

DECLARATION AND ESTABLISHMENT  
OF  
CONDITIONS, RESERVATIONS AND RESTRICTIONS  
FOR  
PHEASANT WALK SECTION SIX

KNOW ALL MEN BY THESE PRESENTS:

Pheasant Run, Inc., a Florida corporation, hereinafter sometimes called Owner, being the Owner of all of the following described premises, situate within the County of Palm Beach, State of Florida, to-wit:

(See Exhibit A attached hereto)

Said premises being also known as Pheasant Walk Section Six, as recorded in Plat Book 35, Page 193&194 of the Public Records of Palm Beach County, Florida, has established a general plan for the improvement and development of such premises, and does hereby establish the covenants, conditions, reservations and restrictions upon which and subject to which all lots and portions of such lots shall be improved or sold and conveyed by it as owner thereof. Each and every one of these covenants, conditions, reservations and restrictions is and all are for the benefit of each owner of land in such subdivision, or any interest therein, and shall inure to and pass with each and every parcel of such subdivision, and shall bind the respective successors in interest of the present owner thereof. These covenants, conditions, reservations and restrictions are and each thereof imposed upon such lots, all of which are to be construed as restrictive covenants running with the title so such lots and with each and every parcel thereof, to-wit:

DECLARATION OF  
CONDITIONS, RESERVATIONS AND RESTRICTIONS  
FOR  
PHEASANT WALK, SECTION SIX

Each and every paragraph I through 24 inclusive of the Declarations and Establishment of Conditions, Reservations and Restrictions for Pheasant Walk Section Two, as recorded on February 8, 1977, In Official Records Book 2638 at Page 967 of the Public Records of Palm Beach County, Florida, are hereby incorporated by reference and hereby adopted as the covenants, conditions, reservations and restrictions for Pheasant Walk Section Six.

In addition to those above-referenced restrictions 1-24, the following is hereby adopted as additional restrictions for Pheasant Walk Section Six:

25. Each homesite shall be equipped with a well which when used in conjunction with the sprinkler system required by restriction no. 5 shall be sufficient to fully and adequately water the homesite's lawn.

26. Color of Residence: All residences shall be painted in earth tones (shades of tan) and shaded of white or such other color or colors as may be approved in writing in advance by the Pheasant Walk Homeowners' Association, Inc. In the event of non-compliance. Pheasant Walk Homeowners' Association, Inc. reserves the right to paint the residence so as to comply with this restriction and assess the owner for the costs thereof.

IN WITNESS WHEREOF, PHEASANT RUN, INC., a Florida corporation, has caused this instrument to be executed by its duly authorized officer, and its corporate seal to be hereunto affixed this 8<sup>th</sup> day of December, 1978.

PHEASANT RUN, Inc.  
STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid, to take acknowledgments, personally appeared ERMINIO P. GIULIANO and ARTHUR V. STROCK, well known to me to be the President and Secretary respectively of the corporation named in the foregoing instrument, and that they acknowledged executing the same, freely and voluntarily under authority duly vested in them, by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid, this 8<sup>th</sup> day of December, 1978.

PHEASANT WALK SECTION SIX

A parcel of land in the East One-Half (E 1/2) of said Section 36, more particularly described as follows: Beginning at the Northeast (NE) corner of said Southeast One-Quarter (SE 1/4) of Section 36; thence run on an assumed bearing of N 89°(nn)' 20" W 1344.32 feet along the North line or said Southeast One-Quarter (SE 1/4) of Section 36 to the Northwest (NW) corner of the Northeast One-Quarter (NE 1/4) of said Southeast One-Quarter (SE 1/4) of Section 36, thence run N 78° 06'00" W 95.84 feet to a point; thence run S 81°01'45" W 110.00 feet to a point on a curve; thence run Southwesterly along the arc of said curve to the right, having a chord bearing of S 12°20'50" W, a radius of 636.00 feet, a central angle of 42! 38'10", for an arc distance of 473.27 feet to the Northwest (NW) corner of Lot 9, Block 28, PHEASANT WALK SECTION FOUR, as recorded in Plat Book 34, Pages 1 and 2, of the Public Records of Palm Beach County, Florida; thence run S 56°20'05" E 110.00 feet along the North line of said Lot 9 to the Southeast (SE) corner thereof, being the Westerly right-of-way line of Sugar Pine Drive as shown on said plat of PHEASANT WALK SECTION FOUR; thence run Northeasterly along the arc of a curve to the left being said Westerly right-of-way line of Sugar Pine Drive, also being concentric to last described curve, having a chord bearing of N31°41'03" E, a radius of 746.00 feet, a central angle of 03 ! 57 '43", for an arc distance of 51.58 feet to a point on the Northerly limits of said PHEASANT WALK SECTION FOUR; thence run S60°17'48" E 185.21 feet along said Northerly limits along a line radial to last described curve to a point; thence run S 18°36'37" E 170.02 feet along the Easterly limits of said PHEASANT WALK SECTION FOUR to a point; thence run S 11°12'45" E 83.63 feet along said Easterly limits to a point; thence run S 05°25'24" E 90.00 feet along said Easterly limits to the Northeast (NE) corner of Lot 3, Block 27 of aforesaid PHEASANT WALK SECTION FOUR; thence run South 87.22 feet along said Easterly limits to the Northeast (NE) corner of Lot 2, Block 27, of said PHEASANT WALK SECTION FOUR; thence run East 110.00 feet along the North line of Lot I, Block 27 of said PHEASANT WALK SECTION FOUR to the Northeast (NE) corner of said Lot I, Block 27; thence continue East 60.00 feet to a point; thence run South 5.98 feet to the Northwest (NW) corner of Lot I, Block 29 of said PHEASANT WALK SECTION FOUR; thence run East 110.00 feet along the North line of said Lot 1, Block 29 to the Northeast corner thereof; thence run South 90.63 feet along the East line of said Lot 1, Block 29 to the Southeast (SE) corner thereof, also being a point on the North right-of-way line of Woods End Road as shown on aforesaid plat of PHEASANT WALK SECTION FOUR; thence run East 18.25 feet along said North right-of-way line to a point on the Easterly boundary of said PHEASANT WALK SECTION FOUR; thence run S 00°19'47" W 60.00 feet along said Easterly boundary to the Northeast (NE) corner of Lot 5, Block 25 of said PHEASANT WALK SECTION FOUR; thence run S 89°40'13" E 872.83 feet along the Easterly extension of the South right-of-way line of aforesaid Woods End Road to a point; thence run N 00! 19'47" E 30.00 feet to a point; thence run S 89°40'13" W 110.11 feet to a point on the East line of aforesaid Southeast One-Quarter (SE 1/4) of Section 36; thence run N 00°18'55" E 1106.58 feet along said East line to the Point of Beginning. Containing an area of 35.99 acres, more or less.

EXHIBIT "A"