

Prepared by and returned to:

Becker & Poliakoff, P.A.
David H. Rogel, Esquire
2525 Ponce de Leon Blvd., Suite 825
Coral Gables, FL 33134

NOTICE OF GULFVIEW POINTE HOMEOWNERS' ASSOCIATION, INC., UNDER SECTION 720.3032, FLORIDA STATUTES TO PRESERVE AND PROTECT COVENANTS AND RESTRICTIONS FROM EXTINGUISHMENT UNDER THE MARKETABLE RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES

Pursuant to Section 721.05(2)(b), Florida Statutes, and Section 720.3032, Florida Statutes, the undersigned Property Owners' Association files this Notice:

NOTICE TO RECORDER: Please index both the legal name of the Association and the name(s) shown in Item 3.

1. Legal Name of Association: **Gulfview Pointe Homeowners' Association, Inc.**, a Florida Corporation Not-for-Profit, f/k/a Roosevelt Annex Homeowners' Association, Inc.

2. Mailing and Physical addresses of the Association:

Mailing Address: 2601 Gulfview Drive, Key West, FL 33040

Physical Address: 2603 Gulfview Drive; 2605 Gulf view Drive; 2607 Gulfview Drive; 2609 Gulfview Drive; 2611 Gulfview Drive; 2613 Gulfview Drive; 2615 Gulfview Drive; 2617 Gulfview Drive; 2619 Gulfview Drive; 2621 Gulfview Drive; 2623 Gulfview Drive; 2625 Gulfview Drive; 2627 Gulfview Drive; 2629 Gulfview Drive; 2631 Gulfview Drive; 2633 Gulfview Drive; 2635 Gulfview Drive; 2637 Gulfview Drive; 2639 Gulfview Drive; 2641 Gulfview Drive; 2643 Gulfview Drive; 2645 Gulfview Drive; 2647 Gulfview Drive; 2649 Gulfview Drive; 2651 Gulfview Drive, Key West, FL 33040.

3. Names of the subdivision plats, or, if none, common name of Community: **Gulfview Pointe, Private Waterfront Homes, f/k/a Roosevelt Annex, Private Waterfront Homes**

4. Name, address, and telephone number for management company if any: N/A

5. This notice does constitute a notice to preserve and protect covenants or restrictions from extinguishment under the Marketable Record Title Act.

6. The following covenants and restrictions affect the Community which the Association desires to be preserved from extinguishment:
- a. Declaration of Protective Covenants, Restrictions, and Easements for The Roosevelt Annex, Private Waterfront Homes, recorded on August 11, 1998, at Official Records Book 1531, Page 1615 *et seq.*, of the Public Records of Monroe County, Florida, as amended or supplemented from time to time in accordance with the terms, provisions and conditions thereof, including but not limited to:
 - i. First Amendment to the Declaration of Protective Covenants, Restrictions, and Easements recorded on July 19, 2006, at O.R. Book 2225, Page 744 *et seq.*, of the Public Records of Monroe County, Florida; and
 - ii. Second Amendment to the Declaration of Protective Covenants, Restrictions, and Easements recorded on February 1, 2024, at O.R. Book 3260, Page 1388 *et seq.*, of the Public Records of Monroe County, Florida.
7. The legal description of the Community affected by the listed covenants or restrictions is described in Exhibit A to the original Declaration recorded at Official Records Book 1531, Page 1615 *et seq.*, of the Public Records of Monroe County, Florida, a copy of which is attached to this Notice.

This notice is filed on behalf of **Gulfview Pointe Homeowners' Association, Inc.**, as of the date signed below.

WITNESSES:
(TWO)

**GULFVIEW POINTE HOMEOWNERS'
ASSOCIATION, INC.**

Kathleen M. Allard
Witness #1 Signature
Kathleen M Allard
Witness #1 Printed Name

BY: Steve M. Choate
Steve M. Choate, President
2629 Gulfview Drive
Key West, FL 33040

2603 Gulfview Dr
Key West FL 33040
Witness #1 Address

Date: 2/12/24

Kelly R
Witness #2 Signature
Kelly Rivera
Witness #2 Printed Name

(CORPORATE SEAL)

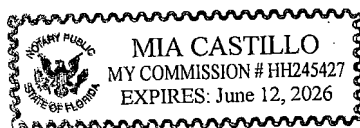
1201 Simonton St.
Key West, FL 33040
Witness #2 Address

STATE OF FLORIDA)

) SS:

COUNTY OF MONROE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2nd day of February 2026, by Steve M. Choate as President of Gulfview Pointe Homeowners' Association, Inc., a Florida Corporation, on behalf of the corporation. He/She is ☐ personally known to me or ☒ has produced FLDL (type of identification) as identification.



Mia Castillo

Notary Public

Mia Castillo

Printed Name

My commission expires: June 12, 2026

Legal Description: North Parcel, with Entrance Road

A parcel of land located on the Northerly side of the Island of Key West, Monroe County, Florida, and being more particularly described as follows: COMMENCING at the intersection of the Southwesterly property line of the City of Key West Swimming Pool and the Northwesterly Right-of-Way Line of North Roosevelt Boulevard (U.S. Highway No. 1), said point also being the Southeasterly corner of "HILTON HAVEN", according to the plat thereof, as recorded in Plat Book 2, at page 108, of the Public Records of Monroe County, Florida; thence N 47°46'01" E along the said Northwesterly Right-of-Way Line of said North Roosevelt Boulevard for 661.03 feet to the Point of Beginning; thence meander the Mean High Water Line of the Bay of Florida as located by Task Engineers, Inc. on September 7, 1985 for the following metes and bounds; thence N.42°13'59"W., a distance of 24.36 feet; thence N.10°01'16"W., a distance of 4.02 feet; thence N.39°04'10"W., a distance of 52.77 feet; thence N.48°09'57"W., a distance of 22.15 feet; thence N.45°53'21"W., a distance of 39.05 feet; thence N.49°23'37"W., a distance of 30.63 feet; thence N.47°25'57"W., a distance of 21.83 feet; thence N.49°11'33"W., a distance of 45.09 feet; thence N.40°32'07"W., a distance of 36.55 feet; thence N.41°36'39"W., a distance of 50.08 feet; thence N.37°12'55"W., a distance of 18.52 feet; thence N.41°32'48"W., a distance of 47.02 feet; thence N.42°22'04"W., a distance of 68.24 feet; thence N.35°45'04"W., a distance of 30.97 feet; thence N.42°34'23"W., a distance of 28.75 feet; thence N.40°27'55"W., a distance of 47.05 feet; thence N.50°46'39"W., a distance of 27.12 feet; thence N.42°21'38"W., a distance of 49.86 feet; thence N.35°07'11"W., a distance of 25.76 feet; thence N.04°54'09"E., a distance of 5.50 feet; thence N.04°54'09"E., a distance of 2.25 feet; thence N.13°38'42"W., a distance of 29.81 feet; thence N.29°11'03"W., a distance of 15.03 feet; thence N.14°01'43"W., a distance of 28.71 feet; thence N.50°31'05"E., a distance of 48.11 feet; thence N.56°49'01"E., a distance of 25.12 feet; thence N.72°25'20"E., a distance of 24.18 feet; thence N.58°34'19"E., a distance of 23.65 feet; thence N.54°41'07"E., a distance of 55.02 feet; thence N.61°18'59"E., a distance of 67.86 feet; thence N.62°13'03"E., a distance of 38.09 feet; thence N.49°23'34"E., a distance of 39.40 feet; thence N.67°20'05"E., a distance of 17.78 feet; thence N.56°03'13"E., a distance of 51.24 feet; thence N.62°06'41"E., a distance of 32.19 feet; thence N.73°19'30"E., a distance of 44.14 feet; thence N.16°17'10"E., a distance of 19.12 feet; thence S.57°01'31"E., a distance of 11.23 feet; thence N.53°20'41"E., a distance of 59.48 feet; thence N.66°44'53"E., a distance of 57.81 feet; thence N.66°44'53"E., a distance of 33.00 feet; thence N.09°47'31"E., a distance of 17.48 feet; thence S.89°54'24"E., a distance of 15.90 feet; thence S.53°54'03"E., a distance of 19.42 feet; thence S.33°56'53"E., a distance of 20.75 feet; thence S.45°13'16"E., a distance of 46.18 feet; thence S.35°29'16"E., a distance of 72.91 feet; thence S.45°48'30"E., a distance of 31.92 feet; thence S.55°34'16"W., and leaving the said Mean High Water Line a distance of 514.75 feet; thence S.05°21'11"E., a distance of 179.54 feet; thence S.42°13'59"E., a distance of 288.83 feet; thence S.87°13'59"E., a distance of 84.85 feet to the said Northwesterly Right-of-Way line of North Roosevelt Blvd; thence S.47°46'01"W., and along the said Northwesterly Right-of-Way Line of North Roosevelt Blvd. a distance of 120.00 feet to the Point of Beginning.

Parcel contains 4.37 acres, more or less.

FILE #1079233
BK#1531 Pg#1668

**CORPORATE RESOLUTION TO PRESERVE THE DECLARATION OF PROTECTIVE
COVENANTS, RESTRICTIONS AND EASEMENTS**

GULFVIEW POINTE HOMEOWNERS' ASSOCIATION, INC.

DATE OF BOARD MEETING: FEBRUARY 2, 2026

WHEREAS, the Declaration of Protective Covenants, Restrictions, and Easements of The Roosevelt Annex, Private Waterfront Homes, was recorded on August 11, 1998, at Official Records Book 1531, Page 1615 *et seq.*, of the Public Records of Monroe County, Florida (the "Declaration"); and

WHEREAS, the Declaration affects the following real property: the legal description of the Community affected by the listed covenants or restrictions is described in Exhibit A to the original Declaration recorded at Official Records Book 1531, Page 1615 *et seq.*, of the Public Records of Monroe County, Florida; and

WHEREAS, the Declaration has been amended from time to time; and

WHEREAS, pursuant to Chapter 712, Florida Statutes, under the Marketable Record Title Act ("MRTA"), the Declaration will be extinguished by operation of law unless preserved pursuant to MRTA; and

WHEREAS, the Board of Directors held a properly noticed Board meeting on February 2, 2026 to consider the desirability of filing a notice to preserve the Declaration from extinguishment under the Marketable Record Title Act, Chapter 712, Florida Statutes, and to authorize and direct the appropriate officer to file a notice in accordance with Section 720.3032, Florida Statutes.

NOW THEREFORE, be it resolved as follows:

1. Upon the motion made by Kathleen Allard and seconded by Peter Rysman, the Board of Directors shall take all actions necessary to preserve the Declaration of Protective Covenants, Restrictions, and Easements of The Roosevelt Annex, Private Waterfront Homes, which was recorded on August 11, 1998, at Official Records Book 1531, Page 1615 *et seq.*, of the Public Records of Monroe County, Florida, as amended and supplemented from time to time (the "Declaration") and authorizes the President to record the "Notice of Gulfview Pointe Homeowners' Association, Inc., under Section 720.3032, Florida Statutes, to Preserve and Protect Covenants and Restrictions from Extinguishment under the Marketable Record Title Act, Chapter 712, Florida Statutes," pursuant to Section 720.3032, Florida Statutes, in the Public Records to avoid the effects of Section 712.01 *et seq.*, Florida Statutes, on the Declaration.
2. This Resolution was considered at a meeting held the 2nd day of February, 2026, at which five (5) Directors (a quorum) were present. 5 Directors voted in favor of the Resolution and 0 Directors voted against the Resolution.

DONE this 2nd day of February 2026.

GULFVIEW POINTE HOMEOWNERS'
ASSOCIATION, INC.

BY: Steve M. Choate
Steve M. Choate, President

Date: 2/2/26

(CORPORATE SEAL)