1462 1255/2325 OR 1364/643 644

Parcel: 210840 D0030 Maddox Viginia G Maddox Michael Huntington Estates Lot 3 Block D OR 1845/2352

Parcel: 210840 D0040 Pearce John Pearce Phyllis Huntington Estates Lot 4 Block D OR 1262/2029

Parcel: 210840 D0050 Bonner Jason Bonner Tonya Huntington Estates Lot 5 Block D OR 1249/1345 2066/1466

Parcel: 210840 D0060 Glover John Wayne Jr Glover Lori Jo W Huntington Estates Lot 6 Block D OR 1219/2336 2258/2351

Parcel: 210840 D0070 Powell Jennifer E Alberti Duane Huntington Estates Lot 7 Block D OR 1675/138 2016/1372

Parcel: 210840 D0080 Edwards Robert L Edwards Dorothy Huntington Estates Lot 8 Block D OR 1177/1491

Parcel: 210840 D0090 Roberts Andrew L Roberts Marisol A Huntington Estates Lot 9 Block D OR 1185/1318 1240/261 1599/800 OR 1781/1480 2280/817

Parcel: 210840 D0100 Zunkiewicz Kelly M Zunkiewicz Laura S Huntington Estates Lot 10 Block D OR 1529/2287 2292/127

Parcel: 210840 D0110 Flury Michael Flury D A Huntington Estates Lot 11 Block D OR 1220/1907

Parcel: 210840 D0120 Whetstone David Whetstone A Huntington Estates Lot 12 Block D OR 1252/1745 ADD CHNG 9-28-93 Parcel: 210840 E0010 Anderson Henry J Anderson Betty J Huntington Estates Lot 1 Block E OR 1237/439

Parcel: 210840 E0020 Jackson Antonio D Jackson Jeanette Huntington Estates Lot 2 Block E OR 1622/898

Parcel: 210840 E0030 Thomas Shawn Kinel Sarah N Huntington Estates Lot 3 Block E OR 1216/1778

Parcel: 210840 E0040 Aldredge Jimmy Aldredge B Huntington Estates Lot 4 Block E OR 1601/1218

Parcel: 210840 E0050 Hagen Frederick D Hagen Polly D Huntington Estates Lot 5 Block E OR 1198/1594 1595

Parcel: 210840 E0060 Todd John B. & Deanie M Trust Huntington Estates Lot 6 Block E OR 1171/2162

Parcel: 210840 E0070 Todd John B & Deanie M Trust Huntington Estates Lot 7 Block E OR 975/23

Parcel: 210840 E0080 Lawrence Matthew Lawrence Kendahl Huntington Estates Lot 8 Block E OR 775/769 Parcel: 210840 E0090 Jones Ordania M Jones Reginald D Huntington Estates Lot 9 Block E OR 992/2185 2221/1651(99-140PR) OR 2221/1654W 2222/1873

Parcel: 210840 E0100 Jackson George Calvin Jr Jackson Hilda Y Huntington Estates Lot 10 Block E OR 992/2185 2221/1651(99-140PR) OR 2221/1654W 2222/1837 #2004-CP-347

Parcel: 210840 E0110 Kimball Grant D Huntington Estates Lot 11 Block E OR 1359/1818

Parcel: 210840 E0120 Nguyen Carolyn San Nguyen Vivian San Huntington Estates Lot 12 Block E OR 1246/6206 1880/234 1949/418 OR 1949/420 2019/2006

Parcel: 210840 E0130 Newton John C Newton Deborah A Huntington Estates Lot 13 Block E OR 1246/1701

Parcel: 210840 E0140 Rush James Andrew Rush Rebecca Kay Huntington Estates Lot 14 Block E OR 1349/785 1932/236 2330/1668 OR 2336/1788 2349/668

