

Amended and Restated Notice of Restrictions on Real Estate

12/13/2019

27. **Park and Wall Easement and Maintenance:** A park has been heretofore reserved on the recorded pictures plat of this subdivision, which park is to be maintained as hereinafter provided in paragraph 28. An easement for a wall is hereby reserved over the following portions of the following lots: the east 7 feet of lots 95 and 96; the east 7 feet of the south 7 feet of Lot 94; the south 7 feet of lots 88 - 93, inclusive; the east 7 feet of lots 87 and 88; the south 7 feet of the east 105.02 feet of Lot 62; the south 7 feet of lots 53, 54, and 61; the east 7 feet of lots 45-53, inclusive; the north 7 feet of lots 23, 24, 29, 30, 36, 37, 44 and 45; the west 7 feet of lots 21 - 23, inclusive; the west 7 feet of lots 19, 18, and 13 - 15, inclusive; and begin at the SW corner of lot 13, Sleepy Hollow First Addition, as recorded in Plat Book 17, Pages 3 and 4, Public Records of Seminole County, Florida, run thence southwesterly 283.06 feet along the arc of a curve concave to the NW with a radius of 5879.65 feet to a P.T., thence S 31° 41' 37" W 100.70 feet, thence N 89° 51' 17" E 92.74 feet, thence S 0° 06' 31" W 123.47 feet, thence N 89° 40' 08" E 0.19 feet, thence S 0° 04' 34" W 170.00 feet, thence N 89° 51' 17" E 7.00 feet, thence N 0° 04' 34" E 170.00 feet, thence N 0° 06' 31" E 130.47 feet, thence S 89° 51' 17" W 87.18 feet, thence N 31° 41' 37" E 88.11 feet to the P. C. of a curve concave to the NW with a radius of 5886.65 feet, thence Northeasterly 287.72 feet along the arc of said curve to the south line of the aforementioned lot 13, thence N 89° 59' 28" W 8.00 feet to the point of beginning, being the westerly 7 feet of the Sleepy Hollow Home Owners' Association First Addition Park, which said wall shall be maintained as hereinafter provided in paragraph 28. No owner of any of the above mentioned lots or any other owner of any lot may paint or alter in any manner whatsoever, any part of said wall.

Additionally, the owner of any of the above-mentioned lots may not construct any fence, wall or like structure parallel to and within a distance of twenty (20) feet measured perpendicular to said wall. There has also been heretofore reserved on the record picture plat of this subdivision and area thereon designated as "planting or landscaping areas", which area shall also be maintained as hereinafter provided in paragraph 28.