

This Instrument Prepared By:  
Michael J. Prohidney, Esq.  
Tilden & Prohidney, P.L.  
431 12<sup>th</sup> Street West, Suite 204  
Bradenton, Florida 34205

**NOTICE OF THE FOREST OAKS SUBDIVISION ASSOCIATION, INC., UNDER  
720.3032, FLORIDA STATUTES, AND NOTICE TO PRESERVE AND PROTECT  
COVENANTS AND RESTRICTIONS FROM EXTINGUISHMENT UNDER THE  
MARKETABLE RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES**

---

This document executed on this 13 day of December 2023, shall serve as notice of **THE FOREST OAKS SUBDIVISION ASSOCIATION, INC.**, a Florida corporation not-for-profit, its successors and assigns (the "Association"), under Section 720.3032, Florida Statutes, to preserve and protect the DECLARATION OF COVENANTS AND RESTRICTIONS FOR FOREST OAKS SUBDIVISION COMMUNITY, as it may be supplemented and amended from time to time, from extinguishment under the Marketable Record Title Act, Chapter 712, Florida Statutes.

**INSTRUCTIONS TO RECORDER:** Please index both the legal name of the Association ("THE FOREST OAKS SUBDIVISION ASSOCIATION, INC.") and the common names shown in item 3.

1. The legal name of the Association is **THE FOREST OAKS SUBDIVISION ASSOCIATION, INC.**,
2. The mailing address of the Association is Post Office Box 20913, Sarasota, Florida 34276, and the physical address of the Association is 5325 Matthew Court, in care of Steven Young, President, Sarasota, Florida 34231.
3. The name of the subdivision is commonly known as **FOREST OAKS SUBDIVISION**, as described in Plat Book 37, Pages 4, 4A through 4C, of the Public Records of Sarasota County, Florida.
4. The Association is not professionally managed.
5. This notice does constitute a notice to preserve and protect the covenants and restrictions from extinguishment under the Marketable Record Title Act, Chapter 712, Florida Statutes.
6. The Association is governed by and, therefore, is hereby preserving that certain Declaration of Covenants and Restrictions for Forest Oaks Subdivision Community, recorded on October 11, 1994, as Instrument no. 94122040, in Official Records Book 2676, Page 2654, of the Public Records of Sarasota County, Florida, and all other amendments thereto, including but not limited to that certain Amendment to Declaration of Covenants and Restrictions for Forest Oaks Subdivision Association, Inc., dated and recorded on March 22, 2006, as Instrument no. 2006053524, of the Public Records of Sarasota County, Florida (collectively, the "Declaration").

7. The full and complete legal description of all lands affected by this notice and the listed covenants or restrictions, and which is described in the Declaration, are attached hereto, and incorporated herein as Exhibit "A."

8. At a meeting held on November 20, 2023, the Board of Directors of the Association unanimously voted to preserve the Declaration and protect the Declaration from extinguishment by the operation of the Marketable Record Title to Real Property Act, Chapter 712, Florida Statutes, pursuant to the provisions of Section 712.05, Florida Statutes. Accordingly, this Notice has the effect of preserving the Declaration, for a period of not longer than thirty (30) years following the recordation of this Notice among the Public Records of Sarasota County, Florida.

9. Attached to this Notice, as Exhibit "B," is an Affidavit executed by the President of the Association (also being a member of the Board of Directors) affirming that the Board of Directors of the Association caused a statement, meeting the requirements of Section 712.06, Florida Statutes, to be included in a notice which was mailed to all members of the Association together with the Statement of Marketable Title Action described in Section 712.06(1)(b) of the Florida Statutes, not less than seven (7) days prior to the Meeting.

IN WITNESS WHEREOF, the Association has executed this Notice in manner and form sufficient to bind it as of the date set forth above.

THE FOREST OAKS SUBDIVISION  
ASSOCIATION, INC.,  
a Florida corporation not-for-profit

WITNESSES:

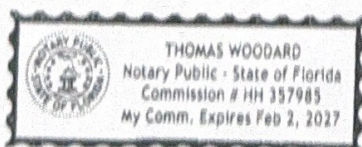
By: [Signature] By: [Signature]  
Print Name: AGRICIO A. ARGANDONA Steven Young, as President

By: [Signature] Attest:  
Print Name: DEBRA LEAVITT By: [Signature]  
Terry Leavitt, as Secretary

STATE OF FLORIDA  
COUNTY OF Sarasota

**SWORN TO AND SUBSCRIBED** before me by means of ☒ physical presence or ☐ online notarization, this 13<sup>th</sup> day of December 2023, by Steven Young and Terry Leavitt, as President and Secretary, respectively, of THE FOREST OAKS SUBDIVISION ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of the corporation, who ☒ produced Florida Driver License as identification or ☐ is personally known to me.

[Signature]  
Signature of Notary Public  
Print Name: Thomas Woodard  
My Commission expires on 2/2/27  
NOTARY PUBLIC - STATE OF FLORIDA



This Instrument Prepared By:  
Tilden & Prohidney, P.L.  
431 12<sup>th</sup> Street West, Suite 204  
Bradenton, Florida 34205

**THE FOREST OAKS SUBDIVISION ASSOCIATION, INC., PROOF OF NOTICE  
AFFIDAVIT FOR STATEMENT OF MARKETABLE TITLE ACTION**

STATE OF FLORIDA

COUNTY OF SARASOTA

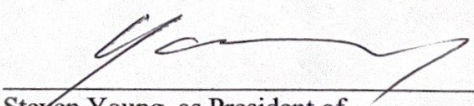
Before me, the undersigned authority, on this day personally appeared STEVEN YOUNG, ("Affiant"), who having been duly sworn, did depose and say as follows:

1. That Affiant is the President of **THE FOREST OAKS SUBDIVISION ASSOCIATION, INC.**, a Florida corporation not-for-profit (the "Association").

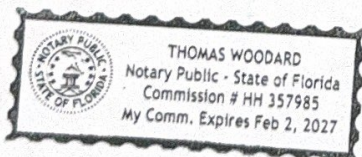
2. That the Association is the homeowners association that governs the community known as **FOREST OAKS SUBDIVISION**, located in Sarasota County, Florida, pursuant to that certain Declaration of Covenants and Restrictions for **FOREST OAKS SUBDIVISION COMMUNITY**, which Declaration was recorded October 11, 1994, as Instrument no. 94122040, in Official Records Book 2676, Page 2654, of the Public Records of Sarasota County, Florida, as amended (collectively, the "Declaration").

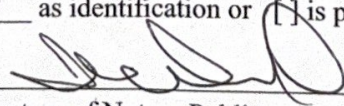
3. That the Board of Directors of the Association caused a statement in substantially the form required by Section 712.06(b), Florida Statutes, to be mailed to the members of the Association not less than seven (7) days prior to the meeting of the Board of Directors held on Monday, November 20, 2023, at which time the Board of Directors voted unanimously to preserve the covenants and restrictions contained in the Declaration. The notice of the meeting was provided in accordance with Section 712.05, Florida Statutes, and contained notice that the board was considering adopting the Statement of Marketable Title Action described in Section 712.06(1)(b), Florida Statutes.

FURTHER AFFIANT SAYETH NOT.

  
\_\_\_\_\_  
Steven Young, as President of  
**THE FOREST OAKS SUBDIVISION ASSOCIATION, INC.**,  
a Florida corporation not-for-profit

**SWORN TO AND SUBSCRIBED** before me by means of ☒ physical presence or ☐ online notarization, this 13<sup>th</sup> day of December 2023, by STEVEN YOUNG, as President of **THE FOREST OAKS SUBDIVISION ASSOCIATION, INC.**, a Florida corporation not-for-profit, on behalf of the corporation, who ☒ produced Florida Driver License as identification or ☐ is personally known to me.



  
\_\_\_\_\_  
Signature of Notary Public

Print Name: Thomas Woodard

My Commission expires on 2/2/27

NOTARY PUBLIC - STATE OF FLORIDA