

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

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:

A portion of the South 2110 feet, as measured at right angles, of Section 36, Township 46 South, Range 42 East more particularly described as follows: commencing at the Southwest corner of said Section 36; thence run on an assumed bearing of North 2110.03 feet along the West line of said section 36 to a point; thence run S89°40'13"E 749.71 feet along a line 2110 feet North of and parallel to the South line of said section 36, said line also being the North line of Pheasant Walk Section One, according to the plat thereof recorded in Plat Book 31, Page 232 of the Public Records of Palm Beach County, Florida, to the point of beginning; thence continue S89°40'13"E 995.29 feet to a point of curvature of a curve to the right; having a radius of 2400 feet; thence run Southeasterly 597.18 feet along the arc of said curve through a central angle of 14°15'24" to a point; thence run S14°35'11"W 80.00 feet along a radial line to a point on a curve concave to the North having a radius of 2480.00 feet; thence run Southeasterly 386.99 feet along the arc of said curve to the left, whose chord bears S79°53'02"E. through a central angle of 8°56'27" to a point; thence run S5°38'44"W 130.00 feet to a point; thence run S5°55'47"E 61.22 feet to a point; thence run South 221.04 feet to a point; thence run S01°04'12"W 49.68 feet to a point; thence run S4°12'41"W 96.15 feet to a point; thence run S8°12'46"W 89.59 feet to a point: thence run S12°01'02"W 87.00 feet to a point; thence run S16°10'27"W 168.32 feet to a point; thence run N89°40'13"W 45.10 feet to a point; thence run SO°19'47"W 110.00 feet to a point; thence run N89°40'13"W 66.63 feet to a point; thence run SO°19'47" W 170.00 feet to a point; thence run N89°40'13"W 10.26 feet to a point; thence run SO°19'47"W 110.02 feet to a point of intersection with a line 610.00 feet North of, as measured at right angles thereto, and parallel to said South line of Section 36; thence run N89°40'13"W 1190.00 feet along said parallel line to a point: thence run North 280.02 feet to a point: thence run N89°40'13"W 181.53 feet to a point; thence run North 233.50 feet to a point of intersection with the South line of tract A of said Pheasant Walk, Section One; thence run S89°40'13"E 181.53 feet along said south line of Tract A to the Southeast corner thereof; thence run North 886.50 feet along the East line of said Pheasant Walk, Section One; thence run N89°40'13"W 539.86 feet along the North line of Block I of said Pheasant Walk Section One to a point; thence run North 100.00 feet to the point of beginning, containing an area of 45.65 acres, more or less.

Said premises being also known as Pheasant Walk Section Three as recorded in Plat Book 33 Page 15+16 of the Public Records of Palm Beach County, Florida as 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 is imposed upon such lots, all of which are to be construed as restrictive covenants running with the title to such lots and with each and every parcel thereof, to wit:

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

Each and every paragraph, 1 through 24 inclusive of the Declaration 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 Three.

IN WITNESS WHEREOF, Pheasant Run, Inc., a Florida corporation has caused this instrument to be executed by its duly authorized, officer, and it's corporate seal to be hereunto affixed this 2nd day of March, 1977.

PHEASANT RUN, INC.
President

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 at State last aforesaid, this

My Commission expires: