

DECLARATION AND ESTABLISHMENT  
OF  
CONDITIONS, RESERVATIONS AND RESTRICTIONS  
FOR  
PEASANT WALK, SECTION FOUR

KNOW ALL MEN BY THESE PRESENT:

PHEASANT RUM, 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 FOUR as recorded in Plat Book 34, Page 1 and 2, 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 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 FOUR

Each and every paragraph 1 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 FOUR.

In addition to those above referenced restrictions 1-24 the following is hereby adopted as additional restrictions for PHEASANT WALK SECTION FOUR.

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 homeowner's lawn.

26. Color of Residences: All residences shall be painted in earth tones (shades of tan) or shades 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 RUM, 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 21<sup>st</sup> day of March, 1978.

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 aforesald, to take acknowledgments, personally appeared ERMINIO P. GIULIANO and ARTHUR V.. STROCK, well known to me to be the Preadent and Secretary respectively of the corporation named in the foregoing inacruiaent, and that they acknowledged executing the game, freely and voluntarily under authority duly vested in then by aaid corporation and chat 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 21<sup>st</sup> day of March 1978.

#### PHEASANT WALK SECTION FOUR

A PARCEL OF LAND In the South one-half (S 1/2) 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 1745.00 feet along the north right-of-way line of Pheasant Way as shown on the plats of PHEASANT WALK SECTION ONE and PHEASANT WALK SECTION THREE, according to the plats thereof as recorded In Plat Book 31, Page 232 and Plat Book 33, Pages 15 and 16, respectively of the Public Records of Palm Beach County, Florida, to a point of curvature, thence continue easterly along said north right-of-way line of Pheasant Way, being a curve to the right, having a radius of 2400.00 feet, a central angle of 14°15'24", for an arc distance of 597.18 feet to the POINT OF BEGINNING; thence run S14°35'11"W 100.00 feet along a line radial to last described curve to the southwesterly corner of Tract "D" as shown and recorded on said plat of PHEASANT WALK SECTION THREE, thence run easterly along the south line of said Tract "D", being a curve to the left, whose tangent is at right angles to last described radial line, having a radius of 2500.00 feet, a central angle of 8°56'27" for an arc distance of 390.12 feet to a point, said point being the northeast corner of Lot 12, Block 12 of said PHEASANT WALK SECTION THREE, thence run S5°38'44" W 110.00 feet along the east line of said Lot 12 to a point; thence run S5°55'47"E 61.22 feet to the northeast corner of Lot I, Block 13 of said PHEASANT WALK SECTION THREE: thence run southwesterly along the east line of Lots 1 thru 7, Block 13. of said PHEASANT WALK SECTION THREE, the following courses and distances: South 221.04 feet, S1°04'12"W 49.68 feet, S8°12'41"W 96.15 feet, S8°12'46"W 39.59 feet, S12°01'02" W 87.00 feet, S16°10'27"W 168.32 feet to a point on the south right-of-way line of Cypress Knee Drive as shown on said plat of PHEASANT WALK SECTION THREE, thence run N89°40'13"W 45.10 feet along said south right-of-way line to an intersection with the northeast corner of Lot 1, Block 10 of said PHEASANT WALK SECTION THREE; thence run S0°19'47"W 110.00 feet along the east line of said Lot 1, to a point, thence run S89°40'13"E 173.37 feet to a point: thence run N79°16'35"S 137.76 feet to a point; thence run S17°15'47"E 119.21 feet to a point; thence run S89°40'13"E 60.32 feet to a point; thence run northeasterly along the arc of a curve to the right, whose chord bears N°53'49"E having a radius of 270.00 feet a central angle of 1°58'49" for an arc distance of 9.33 feet to a point; thence run S89°40'13"E 118.45 feet to a point; thence run N12°55'41"E 91.17 feet to a point; thence run N14°07'52"E 90.78 feet to a point; thence run N11°33'08"E 79.39 feet to a point, thence run S79°39'07"E 170.00 feet to a point, thence run northeasterly along the arc of a curve to the left, whose tangent is at right angles to last described course, having a radius of 2060.00 feet, a central angle of 1°09'59", for an arc distance of 41.93 feet to a point; thence run S80°49'06"E 109.64 feet along a line radial to last described curve to a point, thence run N10°00'03"E 19.06 feet to a point; thence run N7°34'55"E 83.07 feet to a point; thence run N5°21'46"E 85.00 feet to a point; thence run N3°07'06" E 85.00 feet to a point; thence run N0°59'53"E 75.60 feet to a point; thence run North 94.40 feet to a point; thence run East 110.00 feet to a point; thence run N84°49'14"E 60.25 feet to a point; thence run East 110.00 feet to a point; thence run South 85.00 feet to a point thence run S0°40'38" W 85.00 feet to a point; thence run S88°21'33"E 170.00 feet to a point of Intersection with a curve concave to the west; thence run northerly along said curve having a radius of 2620.00 feet, a central angle of 0°47'26" and a chord bearing of N1° 14'44"E for an arc distance of 36.16 feet.

EXHIBIT A