

PREPARED BY AND RETURN TO:
CIANFRONE, NIKOLOFF, GRANT & GREENBERG, P.A.
1964 BAYSHORE BLVD., SUITE A
DUNEDIN, FLORIDA 34698

**NOTICE OF PRESERVATION OF THE
DECLARATION**

Pursuant to Florida Statute §720.3032, this notice constitutes a notice to preserve and protect covenants and restrictions from possible extinguishment under the Marketable Record Title Act, Chapter 712 of the Florida Statutes wherein the Arbor Lakes Property Owners Association, Inc. whose post office address is c/o Qualified Property Management, 6606 W. Gulf to Lake Hwy., Crystal River, FL 34429 and whose physical address is in Hernando, Florida, one specific lot being at the address of 4451 N. Webster Island Terrace, Hernando, Florida 34442 files this notice, that the Declaration of Protective Covenants and Restrictions for Arbor Lakes – Unit I recorded at O.R. Book 973, Page 163 et seq. of the public records of Citrus County, Florida, as same has been amended, supplemented or resolutions adopted and recorded at O.R. Book 1168, Page 676 et seq.; O.R. Book 1302, Page 939 et seq.; O.R. Book 1309, Page 962 et seq.; O.R. Book 1740, Page 863 et seq. and re-recorded at O.R. Book 1804, Page 2219 et seq.; O.R. Book 2075, Page 1772 et seq.; O.R. Book 2753, Page 869 et seq.; O.R. Book 2807, Page 573 et seq.; O.R. Book 2807, Page 586 et seq.; and O.R. Book 3128, Page 2198 et seq., all of the public records of Citrus County, Florida, has been preserved for thirty (30) years from the filing date of this Notice to protect against the possible extinguishing effects of the Marketable Record Title Act, Chapter 712 of the Florida Statutes.

Additionally, the recorded agreements affecting various lots within the community which are recorded at O.R. Book 1837, Page 1443 et seq.; O.R. Book 1837, Page 1471 et seq.; O.R. Book 2075, Page 1777 et seq.; O.R. Book 2940, Page 1218 et seq.; O.R. Book 2952, Page 2254 et seq.; O.R. Book 2952, Page 2269 et seq.; O.R. Book 2974, Page 1773 et seq.; O.R. Book 2981, Page 132 et seq.; O.R. Book 2983, Page 173 et seq.; and O.R. Book 3024, Page 976 et seq., all of the public records of Citrus County, Florida, have also been preserved for thirty (30) years from the filing date of this Notice to protect against the possible extinguishing effects of the Marketable Record Title Act, Chapter 712 of the Florida Statutes.

The name of the Subdivision Plats affected and encumbered by the Declaration and all of the amendments referenced above, are Arbor Lakes – Unit I; Arbor Lakes – Unit II; Arbor Lakes – Unit III; and Arbor Lakes – Unit IV as reflected in Plat Book 15, Pages 75 through 79; Plat Book 16, Page 99; Plat Book 17, Pages 8 through 9; and Plat Book 17, Pages 64 through 65, all of the public records of Citrus County, Florida. The subdivision is commonly referred to as Arbor Lakes.

The name, address and telephone number for the current community association management company is:

Qualified Property Management
6606 W. Gulf to Lake Hwy.
Crystal River, FL 34429
877-869-9700

The Amended and Restated Articles of Incorporation of Arbor Lakes Property Owners Association, Inc. and the Amended and Restated By-Laws of Arbor Lakes Property Owners Association, Inc. are recorded as Exhibits to the Amended and Restated Declaration of Protective Covenants and Restrictions for Arbor Lakes – Units I, II, III & IV recorded at O.R. Book 1804, Page 2219 et seq., as same have been amended from time to time, and are incorporated herein by this reference.

Approval of the preservation of the Declaration of Protective Covenants and Restrictions for Arbor Lakes – Unit I recorded at O.R. Book 973, Page 163 et seq. of the public records of Citrus County, Florida and the referenced amendments and the various recorded agreements was by a 7 to 0 vote of the Board of Directors of Arbor Lakes Property Owners Association, Inc. at a duly noticed and called meeting taking place on February 8, 2021 in favor of preservation of the above-referenced recorded documents to prevent their possible extinguishment under the Marketable Record Title Act.

The Land affected by this Notice is as described in the Plats recorded in Plat Book 15, Pages 75 through 79; Plat Book 16, Page 99; Plat Book 17, Pages 8 through 9; and Plat Book 17, Pages 64 through 65, all of the public records of Citrus County, Florida.

INSTRUCTIONS TO RECORDER: PLEASE INDEX BOTH THE LEGAL NAME OF THE ASSOCIATION, **ARBOR LAKES PROPERTY OWNERS ASSOCIATION, INC.**, AND THE NAME OF THE SUBDIVISION PLATS, ARBOR LAKES – UNIT I; ARBOR LAKES – UNIT II; ARBOR LAKES – UNIT III; and ARBOR LAKES – UNIT IV.

WITNESSES:

ARBOR LAKES PROPERTY OWNERS ASSOCIATION, INC.


Malcolm Fowler
Witness Signature
Malcolm Fowler
Printed Name

By: *George Brice Maccubbin, IV*
George Brice Maccubbin V, as President

Haren Newhart
Witness Signature
Haren Newhart
Printed Name

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 10 day of February, 2021, by George Brice Maccubbin V, as President of ARBOR LAKES PROPERTY OWNERS ASSOCIATION, INC., and is personally known to me or has produced FLDC as identification.

 William H. Watts
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG110354
Expires 5/31/2021

William H. Watts
Notary Public