

**AMENDED DECLARATION OF RESTRICTIONS
AND PROTECTIVE COVENANTS OF
HOPEWELL FARMS SUBDIVISION**

KNOW ALL MEN BY THESE PRESENTS: That this Amended Declaration of Restrictions and Protective Covenants adopted by the owners of not less than 75% of the lots in **HOPEWELL FARMS SUBDIVISION** this 19 day of June, 2017.

WITNESSETH:

The property subject to this Amended Declaration of Restrictions and Protective Covenants, hereafter referred to as Declaration, is more particularly described as follows:

Lots 2 through 35, inclusive, **HOPEWELL FARMS SUBDIVISION**, according to the plat thereof recorded in Plat Book 1 page H, of the public records of Madison County, Florida.

NOW, THEREFORE, the Association, by and through its undersigned members, declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and the desirability of, and which shall run with the real property and be binding on all parties having any right, title or interest in the described property or any part thereof, and their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

**ARTICLE I
DEFINITIONS**

As used in this Declaration, the following terms have the meaning indicated below:

A. "Association" means the **HOPEWELL FARMS PROPERTY OWNERS' ASSOCIATION, INC.**, its successors and assigns.

B. "Board" means the duly elected officers that manage the affairs of the Association.

C. "Common Areas" means all real property within **HOPEWELL FARMS SUBDIVISION** owned and maintained by the Association.

D. "Lot" means any plot or tract of land shown on any recorded subdivision or plat of the Property.

E. "Member" means Owners as provided in Article IV.

F. "Owner" means the record owner, whether one or more, of the fee simple title to any lot subject to this Declaration, to include purchasers under a Contract for Deed or Agreement for Deed or similar instrument.

G. "Property" means the real property described above and such other property as may be added as provided in Article VI below.

H. "Subdivision" means **HOPEWELL FARMS SUBDIVISION**.

ARTICLE II RESTRICTIVE COVENANTS

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

Section 1: Dwellings.

A. Only one (1) dwelling, (mobile home, modular home, site built house, or other lawful building or structure used or intended to be used for habitation by human beings) may be placed or erected on any lot. This limitation shall not prohibit the erection or placement of a garage for parking the owner's private motor vehicle or storage building for personal equipment or tools or a barn or pet shelter. All dwellings must contain a minimum of 720 square feet of heated space, exclusive of porches. No mobile home more than three (3) years old (from the year of manufacture as shown on the title) may be placed in the Subdivision. All mobile homes must be completely skirted with factory produced skirting. Construction of any dwelling or other permitted structure within the Subdivision shall be completed within 180 days of the first delivery of construction materials to the construction site.

B. The minimum setback for all structures shall be 150 feet from any road and 75 feet from any lot line. The Board may grant an exception to this requirement where irregular lot configuration or topographical features make compliance difficult or impossible. However, all buildings placed on any lot must comply with applicable governmental requirements and setback requirements contained in the Land Use Regulations of Madison County, Florida. No used tin or tarpaper siding shall be allowed on any structure. All cleared portions of each lot shall be completely mowed at least two (2) times between May 1 and September 30 each year.

Section 2: Camping.

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

A. No motor home, travel trailer, camper trailer, van, camper body of the type carried on a pick-up or similar truck, tent, shed, or similar structure, may be placed on any lot unless they are of good quality and appearance.

B. A motor home, travel trailer, camper trailer, van, camper body of the type carried on a pick-up or similar truck may not be used as for camping more than fourteen (14) days in any consecutive 30 day period. If the motor home, travel trailer, camper trailer, van, camper body of the type carried on a pick-up or similar truck is serviced by a well, septic tank and electrical power it may not be used for camping more than 180 days in any consecutive 365 day period. Camping in lean-tos and similar structures is prohibited.

C. An owner having a permanent dwelling on his or her lot may store a motor home, travel trailer, camper trailer, van and/or boat on said lot.

D. Placement of any motor home, travel trailer, camper trailer, van, camper body of the type carried on a pick-up or similar truck, tent, shed, or similar structure or boat, including those permitted under Subsection C, is subject to the same setback requirements as dwellings.

Section 3: Trade or Business.

No trade, business or any noxious or offensive activity shall be conducted on the property in any way that is or may become an annoyance or nuisance to the other Owners.

Section 4: Fencing.

Owners may fence his or her lot(s) along the boundary lines, provided such fences do not impair any easement shown on the plat of the Subdivision, or shown in the public records of Madison County, Florida

Section 5: Animals.

A. No swine, free range (roaming) fowl or fowl for commercial purposes may be kept in the Subdivision. Keeping of no more than four (4) penned fowl per acre, for personal use, shall be deemed non-commercial.

B. No more than one (1) large animal, i.e. cow, horse, or two (2) small animals, i.e. goat, dog, per acre is permitted. The maximum number of animals, excluding penned fowl, is two (2) per acre. All animals are to be physically confined to the Owner's lot(s) or under physical restraint by the Owner at all times.

C. Animal pens, stalls and barns are subject to the same setback requirements as dwellings.

Section 6: Hunting.

Hunting is strictly prohibited within the Subdivision.

Section 7: Miscellaneous.

A. Construction of improvements, driveways or other access to lots shall not, permanently interfere with the drainage plan of the Property. It is the Owner's responsibility to install culverts and erosion control protection necessitated by the Owner's construction activities. Installation, repair, and maintenance of driveway culverts require permits from the Madison County Road Department.

B. Cutting any tree six (6) inches or larger in diameter, when measured two (2) feet above the ground, without prior written consent of the Board is prohibited. However, such consent shall not be unreasonably withheld. Board consent is not required for the removal of all trees on one-half (1/2) acre for the construction of a dwelling.

C. In the event of a violation or breach of any item within this Declaration by any person or entity claiming by, through or under the Association, or by virtue of any judicial proceedings, the Association or the Owner of any Lot jointly or severally, shall have the right to proceed at law or in equity to compel compliance with the terms hereof or to prevent the violation or breach of any of them, the failure to enforce any right, reservation, restriction or condition contained herein, however long continued, shall not be deemed a waiver of the right to do so thereafter as to the same breach, or as to any breach occurring prior or subsequent thereto, and shall not bar or affect its enforcement.

D. Government comprehensive plans, zoning, land development regulations and other rules and regulations, as the same may be amended from time to time, supersede this Declaration. The Madison County Office of Planning and Zoning should be contacted to obtain the latest information regarding requirements and restrictions on use and development before making plans for the use of parcels covered by the Declaration.

No used or junk automobiles, trucks, farm equipment or construction equipment or automobile parts, truck parts, farm equipment parts or construction equipment parts, whether new or used, shall be stored or accumulated on any lot at any time, unless inside a closed, walled structure. No lot shall be used for the storage of unsightly or unsanitary articles or for the storage of any material that is detrimental to the value of any other lot. The Owner shall promptly remove such items upon written request. In the event the prohibited material is not removed within thirty (30) days of such notice, the Board may have the material removed at the Owner's sole expense.

E. No lot shall be divided.

F. Any notice required to be sent to any member of the Association pursuant to the provisions of this Declaration shall be deemed to have been properly given when mailed, postage paid, return receipt requested, to the last known address of the member to be notified as it appears in the records of the Association at the time of mailing.

ARTICLE III PROPERTY RIGHTS

Section 1: Easements.

Every Owner has the right of ingress, egress and regress over and across all private roads within the Property, which right is appurtenant to and will pass with the title to every Lot and are subject to the following provisions:

A. The Association can adopt and publish rules and regulations governing the use of the Common Areas or Property owned or maintained by the Association and the personal conduct of the Members and their guests thereon, can establish penalties for the infraction of these rules and regulations.

B. The Association reserves an assignable right to place a twenty (20) foot easement (being ten [10] feet on each side of all side lot lines); a twenty (20) foot easement along the rear and front lot lines, including without limitation a twenty (20) foot easement along and adjacent to all roadways for the purpose of drainage and public utilities and ingress and egress to other lands. The Association reserves an assignable easement for ingress, egress and utilities across all roads shown on the plat of the subject property. The Owner of any lands covered by these Restrictions shall refrain from obstructing the natural drainage of the lands herein and shall keep any natural drainage ways as may exist on said lands clear so as not to interfere with drainage plans approved by the Suwannee River Water Management District. The Owner of any lot will not grant easements across the lot to anyone without the express written consent of the Association. The Association, or its assigns, reserves the right to enter upon the lands covered by these Restrictions, without cost or liability to the Owner, to construct thereon channels and/or other drainage accessories in accordance with sound engineering practices, to enhance the drainage of the lands covered herein. The Association can dedicate, transfer or grant easements to any part of the Common Areas or private roads to any public agency, authority or utility for the purpose intended including, but not limited to ingress, egress, public utilities and drainage.

Section 2: Delegation of Use.

Owner shall be deemed to have delegated, in accordance with the Bylaws, his or her right of enjoyment to the Common Areas or private roads to his or her family members, tenants, guests or contract purchasers.

**ARTICLE IV
MEMBERSHIP AND VOTING**

Section 1: Members.

Every Owner of a lot that is subject to assessment will be a Member of the Association. Membership is appurtenant to and may not be separated from ownership of the Lot which is subject to assessment.

Section 2: Voting.

Members will be entitled to one vote for each Lot owned. When more than one person holds an ownership interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they among themselves determine, but only one vote can be cast with respect to any Lot. Members may vote in person or by proxy at any meeting.

Section 3: Proxies.

A. Proxies must be in writing and signed by the member, designating another person to represent and vote for the member at any meeting of the Association.

B. If not earlier revoked by the grantor all proxies expire on December 31st each calendar year. A proxy shall terminate upon the transfer of the grantor's lot.

C. A Member represented by a valid proxy at any meeting shall be deemed "present" for all purposes.

Section 4: Meetings.

A. The annual meetings of the Association shall be held on the day and place set forth in the Association's By-Laws. Election of Directors and approval of the budget shall take place at the annual meeting.

B. Special meetings can be called at the discretion of the Board of Directors or at the request of Owners entitled to cast twenty percent (20%) of the total Association votes. Business to be conducted at a special meeting is limited to the purpose or purposes described in the notice.

C. The presence of Members entitled to cast one-third (1/3) of all the votes of the membership will constitute a quorum.

Section 5: Notices.

A. Notice of any meeting, annual or special, shall be sent to all Members not less than 30 days in advance of the meeting.

B. Notice of the annual meeting need not state the purpose of the meeting.

C. Notice of any special meeting shall state the purpose or purposes of such special meeting.

D. Notice may be sent to Members by:

1. Regular mail, postage prepaid, at the members address as shown in the Association's records;
2. Hand delivery; or
3. E-Mail to those Members requesting electronic service.

E. Evidence of compliance with this provision shall be by affidavit executed by the person giving such notice and filed in the Association's records.

Section 6: Management.

The business of the Association will be managed by a Board of Directors who may employ agents to assist them in this function. The Association will indemnify the Directors and their agents from any personal liability, including attorney fees, which arise as a result of their good faith actions in the conduct of the Association's business and activities.

**ARTICLE V
COVENANT FOR MAINTENANCE ASSESSMENTS**

Section 1: Assessment liens.

Each Owner of any Lot, by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, to be established and collected as provided in this Declaration. The annual and special assessments, together with interest, costs and reasonable attorneys' fees, will be charges on the land and will be a continuing lien on the Property against which each assessment is made.

Section 2: Purpose of Annual Assessment.

The assessments levied by the Association will be used exclusively to promote the recreation, health, safety and welfare of the Owners of the Properties and for the improvements and maintenance of the private roads, drainage areas or easements, and Common Areas situated on the Properties, including but not limited to:

A. Payment of operating expenses of the Association, including payment of insurance premiums on insurance acquired by the Association.

B. Lighting, improvement and beautification of access ways and easement areas, and the acquisition, maintenance, repair and replacement of directional markers, signs and traffic control devices.

C. Management, maintenance, improvement and beautification of any parks, lakes, ponds, buffer strips, recreation areas and facilities.

D. Doing any other thing necessary or desirable, in the judgment of the Association, to keep the Properties neat and attractive or to preserve or enhance the value of the Properties herein, or to eliminate fire, health or safety hazards, which in the judgment of the Association may be of general benefit to the Owners or occupants of lands included in the development.

E. Repayment of funds, and interest thereon, borrowed by the Association.

Section 3: Special Assessments.

In addition to the annual assessments authorized above, the Association can levy special assessments, from time to time, for the purpose of defraying, in whole or in part, the cost of any construction, repair or replacement of a capital improvement upon the Common Areas or private roads, and only if the Special Assessment is approved by two-thirds (2/3) of all votes duly cast at a special meeting duly called for this purpose. The first annual installment of any special assessment imposed pursuant to this Section shall be due on the first day of October in the calendar year after its imposition.

Section 4: Uniform Rate of Assessment.

Both annual and special assessments will be fixed at a uniform rate for all Lots and can be made payable on an annual or more frequent basis.

Section 5: Assessment Due Date.

The annual assessment, currently \$200.00, and any special assessment imposed pursuant to Section 3 of this Article, shall be due on October 1st. Any assessment not paid by November 1st shall be deemed delinquent. The Board of Directors shall fix the amount of the annual not later than August 1st each year. Written notice of the annual assessment shall be delivered to the members in the same manner as notice of special meetings. In any year in which the Board fails to set an annual assessment or fails to comply with the notice requirement, the annual assessment for that year shall be the same as the prior year.

Section 6: Non-Payment of Assessments.

Any assessment not paid within thirty (30) days after the due date will bear interest from the due date at the maximum rate then permitted under Florida law. The Association may bring an action at law against the Property. The Owner(s) liability for assessments may not be avoided by waiver or suspension of the use or enjoyment of any common areas or roads nor by abandonment of the Lot on which the assessments are made.

Section 7: Assessment Liens.

A. The Association has a lien on each Lot to secure the payment of the annual and special assessments.

B. Imposition and enforcement of a claim of lien shall be pursuant to the provisions of Section 720.3085, Florida Statutes, as the same may be amended from time to time.

C. No sale or transfer will relieve liability for any assessment thereafter becoming due or from the lien thereof.

**ARTICLE VI
PROPERTY SUBJECT TO THIS DECLARATION**

Section 1: Existing Property.

The real property which is, and will be held, transferred, sold, conveyed and occupied subject to this Declaration is located in Madison County, Florida and is described on page 1 of this Declaration.

Section 2: Additions to Existing Property.

Additional land may become subject to this Declaration in the sole discretion of the Association, by recordation of additional or supplemental declarations containing essentially the same substance as this Declaration. Any subsequent or supplemental Declaration of Restrictions and Protective Covenants will interlock all rights of Members to the Association to the end that all rights resulting to Members of the Association will be uniform as between all covered lands and Property.

Section 3: General Provisions Regarding Additional Property.

In the event additional property is added to the terms and provisions of this Declaration of Restrictions and Protective Covenants, no addition will revoke or diminish the rights of Lot Owners to the utilization of the common areas and private roads, except to grant to the Owners of the Property being added the right to use the common areas and private roads.

Section 4: Other Additions to Association.

By majority vote of the Board of Directors, membership in the Association can be extended to Owners of other lands not otherwise subject to the provisions of this Declaration for the purpose of mutual maintenance of roads, drainage facilities, Common Areas and other improvements. Any extension of membership pursuant to this paragraph will include comparable assessment provisions, lien provisions and voting rights with respect to assessments and expenditures of common funds.

**ARTICLE VII
BOARD OF DIRECTORS**

The directors are responsible for the operation of the Association between annual meetings.

Section 1: Directors.

A. The Board of Directors of the Association shall consist of not less than three (3) or more than seven (7) members, as determined by the By-Laws of the Association.

B. The directors shall serve a term of office as determined by the By-Laws.

C. In the event a director, resigns, dies, is removed for missing two (2) consecutive duly noticed Board meetings without reasonable excuse, or is disqualified, the remaining Directors shall elect a replacement who shall serve the balance of the unexpired term.

D. All natural members of the Association are eligible to serve as a director. A member may nominate himself or herself as a candidate for the Board.

E. A director may serve multiple consecutive terms.

Section 2: Powers.

A. The Board shall have the right, without notice, to amend this Declaration for the limited purpose of curing any scrivener's error, ambiguity in or inconsistency between the provisions contained herein.

B. The Board has the power to exercise for and on behalf of the Association all duties, privileges and powers vested in or delegated to the Association and not reserved to its Members by any provision hereof or any supplemental Declaration.

C. The Board may adopt, alter, amend, rescind and enforce reasonable rules and regulations governing the use of all or any portions of the Property so long as such rules and regulations are consistent with the rights and duties established by this Declaration.

**ARTICLE VIII
OFFICERS**

The officers of the Association are responsible for the day-to-day operation of the Association. The officers shall be a President, Vice-President, Secretary and Treasurer. The offices of Secretary and Treasurer may be combined. All natural members of the Association are eligible to serve as an officer. A member may nominate himself or herself as a candidate for an office.

Section 1: President.

A. Presides at all meetings of the Association and Board of Directors.

B. Carries out the orders and resolutions of the Board.

C. Executes, on behalf of the Association, all contracts, leases, promissory notes, mortgages, deeds and other written instruments.

D. Co-signs all checks issued by the Treasurer.

E. Serves as an Ex-officio member of the Board of Directors. The President's status as Ex-officio Board member shall be in addition to the total number of Directors allowed by the By-Laws

Section 2: Vice-President.

Carries out all duties of the President in the event the President is absent, refuses or is unable to act.

Section 3: Secretary.

A. Records and keeps the minutes of all meetings of the Association, and Board of Directors.

B. Gives notice of all meetings of the Association and Board of Directors.

C. Keeps and maintains all Membership records including, but not limited to, names, mailing addresses and email addresses, if any.

Section 4: Treasurer.

A. Keeps and maintains the financial records of the Association.

B. Receives and deposits all funds paid to the Association. All funds received must be deposited into the Associations bank account by the 2nd business day after receipt.

C. Pays all of the Associations bills at the direction of the Board.

D. Co-signs, on behalf of the Association, all checks and promissory notes.

**ARTICLE IX
ADDITIONAL COVENANTS AND RESTRICTIONS**

Section 1: Enforcement.

The Association or any Owner has the right to enforce by any proceedings at law, or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or later imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained will not constitute a waiver of the right to do so thereafter.

Section 2: Severability.

Invalidation of any one of these covenants or restrictions by judgment or court order will in no way affect any other provisions, which shall remain in full force and effect.

Section 3: Amendment.

The covenants and restrictions of this Declaration will run with and bind the land for a term of twenty (20) years from the date this Amended Declaration is recorded in the public records, after which time they will be automatically extended for successive periods of ten (10) years. This Declaration may be amended, in whole or in part, by an instrument signed by every member of the Board of Directors. To be effective, any such amendment must be recorded in the public records of Madison County, Florida. Any amendment altering governmentally approved aspects of the Property must first be approved by the applicable governmental agency or body.

IN WITNESS WHEREOF, the owners of Lot 31 HOPEWELL FARMS SUBDIVISION identified below have signed and sealed these presents approving the Amended Declaration of Covenants and Restrictive Covenants of Hopewell Farms the day and year written below.

Signed, sealed and delivered in the presence of:

Signature of 1st Witness

JAMES KELLY

Printed name of 1st witness

Signature of 2nd Witness

JOHN FLETCHER

JOHN FLETCHER
Printed name of 2nd witness

Jim Voelle

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

THE FOREGOING INSTRUMENT was acknowledged before me this
17 day of NOV 2016, by

JAMES KELLY and JOHN FLETCHER

who are ✓ personally known to me or _____ presented the identification shown above and who took an oath.

Notary Public

My Commission Expires:



IN WITNESS WHEREOF, the owners of Lot 31 HOPEWELL FARMS SUBDIVISION identified below have signed and sealed these presents approving the Amended Declaration of Covenants and Restrictive Covenants of Hopewell Farms the day and year written below.

Signed, sealed and delivered in the presence of:

James Kelly
Beverly Constantine
Signature of 1st Witness

JAMES KELLY

BEVERLY CONSTANTINE
Printed name of 1st witness

Signature of 2nd Witness

JOHN FLETCHER

Printed name of 2nd witness

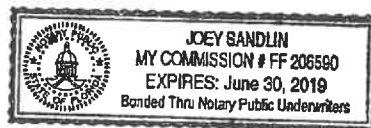
**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

THE FOREGOING INSTRUMENT was acknowledged before me this
17 day of Nov 2016, by

JAMES KELLY and JOHN FLETCHER

who are _____ personally known to me or X presented the identification shown above and who took an oath.

Joey Sandlin
Notary Public



My Commission Expires:
June 30, 2019

IN WITNESS WHEREOF, the owner of Lots 25, 26 and 35 HOPEWELL FARMS SUBDIVISION identified below has signed and sealed these presents approving the Amended Declaration of Covenants and Restrictive Covenants of Hopewell Farms the day and year written below.

Signed, sealed and delivered in the presence of:

1.6 SHARON COLLISON

[Signature]
Signature of 1st Witness ROSE MILLER
Notary Public
#104 - 2849 North Road
Burnaby, B.C. V3J 1R6

Printed name of 1st witness

[Signature]
Signature of 2nd Witness
Miriam Raappana
Notarial Assistant
#104 - 2849 North Road
Burnaby, B.C. V3J 1R6

PROVINCE OF BRITISH COLUMBIA
COUNTY OF

THE FOREGOING INSTRUMENT was acknowledged before me this 16 day
of February 2017, by
SHARON COLLISON

who is personally known to me or ✓ presented the identification shown
above and who took an oath.

[Signature]
Notary Public

ROSE MILLER
Notary Public
#104 - 2849 North Road
Burnaby, B.C. V3J 1R6

My Commission Expires: non-expiring

IN WITNESS WHEREOF, the owners of Lots 17 and 18 HOPEWELL FARMS SUBDIVISION identified below have signed and sealed these presents approving the Amended Declaration of Covenants and Restrictive Covenants of Hopewell Farms the day and year written below.

Signed, sealed and delivered in the presence of:

Linda English
Signature of 1st Witness

JOHN BETHEA
JOHN BETHEA

Linda English
Printed name of 1st witness

Linda English
Signature of 2nd Witness

DIANE BETHEA
DIANE BETHEA

Linda English
Printed name of 2nd witness

STATE OF FLORIDA
COUNTY OF MADISON

THE FOREGOING INSTRUMENT was acknowledged before me this 27th day of FEBRUARY 2017, by

JOHN BETHEA and DIANE BETHEA, his wife

who are ✓ personally known to me or presented the identification shown above and who took an oath.

Patricia J. Freeman
Notary Public

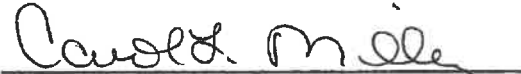
My Commission Expires: 5/14/20



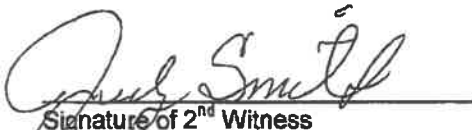
IN WITNESS WHEREOF, the owner of Lots 5 and 6 HOPEWELL FARMS SUBDIVISION identified below has signed and sealed these presents approving the Amended Declaration of Covenants and Restrictive Covenants of Hopewell Farms the day and year written below.

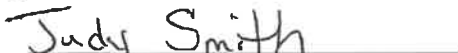
Signed, sealed and delivered in the presence of:


Signature of 1st Witness


CAROL LEA MILLER
DL# M460113578000


Printed name of 1st witness


Signature of 2nd Witness

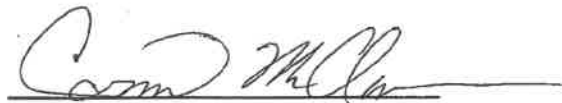

Printed name of 2nd witness

STATE OF FLORIDA
COUNTY OF MADISON

THE FOREGOING INSTRUMENT was acknowledged before me this 17TH day of February 2016, by 2016

CAROL LEA MILLER

who are _____ personally known to me or ☒ presented the identification shown above and who took an oath.


Notary Public

My Commission Expires:



CONNIE McCLAMMA
Notary Public, State of Florida
My Comm. Expires Nov 22, 2019
Commission No. FF 914705

IN WITNESS WHEREOF, the owners of Lots 19 and 20 HOPEWELL FARMS SUBDIVISION identified below have signed and sealed these presents approving the Amended Declaration of Covenants and Restrictive Covenants of Hopewell Farms the day and year written below.

Signed, sealed and delivered in the presence of:

Janie D. Barnes
Signature of 1st Witness

Janet W. Maier
Printed name of 1st witness
Janet W. Maier

Rodney Crowell
RODNEY CROWELL
Rodney Crowell

Janie D. Barnes
Signature of 2nd Witness

Janet W. Maier
Printed name of 2nd witness
Janet W. Maier

Cindy Crowell
CINDY CROWELL
Cindy Crowell

STATE OF FLORIDA
COUNTY OF MADISON

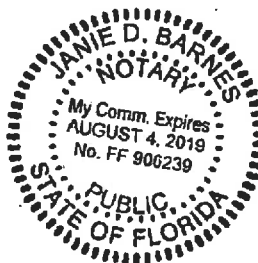
THE FOREGOING INSTRUMENT was acknowledged before me this 21st day of November 2016, by

RODNEY CROWELL and CINDY CROWELL, his wife

who are _____ personally known to me or ☒ presented the identification shown above and who took an oath.

Janie D. Barnes
Notary Public

My Commission Expires:



IN WITNESS WHEREOF, the owners of Lot 4 HOPEWELL FARMS SUBDIVISION identified below have signed and sealed these presents approving the Amended Declaration of Covenants and Restrictive Covenants of Hopewell Farms the day and year written below.

Signed, sealed and delivered in the presence of:



Signature of 1st Witness

BRET ROBINSON



Printed name of 1st witness



Signature of 2nd Witness

BONNIE ROBINSON



Printed name of 2nd witness

**STATE OF FLORIDA
COUNTY OF MARTIN**

THE FOREGOING INSTRUMENT was acknowledged before me this 28th day of November 2016, by

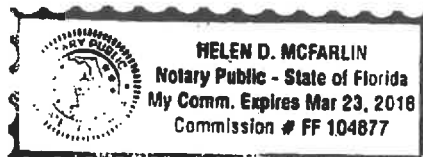
BRET ROBINSON and BONNIE ROBINSON, his wife

who are ☒ personally known to me or ☐ presented the identification shown above and who took an oath.



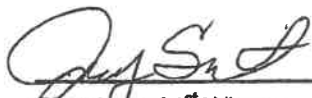
Notary Public

My Commission Expires:

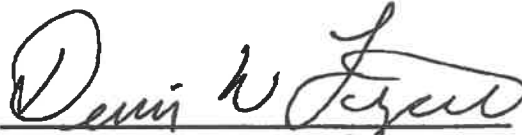


IN WITNESS WHEREOF, the owners of Lots 24, 27 and 34 HOPEWELL FARMS SUBDIVISION identified below have signed and sealed these presents approving the Amended Declaration of Covenants and Restrictive Covenants of Hopewell Farms the day and year written below.

Signed, sealed and delivered in the presence of:

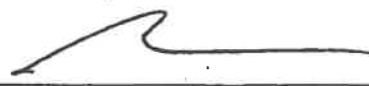

Signature of 1st Witness

Judy Smith
Printed name of 1st witness


DENNIS W. FURJANIC
DL# F625179521750


Signature of 2nd Witness

Dani Hucsey
Printed name of 2nd witness


LINDA FURJANIC
DL# F625533586380

STATE OF FLORIDA
COUNTY OF MADISON

THE FOREGOING INSTRUMENT was acknowledged before me this 28 day of Nov 2016, by

DENNIS W. FURJANIC and LINDA FURJANIC, his wife

who are _____ personally known to me or ☒ presented the identification shown above and who took an oath.


Notary Public

My Commission Expires:



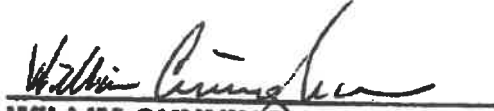
CONNIE McCLAMMA
Notary Public, State of Florida
My Comm. Expires Nov 22, 2019
Commission No. FF 914705

IN WITNESS WHEREOF, the owners of Lot 15 HOPEWELL FARMS SUBDIVISION identified below have signed and sealed these presents approving the Amended Declaration of Covenants and Restrictive Covenants of Hopewell Farms the day and year written below.

Signed, sealed and delivered in the presence of:


Signature of 1st Witness

Kim Justice
Printed name of 1st witness


WILLIAM CUNNINGHAM


Signature of 2nd Witness

Heidi Allen
Printed name of 2nd witness

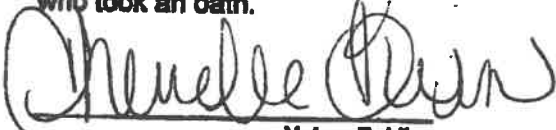

LAURIE CUNNINGHAM

STATE OF FLORIDA
COUNTY OF LEON

THE FOREGOING INSTRUMENT was acknowledged before me this 21st day of November 2016, by

WILLIAM CUNNINGHAM and LAURIE CUNNINGHAM, his wife

who are _____ personally known to me or ☒ presented the identification shown above and who took an oath.


Notary Public

My Commission Expires:



IN WITNESS WHEREOF, the owners of Lots 28, 32 and 33 HOPEWELL FARMS SUBDIVISION identified below have signed and sealed these presents approving the Amended Declaration of Covenants and Restrictive Covenants of Hopewell Farms the day and year written below.

Signed, sealed and delivered in the presence of:


Signature of 1st Witness


HECTOR NAVAS

Selvia Miranda
Printed name of 1st witness


Signature of 2nd Witness


NORMA NAVAS

Winston Vazquez
Printed name of 2nd witness

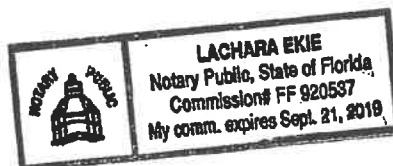
STATE OF FLORIDA
COUNTY OF LEON

THE FOREGOING INSTRUMENT was acknowledged before me this 19 day of November 2016, by

HECTOR NAVAS and NORMA NAVAS, his wife

who are _____ personally known to me or ☒ presented the identification shown above and who took an oath.


Notary Public
Lachara EKIE
My Commission Expires: 9-21-2019



IN WITNESS WHEREOF, the owner of Lot 7 HOPEWELL FARMS SUBDIVISION identified below has signed and sealed these presents approving the Amended Declaration of Covenants and Restrictive Covenants of Hopewell Farms the day and year written below.

Signed, sealed and delivered in the presence of:

Nancy L. Driggers

NANCY L. DRIGGERS

Courtney Burton

Signature of 1st Witness

Courtney Burton

Printed name of 1st witness

Maria Lina

Signature of 2nd Witness

Maria Lina

Printed name of 2nd witness

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

THE FOREGOING INSTRUMENT was acknowledged before me this 3 day
of February 2017, by

NANCY L. DRIGGERS

who is _____ personally known to me or ☒ presented the identification shown
above and who took an oath.

[Signature]
Notary Public
My Commission Expires:



IN WITNESS WHEREOF, the owners of Lots 13 and 14 **HOPEWELL FARMS SUBDIVISION** identified below have signed and sealed these presents approving the Amended Declaration of Covenants and Restrictive Covenants of Hopewell Farms the day and year written below.

Signed, sealed and delivered in the presence of:

Yolanda Smith

Signature of 1st Witness

Yolanda Smith

Printed name of 1st witness

J. Jones

Signature of 2nd Witness

Jim Locke

Printed name of 2nd witness

Ralph Smith

RALPH SMITH

Sarah Smith

SARAH SMITH

STATE OF FLORIDA

COUNTY OF MADISON

THE FOREGOING INSTRUMENT was acknowledged before me this 1st day of February 2017, by

RALPH SMITH and SARAH SMITH, his wife

who are ✓ personally known to me or presented the identification shown above and who took an oath.

Lisa Daniels
Notary Public



My Commission Expires: February 3, 2019

IN WITNESS WHEREOF, the owners of Lot 23 HOPEWELL FARMS SUBDIVISION identified below have signed and sealed these presents approving the Amended Declaration of Covenants and Restrictive Covenants of Hopewell Farms the day and year written below.

Signed, sealed and delivered in the presence of:

[Signature]
Signature of 1st Witness

[Signature]
ELLIS HEIDEL

Nancy DAVIS
Printed name of 1st witness

[Signature]
Signature of 2nd Witness

[Signature]
MARY HEIDEL

Karen Nast
Printed name of 2nd witness

**STATE OF FLORIDA
COUNTY OF PINELLAS**

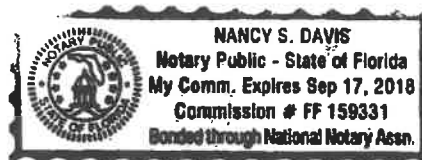
THE FOREGOING INSTRUMENT was acknowledged before me this 4th day of February 2017, by

ELLIS HEIDEL and MARY HEIDEL, his wife

who are X personally known to me or _____ presented the identification shown above and who took an oath.

[Signature]
Notary Public

My Commission Expires:



IN WITNESS WHEREOF, the owners of Lot 21 HOPEWELL FARMS SUBDIVISION identified below have signed and sealed these presents approving the Amended Declaration of Covenants and Restrictive Covenants of Hopewell Farms the day and year written below.

Signed, sealed and delivered in the presence of:

Dave Prossick DAVE PROSSICK

Kedra Leake
Signature of 1st Witness

Kedra Leake
Printed name of 1st witness

Frances Prossick FRANCES PROSSICK

Vanessa Hughes
Signature of 2nd Witness

Vanessa Hughes
Printed name of 2nd witness

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

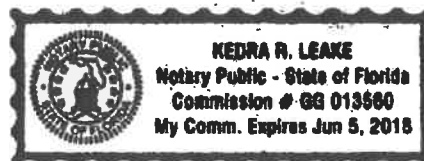
THE FOREGOING INSTRUMENT was acknowledged before me this
3 day of February 2017, by

DAVE PROSSICK and FRANCES PROSSICK, his wife

who are _____ personally known to me or X presented the identification shown above and who took an oath.

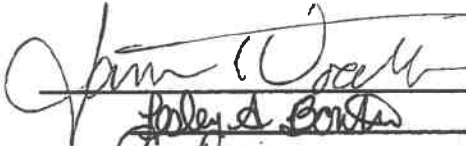
Kedra R. Leake
Notary Public

My Commission Expires:



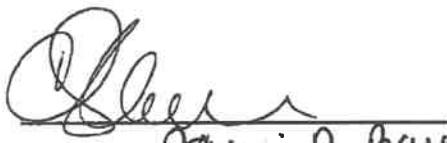
IN WITNESS WHEREOF, the owners of Lots 29 and 30 HOPEWELL FARMS SUBDIVISION identified below have signed and sealed these presents approving the Amended Declaration of Covenants and Restrictive Covenants of Hopewell Farms the day and year written below.

Signed, sealed and delivered in the presence of:


Signature of 1st Witness

JAMES T. VOCELLE, III

Lesley A. Bontrager
Printed name of 1st witness


Signature of 2nd Witness

CARLA L. VOCELLE

Janie D. Barnes
Printed name of 2nd witness

**STATE OF FLORIDA
COUNTY OF MADISON**

23rd THE FOREGOING INSTRUMENT was acknowledged before me this
23 day of December 2016, by

JAMES T. VOCELLE, III, and CLARA L. VOCELLE, his wife

who are _____ personally known to me or ☒ presented the identification shown above and who took an oath.

Janie D. Barnes
Notary Public

My Commission Expires: 8/4/2019



IN WITNESS WHEREOF, the owners of Lots 8, 9 and 10 HOPEWELL FARMS SUBDIVISION identified below have signed and sealed these presents approving the Amended Declaration of Covenants and Restrictive Covenants of Hopewell Farms the day and year written below.

Signed, sealed and delivered in the presence of:

Palmer R Signature of 1st Witness
Ronnie Brown RONNIE BROWN

Pauleigh Pierson
Printed name of 1st witness

Gloria Probert Signature of 2nd Witness
Julie Brown JULIE BROWN

Divia Kooroothe
Printed name of 2nd witness

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT was acknowledged before me this
27 day of May 2017, by

RONNIE BROWN and JULIE BROWN, his wife

who are _____ personally known to me or ☒ presented the identification shown above and who took an oath. Drivers License

Emilie Rosemary Thomas
Notary Public

My Commission Expires:

