

**NOTICE OF DEVONSHIRE NEIGHBORHOOD 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**

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

1. LEGAL NAME OF ASSOCIATION: Devonshire Neighborhood Association, Inc.
2. MAILING AND PHYSICAL ADDRESS OF ASSOCIATION: c/o Leland Management, Inc., 6972 Lake Gloria Boulevard, Orlando, FL, 32809
3. SUBDIVISION PLATS: See Exhibit "A", attached hereto and incorporated herein by reference.
4. NAME, ADDRESS, AND TELEPHONE NUMBER FOR COMMUNITY ASSOCIATION MANAGEMENT COMPANY: c/o Leland Management, Inc., 6972 Lake Gloria Boulevard, Orlando, FL, 32809 – (407) 447-9955
5. THIS NOTICE CONSTITUTES A NOTICE TO PRESERVE AND PROTECT COVENANTS AND RESTRICTIONS FROM EXTINGUISHMENT UNDER THE MARKETABLE RECORD TITLE ACT.
6. THE FOLLOWING COVENANTS OR RESTRICTIONS AFFECTING THE COMMUNITY WHICH THE ASSOCIATION DESIRES TO BE PRESERVED FROM EXTINGUISHMENT: See Exhibit "B" attached hereto and incorporated herein by reference.
7. THE LEGAL DESCRIPTION OF THE COMMUNITY AFFECTED BY THE LISTED COVENANTS OR RESTRICTIONS IS ATTACHED HERETO, INCORPORATED HEREIN BY REFERENCE, AND MARKED EXHIBIT "C".

This notice was executed by the Devonshire Neighborhood Homeowners Association, Inc., this
21 day of January, 2025.

DEVONSHIRE NEIGHBORHOOD
ASSOCIATION, INC.

By: _____

_____, President

Address: 1900 Kings Ridge Blvd

WITNESSES:

John G. Denny

Witness Signature

Print Name: John G. Denny

Address: 1900 Kings Ridge Blvd

Brian K. S.
Witness Signature

Print Name: Brian K. S.

Address: 1900 KINGSRIDGE BLVD.

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing notice of the Devonshire Neighborhood Association, Inc. ("Association") was
acknowledged before me this 21 day of January, 2025, by
John M. S., as President of the Association.

Chace Davis
Notary Public Signature
Notary Stamp or Seal:

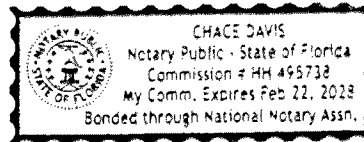


EXHIBIT "A" (SUBDIVISION PLATS)

DEVONSHIRE AT KINGS RIDGE, Phase One, according to the plat thereof recorded at Plat Book 37, Page 29, Public Records of Lake County, Florida.

DEVONSHIRE AT KINGS RIDGE, Phase Two, according to the plat thereof recorded at Plat Book 46, Page 39, Public Records of Lake County, Florida.

END OF EXHIBIT "A"

EXHIBIT "B" (COVENANTS SOUGHT TO BE PRESERVED)

TITLE	OFFICIAL RECORDS BOOK	PAGE
Declaration	1417	323
First Amendment	1443	1831
Second Amendment	1447	1111
Third Amendment	1593	0257
Fourth Amendment	1603	0843

END OF EXHIBIT "B"

EXHIBIT "C" (LEGAL DESCRIPTION OF AFFECTED LAND)**DESCRIPTION**

A PARCEL OF LAND LYING WITHIN SECTION 4, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 4; THENCE
ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 4 RUN
N89°47'11"W 2650.48 FEET TO THE NORTH 1/4 CORNER OF SECTION 4;
THENCE S22°57'45"W 2618.13 FEET TO THE POINT OF BEGINNING; THENCE
S89°48'54"E 751.89 FEET; THENCE S00°11'06"W 488.70 FEET TO THE
BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 940.00
FEET; THENCE SOUTHERLY 238.71 FEET ALONG THE ARC THEREOF THROUGH A
CENTRAL ANGLE OF 14°32'59" TO THE END OF SAID CURVE; THENCE
S14°44'05"W 118.70 FEET TO THE BEGINNING OF A CURVE CONCAVE
SOUTHEASTERLY AND HAVING A RADIUS OF 1060.00 FEET; THENCE
SOUTHWESTERLY 88.85 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL
ANGLE OF 04°48'10" TO THE END OF SAID CURVE; THENCE S09°55'56"W
397.40 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND
HAVING A RADIUS OF 140.00 FEET; THENCE SOUTHWESTERLY 117.32 FEET
ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 48°00'51" TO THE
END OF SAID CURVE; THENCE S57°56'47"W 197.79 FEET; THENCE
S53°45'00"W 70.00 FEET TO A POINT ON A CURVE CONCAVE
SOUTHWESTERLY AND HAVING A RADIUS OF 750.00 FEET TO WHICH A RADIAL
LINE BEARS N53°45'00"E; THENCE NORTHWESTERLY 565.06 FEET ALONG
THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 43°10'02" TO THE
BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS
OF 500.00 FEET; THENCE WESTERLY 174.08 FEET ALONG THE ARC THEREOF
THROUGH A CENTRAL ANGLE OF 19°56'54" TO THE END OF SAID CURVE;
THENCE S80°38'04"W 478.96 FEET TO THE BEGINNING OF A CURVE
CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 450.00 FEET; THENCE
SOUTHWESTERLY 386.52 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL
ANGLE OF 49°12'47" TO THE END OF SAID CURVE; THENCE S31°25'17"W
162.83 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND
HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHWESTERLY 265.15 FEET
ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 33°45'38" TO THE
END OF SAID CURVE; THENCE S65°10'55"W 3.26 FEET TO THE BEGINNING
OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET;
THENCE SOUTHWESTERLY 39.27 FEET ALONG THE ARC THEREOF THROUGH A
CENTRAL ANGLE OF 90°00'00" TO THE POINT OF CUSP; SAID POINT BEING
ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 27;
THENCE ALONG SAID RIGHT-OF-WAY LINE RUN N24°49'05"W 150.00 FEET;
THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN N65°10'55"E 28.26
FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING
A RADIUS OF 325.00 FEET; THENCE NORTHEASTERLY 191.50 FEET ALONG THE
ARC THEREOF THROUGH A CENTRAL ANGLE OF 33°45'38" TO THE END OF
SAID CURVE; THENCE N31°25'17"E 162.83 FEET TO THE BEGINNING OF A
CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 575.00 FEET;
THENCE NORTHEASTERLY 493.88 FEET ALONG THE ARC THEREOF THROUGH A
CENTRAL ANGLE OF 49°12'47" TO THE END OF SAID CURVE; THENCE
N80°38'04"E 230.90 FEET; THENCE S00°11'06"W 25.35 FEET; THENCE
N80°38'04"E 73.57 FEET TO THE BEGINNING OF A CURVE CONCAVE
SOUTHERLY AND HAVING A RADIUS OF 1118.30 FEET; THENCE EASTERLY
356.15 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF
18°14'49" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE
SOUTHWESTERLY AND HAVING A RADIUS OF 820.00 FEET; THENCE
SOUTHEASTERLY 109.26 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL
ANGLE OF 07°38'04"; THENCE DEPARTING SAID CURVE ALONG A NON-
RADIAL LINE RUN N25°17'03"E 87.21 FEET TO THE BEGINNING OF A
CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 275.00 FEET;
THENCE NORTHEASTERLY 237.62 FEET ALONG THE ARC THEREOF THROUGH A
CENTRAL ANGLE OF 49°30'29" TO THE END OF SAID CURVE; THENCE
N74°47'32"E 160.17 FEET; THENCE N74°45'11"E 59.40 FEET; THENCE
N47°41'57"E 41.92 FEET; THENCE S67°05'10"E 100.00 FEET TO A
POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF
150.00 FEET TO WHICH A RADIAL LINE BEARS S67°05'10"E; THENCE
NORTHEASTERLY 35.39 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL
ANGLE OF 13°31'05" TO THE BEGINNING OF A REVERSE CURVE CONCAVE
SOUTHEASTERLY AND HAVING A RADIUS OF 1230.00 FEET; THENCE
NORTHEASTERLY 114.61 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL
ANGLE OF 05°20'20" TO THE END OF SAID CURVE; THENCE N14°44'05"E
50.87 FEET; THENCE N75°15'55"W 100.00 FEET; THENCE N14°44'05"E
67.83 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING
A RADIUS OF 670.00 FEET; THENCE NORTHERLY 158.84 FEET ALONG THE ARC
THEREOF THROUGH A CENTRAL ANGLE OF 13°35'00"; THENCE DEPARTING
SAID CURVE ALONG A NON-RADIAL LINE RUN N89°48'54"W 249.17 FEET TO

A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET TO WHICH A RADIAL LINE BEARS S49°08'18"E; THENCE SOUTHWESTERLY 31.50 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 09°01'22" TO THE END OF SAID CURVE; THENCE S49°53'04"W 137.78 FEET; THENCE N40°06'56"W 50.00 FEET; THENCE S49°53'04"W 54.79 FEET; THENCE N40°06'56"W 55.90 FEET; THENCE N00°41'53"E 565.99 FEET TO THE POINT OF BEGINNING.

DESCRIPTION

DEVONSHIRE AT KINGS RIDGE PHASE II

A PARCEL OF LAND LYING WITHIN SECTION 4, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF TRACT "C", DEVONSHIRE AT KINGS RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 29 THROUGH 31, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE CONTINUE ALONG THE BOUNDARY OF SAID PLAT THE FOLLOWING TWO COURSES; RUN N49°53'04"E 54.79 FEET; THENCE S40°06'56"E 50.00 FEET; THENCE DEPARTING SAID PLATTED BOUNDARY, RUN S49°53'04"W 88.46 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY 15.66 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 04°29'12"; THENCE DEPARTING SAID CURVE ALONG A NON-RADIAL LINE RUN S32°07'26"E 100.12 FEET; THENCE S51°41'03"W 50.64 FEET; THENCE S80°10'41"W 124.68 FEET; THENCE N89°49'14"W 180.00 FEET; THENCE S59°26'53"W 51.99 FEET; THENCE S55°19'04"W 75.99 FEET; THENCE N89°48'54"W 217.05 FEET; THENCE N00°11'06"E 319.98 FEET; THENCE S89°49'14"E 582.49 FEET TO A CORNER ON THE WEST BOUNDARY SAID TRACT "C"; THENCE ALONG SAID BOUNDARY OF TRACT "C" RUN S40°06'56"E 55.90 FEET TO THE POINT OF BEGINNING.

END OF EXHIBIT "C"