

1114068

This instrument was prepared by
and should be returned to:
Russell D. Gautier, Esquire
Moore, Williams, Bryant, Peebles
& Gautier, P.A.
Post Office Box 1169
Tallahassee, Florida 32302

FEB 3 4 25 PM '92
CLERK OF THE CIRCUIT COURT

OR1541PC0388

RESTRICTIVE COVENANTS

I.C.E. Group, Inc., a Florida corporation, of 1174 Capital Circle S.E., Tallahassee, Florida 32301, the owner of the property described in "Exhibit A" attached hereto (the "Properties"), hereby on this 31st day of January, 1992, declares that the Properties shall be held, sold and conveyed subject to the following restrictions and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the Properties and be binding on all parties having any right, title or interest in the Properties or any part thereof, their heirs, successors and assigns and shall inure to the benefit of each owner thereof:

1. The Properties constitute properties which are within what has been identified and classified as the 100 year flood plain.

2. There shall be no change of grade on any portion of the Properties unless and until the owner desiring such change of grade obtains from the appropriate local governmental authority (currently, Leon County, Growth and Environmental Management) any and all permits required to effect such change of grade.

3. The restrictive covenants contained herein are intended to benefit all properties subject to the Declaration of Covenants, Conditions and Restrictions of Natural Wells II recorded in Official Records Book 1247, Page 930 of the Public Records of Leon County, Florida, as amended or as it may be amended, and the enforcement, duration and amendment of the restrictive covenants set forth herein shall be subject to the terms, conditions and procedures set forth in the said Declaration of Covenants, Conditions and Restrictions of Natural Wells II, as amended or as it may be amended.

IN WITNESS WHEREOF, the I.C.E. Group, Inc., has caused these Restrictive Covenants to be executed the day and year first above written.

WITNESSES:

I.C.E. Group, Inc.,
a Florida corporation

Mary E. Summers

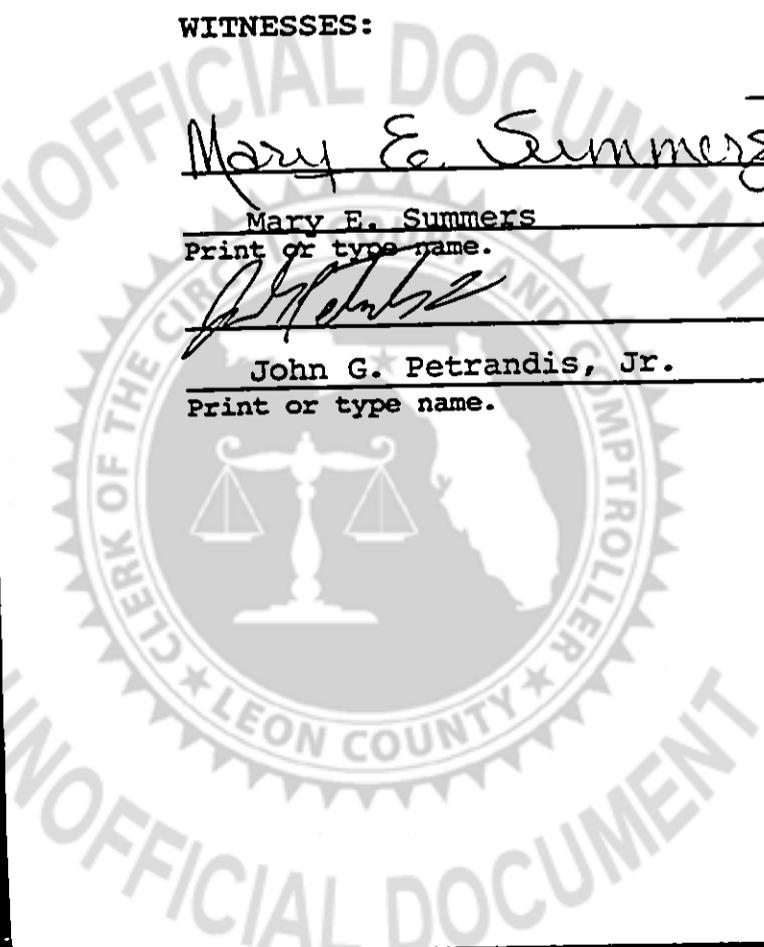
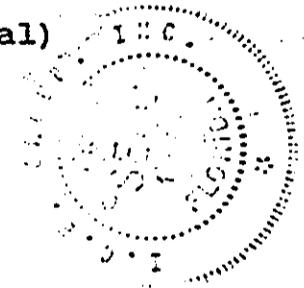
By: Jimmy G. Petrandis
Jimmy G. Petrandis
Its: President

Mary E. Summers
Print or type name.

John G. Petrandis, Jr.

John G. Petrandis, Jr.
Print or type name.

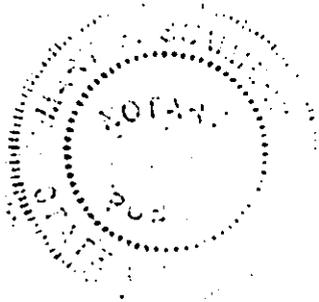
(Corporate Seal)



STATE OF FLORIDA
COUNTY OF LEON

OR1541PC0389

The foregoing instrument was acknowledged before me this 31st
day of January, 1992, by Jimmy B. Petrandis,
as President of I.C.E. Group, Inc., a Florida
corporation, on behalf of the corporation. He or she is personally
known to me or has produced n/a as
identification and did not take an oath.



Mary E. Summers
Signature
MARY E. SUMMERS

Print or type name.

NOTARY PUBLIC

My commission # _____

expires: _____

Notary Public, State of Florida

My Commission Expires Oct. 1, 1994

Bonded Thru Troy Fain - Insurance Inc.

p\natwells.rc



100 YEAR FLOOD AREA NO. 1
NATURAL WELLS (FUTURE DEVELOPMENT)

Begin at the southeast corner of Lot 8, Block "E" of natural Wells Unit No. 3, a subdivision as per map or plat thereof recorded in Plat Book 10, Page 31 of the Public Records of Leon County, Florida and run thence North along the East boundary of Lot 8 a distance of 46.80 feet, thence South 84 degrees 23 minutes 30 seconds East, 38.52 feet, thence South 05 degrees 51 minutes 33 seconds West, 72.35 feet, thence South 84 degrees 27 minutes 06 seconds West, 16.60 feet to a point on the Easterly boundary of Lot 9, Block "E" of said Natural Wells Unit No. 3, thence North along said East boundary 29.13 feet to the POINT OF BEGINNING containing 1495.97 square feet more or less.

100 YEAR FLOOD AREA NO. 2
NATURAL WELLS (FUTURE DEVELOPMENT)

Commence at the Southeast corner of Lot 2, Block "E" of Natural Wells Unit No. 3, a subdivision as per map or plat thereof as recorded in Plat Book 10, Page 31 of the Public Records of Leon County, Florida and run thence North along the Easterly boundary of said Block "E" a distance of 13.11 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 206.89 feet, thence North 24 degrees 10 minutes 41 seconds East, 11.97 feet, thence South 87 degrees 49 minutes 29 seconds East, 32.97 feet, thence South 15 degrees 55 minutes 49 seconds West, 104.54 feet, thence South 00 degrees 53 minutes 03 seconds West, 98.79 feet, thence South 23 degrees 51 minutes 05 seconds West, 18.87 feet to the POINT OF BEGINNING containing 3,257.62 square feet more or less.

100 YEAR FLOOD AREA NO. 3
NATURAL WELLS (FUTURE DEVELOPMENT)

Commence at the Southwest corner of Lot 6, Block "A" of Natural Wells Unit 3 as recorded in Plat Book 10, Page 31 of the Public Records of Leon County, Florida and run thence North 293.60 feet, thence South 89 degrees 40 minutes 59 seconds East, 691.52 feet, thence North 430.01 feet, thence North 89 degrees 40 minutes 59 seconds West, 64.98 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 56 degrees 36 minutes 24 seconds East, 19.72 feet, thence South 60 degrees 53 minutes 55 seconds East, 41.07 feet, thence South 72 degrees 08 minutes 44 seconds West, 80.35 feet, thence North 81 degrees 03 minutes 02 seconds West, 48.61 feet, thence North 36 degrees 57 minutes 17 seconds West, 22.22 feet, thence North 09 degrees 38 minutes 11 seconds West, 38.58 feet, thence North 41 degrees 37 minutes 37 seconds East, 22.87 feet, thence South 79 degrees 52 minutes 49 seconds East, 54.16 feet, thence South 56 degrees 36 minutes 24 seconds East, 28.11 feet to the POINT OF BEGINNING containing 7,046.88 square feet more or less.

100 YEAR FLOOD AREA NO. 4
NATURAL WELLS (FUTURE DEVELOPMENT)

Commence at the Southeast corner of Lot 6, Block "A" of Natural Wells Unit No. 3, a subdivision as per map or plat thereof as recorded in Plat Book 10, Page 31 of the Public Records of Leon County, Florida and run thence North 293.60 feet, thence South 89 degrees 40 minutes 59 seconds East, 906.17 feet, thence North 1229.80 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence North 32 degrees 10 minutes 54 seconds West, 17.99 feet, thence North 21 degrees 36 minutes 28 seconds West, 59.28 feet, thence North 15 degrees 13 minutes 58 seconds East, 31.59 feet, thence North 42 degrees 06 minutes 49 seconds East, 34.42 feet, thence South 43 degrees 20 minutes 15 seconds East, 43.22 feet thence South 46 degrees 36 minutes 36 seconds East, 24.60 feet, thence South 29 degrees 23 minutes 37 seconds East, 123.70 feet, thence South 38 degrees 02 minutes 03 seconds West, 20.08, thence North 80 degrees 39 minutes 40 seconds West, 75.94 feet, thence North 32 degrees 10 minutes 54 seconds West, 39.29 feet to the POINT OF BEGINNING containing 12,384.82 square feet more or less.

100 YEAR FLOOD AREA NO. 5
NATURAL WELLS (FUTURE DEVELOPMENT)

Commence at the Southwest corner of Lot 6, Block "A" of Natural Wells Unit No. 3 a subdivision as per map or plat thereof recorded in Plat Book 10, Page 31 of the Public Records of Leon County, Florida and run thence North 293.60 feet, thence South 89 degrees 40 minutes 59 seconds East, 996.75 feet, thence south 00 degrees 19 minutes 01 seconds West, 3.02 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 37 degrees 02 minutes 23 seconds East, 53.73 feet, thence South 11 degrees 31 minutes 40 seconds West, 56.75 feet, thence South 61 degrees 37 minutes 25 seconds West, 28.34 feet, thence South 47 degrees 16 minutes 06 seconds West, 93.70 feet, thence South 64 degrees 29 minutes 30 seconds West, 59.10 feet, thence North 55 degrees 22 minutes 38 seconds West, 28.07 feet, thence North 00 degrees 17 minutes 48 seconds West, 89.68 feet, thence North 37 degrees 59 minutes 18 seconds East, 39.38 feet, thence North 62 degrees 42 minutes 55 seconds East, 69.56 feet, thence North 60 degrees 14 minutes 58 seconds East, 69.73 feet to the POINT OF BEGINNING containing 21,047.55 square feet more or less.

"EXHIBIT A" CONTINUED

**100 YEAR FLOOD AREA NO. 6
NATURAL WELLS (FUTURE DEVELOPMENT)**

Commence at the Southwest corner of Lot 6, Block "A" of Natural Wells Unit No. 3 a subdivision as per map or plat thereof recorded in Plat Book 10, Page 31 of the Public Records of Leon County, Florida and run thence North 293.60 feet, thence South 89 degrees 40 minutes 59 seconds East, 1232.01 feet, thence North 532.49 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence North 72 degrees 12 minutes 00 seconds West, 6.86 feet, thence North 45 degrees 20 minutes 46 seconds West, 41.45 feet, thence North 33 degrees 49 minutes 15 seconds West, 31.07 feet, thence North 32 degrees 10 minutes 24 seconds West, 12.57 feet, thence North 58 degrees 23 minutes 16 seconds East, 29.68 feet, thence South 87 degrees 38 minutes 58 seconds East, 56.94 feet, thence South 77 degrees 26 minutes 21 seconds East, 51.94 feet, thence South 82 degrees 09 minutes 00 seconds East, 33.84 feet, thence South 02 degrees 06 minutes 31 seconds West, 98.52 feet, thence North 72 degrees 12 minutes 00 seconds West, 107.16 feet to the POINT OF BEGINNING containing 12,682.51 square feet more or less.

**100 YEAR FLOOD AREA NO. 7
NATURAL WELLS (FUTURE DEVELOPMENT)**

Commence at the Southwest corner of Lot 6, Block "A" Natural Wells Unit No. 3 a subdivision as per map or plat thereof recorded in Plat Book 10, Page 31 of the Public Records of Leon County, Florida and run thence North 293.60 feet, thence South 89 degrees 40 minutes 59 seconds East, 1444.01 feet, thence North 259.50 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 33 degrees 35 minutes 04 seconds West, 21.65 feet, thence South 62 degrees 08 minutes 24 seconds West, 57.52 feet, thence North 81 degrees 07 minutes 22 seconds West, 34.53 feet, thence North 60 degrees 20 minutes 54 seconds West, 36.24 feet, thence North 16 degrees 37 minutes 29 seconds West, 44.14 feet, thence North 36 degrees 14 minutes 57 seconds East, 41.71 feet, thence North 55 degrees 51 minutes 27 seconds East, 29.82 feet, thence North 75 degrees 09 minutes 42 seconds East, 55.17 feet, thence South 28 degrees 45 minutes 51 seconds East, 75.14 feet, thence South 33 degrees 35 minutes 04 seconds West, 45.41 feet to the POINT OF BEGINNING containing 16,023.03 square feet more or less.

"EXHIBIT A" CONTINUED

100 YEAR FLOOD AREA NO. 8
 NATURAL WELLS (FUTURE DEVELOPMENT)

Commence at the Southwest corner of Lot 6, Block "A" Natural Wells Unit No. 3 a subdivision as per map or plat thereof recorded in Plat Book 10, Page 31 of the Public Records of Leon County, Florida and run thence North 293.60 feet, thence South 89 degrees 40 minutes 59 seconds East, 1656.02 feet, thence North 770.41 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence North 60 degrees 31 minutes 22 seconds West, 59.33 feet, thence North 27 degrees 47 minutes 41 seconds East, 118.34 feet, thence North 50 degrees 08 minutes 47 seconds East, 8.81 feet, thence North 53 degrees 27 minutes 54 seconds East, 74.46 feet, thence North 84 degrees 54 minutes 42 seconds East, 46.01 feet, thence South 63 degrees 35 minutes 45 seconds East, 62.69 feet, thence South 51 degrees 46 minutes 29 seconds East, 46.21 feet, thence South 18 degrees 03 minutes 29 seconds West, 103.49 feet, thence South 50 degrees 56 minutes 08 seconds West, 14.30 feet, thence South 72 degrees 08 minutes 12 seconds West, 52.53 feet, thence South 85 degrees 39 minutes 09 seconds West, 100.05 feet, thence North 60 degrees 31 minutes 22 seconds West, 9.82 feet to the POINT OF BEGINNING containing 32,960.57 square feet more or less.

100 YEAR FLOOD AREA NO. 9
 NATURAL WELLS (FUTURE DEVELOPMENT)

Commence at the Southwest corner of Lot 6, Block "A" of Natural Wells Unit No. 3 as recorded in Plat Book 10, Page 31 of the Public Records of Leon County, Florida and run thence North 293.60 feet, thence South 89 degrees 40 minutes 59 seconds East, 2127.10 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence North 15 degrees 29 minutes 28 seconds West, 100.89 feet, thence North 36 degrees 05 minutes 42 seconds East, 30.67 feet, thence North 50 degrees 43 minutes 47 seconds East, 25.04 feet, thence South 64 degrees 22 minutes 38 seconds East, 59.07 feet, thence South 75 degrees 18 minutes 02 seconds East, 54.46 feet, thence South 65 degrees 10 minutes 54 seconds East, 85.51 feet, thence South 27 degrees 58 minutes 48 seconds East, 72.40 feet, thence South 34 degrees 34 minutes 17 seconds West, 64.44 feet, thence North 85 degrees 35 minutes 53 seconds West, 130.04 feet, thence North 59 degrees 17 minutes 07 seconds West, 58.99 feet, thence North 46 degrees 29 minutes 10 seconds West, 12.05 feet thence North 15 degrees 29 minutes 28 seconds West, 6.16 feet to the POINT OF BEGINNING containing 31,731.26 square feet more or less.

"EXHIBIT A" CONTINUED

100 YEAR AREA
LOT 20, BLOCK "C" - NATURAL WELLS UNIT NO. 3

Begin at the Northwest corner of Lot 20, Block "C" of Natural Wells Unit No. 3 a subdivision as per map or plat thereof recorded in Plat Book 10, Page 31 of the Public Records of Leon County, Florida and run thence East along the Northerly boundary of said Lot 20 a distance of 67.52 feet, thence South 42 degrees 47 minutes 37 seconds West, 22.71 feet, thence South 60 degrees 27 minutes 41 seconds West, 59.87 feet to a point on the Westerly boundary of said Lot 20, thence North 46.18 feet to the POINT OF BEGINNING containing 1765.55 square feet more or less.

100 YEAR AREA
LOT 21, BLOCK "C" - NATURAL WELLS UNIT 3

Begin at the Southwest corner of Lot 21, Block "C" of Natural Wells Unit No. 3 a subdivision as per map or plat thereof recorded in Plat Book 10, Page 31 of the Public Records of Leon County, Florida and run thence North along the Westerly boundary of said Lot 21 a distance of 101.43 feet, thence South 89 degrees 33 minutes 47 seconds East, 68.12 feet, thence South 42 degrees 16 minutes 31 seconds East, 35.24 feet, thence South 17 degrees 12 minutes 47 seconds West, 76.45 feet, thence South 42 degrees 47 minutes 37 seconds West, 2.46 feet to a point on the Southerly boundary of said Lot 21, thence West along the Southerly boundary 67.52 feet to the POINT OF BEGINNING containing 8105.48 square feet more or less.

"EXHIBIT A" CONTINUED



100 YEAR AREA
LOT 4, BLOCK "E" - NATURAL WELLS UNIT NO. 3

Commence at the Northwest corner of Lot 4, Block "E" of Natural Wells Unit No. 3 a subdivision as per map or plat thereof recorded in Plat Book 10, Page 31 of the Public Records of Leon County, Florida and run thence South 89 degrees 40 minutes 59 seconds East along the Northerly boundary of said Lot 4 a distance of 136.19 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 40 minutes 59 seconds East along the Northerly boundary 88.03 feet, thence South 22 degrees 11 minutes 41 seconds West, 34.84 feet, thence North 84 degrees 48 minutes 00 seconds West, 52.98 feet, thence North 38 degrees 21 minutes 25 seconds West, 35.64 feet to the POINT OF BEGINNING containing 2107.24 square feet more or less.

100 YEAR AREA
LOT 8, BLOCK "E" - NATURAL WELLS UNIT NO. 3

Begin at the Southeast corner of Lot 8, Block "E" of Natural Wells, Unit No. 3 a subdivision as per map or plat thereof recorded in Plat Book 10, Page 31 of the Public Records of Leon County, Florida and run thence North 89 degrees 40 minutes 59 seconds West along the Southerly boundary of said Lot 8 a distance of 61.17 feet, thence North 19 degrees 44 minutes 22 seconds East, 41.71 feet, thence North 75 degrees 13 minutes 15 seconds East, 33.76 feet, thence South 84 degrees 23 minutes 30 seconds East, 14.50 feet to a point on the Easterly boundary of said Lot 8, thence South along the said Easterly boundary 46.80 feet to the POINT OF BEGINNING containing 2390.01 square feet more or less.

100 YEAR AREA
LOT 9, BLOCK "E" - NATURAL WELLS UNIT NO. 3

Begin at the Northeast corner of Lot 9, Block "E" of Natural Wells Unit No. 3 a subdivision as per map or plat thereof recorded in Plat Book 10, Page 31 of the Public Records of Leon County, Florida and run thence South along the Easterly boundary of said Lot 9 a distance of 29.13 feet, thence South 84 degrees 27 minutes 06 seconds West, 15.54 feet, thence South 83 degrees 59 minutes 17 seconds West, 82.59 feet, thence North 04 degrees 44 minutes 17 seconds East, 31.44 feet, thence North 19 degrees 44 minutes 22 seconds East, 5.50 feet to a point on the Northerly boundary of said Lot 9, thence South 89 degrees 40 minutes 59 seconds East along the Northerly boundary 61.17 feet to the POINT OF BEGINNING containing 2090.10 square feet more or less.

"EXHIBIT A" CONTINUED