

Record and Return to:
LEANNE B. WAGNER, ESQ.
Frank, Weinberg & Black, P.L.
140 South Beach Street, Suite 310
Daytona Beach, FL 32114

**SUMMARY MARKETABLE RECORD TITLE ACT NOTICE
FOR WINDSOR HILL OF PORT ORANGE
HOMEOWNERS' ASSOCIATION INC.**

This SUMMARY MARKETABLE RECORD TITLE ACT NOTICE is given by WINDSOR HILL OF PORT ORANGE HOMEOWNERS' ASSOCIATION INC., under §720.3032, Florida Statutes, as and for its notice to preserve and protect covenants and restrictions from extinguishment under the Marketable Record Title Act, Chapter 712, Florida Statutes.

Instructions to recorder: Please index both the legal name of the Association and the names shown in item 3.

1. Legal name of association:

WINDSOR HILL OF PORT ORANGE HOMEOWNERS' ASSOCIATION INC.

2. Mailing and physical addresses of Association:

Mailing address:

**1648 Taylor Road
PMB 365
Port Orange, FL 32128**

Physical addresses:

**Hyde Park Drive
North Wembley Circle
South Wembley Circle
Surrey Park Drive
Windsor Hill Drive
Port Orange, FL 32129**

3. Names of the subdivision plats, or, if none, common name of community:

WINDSOR HILL - PHASES I, II and III

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

NONE

5. This notice does (X) does not () constitute a notice to preserve and protect covenants or restrictions from extinguishment under the Marketable Record Title Act.

6. The following are covenants or restrictions affecting the community which the Association desires to be preserved from extinguishment:

Name of Instrument	Official Records Book	Page	Instrument Number (if any)	Date
Declaration of Covenants, Conditions and Restrictions	3675	1687		August 15, 1991

7. The legal description of the community affected by the listed covenants or restrictions is:

WINDSOR HILL – PHASE I, II and III (with the exception of Tract "A"), according to the Plats thereof as recorded in Plat Book 43, Page 186 of the Public Records of Volusia County, Florida, and Plat Book 44, Page 15 of the Public Records of Volusia County, Florida.

This notice is filed on behalf of **WINDSOR HILL OF PORT ORANGE HOMEOWNERS' ASSOCIATION, INC.** as of the 3 day of February, 2021.

**WINDSOR HILL OF PORT ORANGE
HOMEOWNERS' ASSOCIATION, INC.**

By: _____

TERRI BARR, President

Attest:

By _____

JEFFREY SUMNER, Secretary

State of FLORIDA)

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County of VOLUSIA)

The foregoing instrument was acknowledged before me this 3 day of February, 2021, by TERRI BARR, as President of WINDSOR HILL OF PORT ORANGE HOMEOWNERS' ASSOCIATION, INC., who appeared before me by means of () physical presence or () online notarization, who () is personally known to me or (X) produced FL Drivers License as identification.

My commission expires:



Kristin M. Downer
Comm. # [REDACTED]
Expires: May 15, 2025
Bonded Thru Aaron Notary

Kristin M. Downer
Notary Public, State of Florida

Kristin M. Downer
Printed Name of Notary Public