

THIS DOCUMENT PREPARED BY  
AND RETURN TO:  
NEAL McCULLOH, ESQ.  
CLAYTON & MCCULLOH  
1065 Maitland Center Commons Bld.  
Maitland, Florida 32751

## MARKETABLE RECORD TITLE ACT NOTICE

### Notice of Sunset Lakes Homeowners Association, Inc. under s. 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.

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

Sunset Lakes Homeowners Association, Inc., a Florida not-for-profit corporation (hereinafter referred to as the "Association"), is a Homeowners association subject to Chapter 720, Florida Statutes. The Association hereby certifies that preservation of the covenants or restrictions affecting the land identified hereinafter has been approved by the Association's Board of Directors at a duly noticed meeting at which a quorum of the Board was present. The Association hereby preserves the covenants or restrictions imposed on the land affected by filing this Marketable Record Title Act Notice (the "Notice") under section 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, as follows:

1. **LEGAL NAME OF ASSOCIATION:**

The legal name of the Association desiring to preserve the covenants or restrictions is as follows:

SUNSET LAKES HOMEOWNERS ASSOCIATION, INC.

2. **MAILING AND PHYSICAL ADDRESSES OF THE ASSOCIATION:**

The physical and mailing address of the Association desiring to preserve the covenants or restrictions is as follows:

Physical Address:

Sunset Lakes Homeowners  
Association, Inc.  
6972 Lake Gloria Blvd.  
Orlando, FL 32809

Mailing Address:

Sunset Lakes Homeowners  
Association, Inc.  
6972 Lake Gloria Blvd.  
Orlando, FL 32809

3. **NAMES OF SUBDIVISION ON PLATS/COMMON NAME OF THE COMMUNITY:**

The names of the subdivision plats, or, if none, the common name of the community is as follows:

Sunset Lakes

4. **MANAGEMENT COMPANY:**

The name, address and telephone number of the management company for the Association desiring to preserve the covenants or restrictions, if any, is as follows:

Leland Management Inc.  
6972 Lake Gloria Blvd.  
Orlando, FL 32809

5. **THIS NOTICE DOES CONSTITUTE A NOTICE TO PRESERVE AND PROTECT COVENANTS OR RESTRICTIONS FROM EXTINGUISHMENT UNDER THE MARKETABLE RECORD TITLE ACT.**

6. **COVENANTS OR RESTRICTIONS AFFECTING THE COMMUNITY WHICH THE ASSOCIATION DESIRES TO BE PRESERVED FROM EXTINGUISHMENT:**

The following covenants or restrictions affecting the community which the association desires to be preserved from extinguishment are set forth on the Plat(s) and in the governing documents identified hereinafter as the "Governing Documents",

<u>Document</u>	<u>Official Records</u> <u>Book</u>	<u>Page</u>	<u>et seq.</u>
Declaration of Covenants and Restrictions for Sunset Lakes	3278	4548	4549 - 4560
Amendment to Declaration of Covenants and Restrictions for Sunset Lakes	3307	2237	-
Amendment to Declaration of Covenants and Restrictions for Sunset Lakes	3415	1178	1179
Amendment to Declaration of Covenants and Restrictions for Sunset Lakes	3431	1042	1043
Amendment to Declaration of Covenants	3447	2386	2387

and Restrictions for Sunset Lakes

Amendment to Declaration of Covenants and Restrictions for Sunset Lakes	3532	1285	1286- 1287
Amendment to Declaration of Covenants and Restrictions for Sunset Lakes	3572	3052	3053
Amendment to Declaration of Covenants and Restrictions for Sunset Lakes	3702	2879	2880
Amendment to Declaration of Covenants and Restrictions for Sunset Lakes	3896	3005	3006-3008
Amendment to Declaration of Covenants and Restrictions for Sunset Lakes	4026	2645	2646-2647
Amendment to Declaration of Covenants and Restrictions for Sunset Lakes	4117	1281	1281-1283
Amendment to Declaration of Covenants and Restrictions for Sunset Lakes	4118	2446	2447-2448
Amendment to Declaration of Covenants and Restrictions for Sunset Lakes	4207	0705	0706-0709
Amendment to Declaration of Covenants and Restrictions for Sunset Lakes	4209	3738	3739
Amendment to Declaration of Covenants and Restrictions for Sunset Lakes	4227	1170	1171-1172
Amendment to Declaration of Covenants and Restrictions for Sunset Lakes	4285	3571	3572-3573
Amendment to Declaration of Covenants and Restrictions for Sunset Lakes	4426	3559	3560-3561
Amendment to Declaration of Covenants and Restrictions for Sunset Lakes	4426	3563	3564-3565
Notice of Recording of Articles of Incorporation of Sunset Lakes Homeowners Association, Inc.	9334	2591	2592-2607

Notice of Recording The Bylaws of Sunset Lakes Homeowners' Association, Inc.	7322	2837	2838-2849
Amendment to Bylaws of Sunset Lakes Homeowner's Association, Inc.	4819	3177	2178
Notice of Intent to Enforce Covenants and Restrictions Sunset Lakes Homeowners Association, Inc.	7322	2852	2853
Notice of Recording Rules and Guideline for Sunset Lakes Homeowners Association, Inc.	8376	2595	2596-2603
Joinder and Dedication in Plat of Sunset Lakes P.U.D., Phase Two	3447	2388	-
Warranty Deed	5094	3316	3317
Certificate of Surveyor	3607	0342	-
Scrivener's Error Affidavit	3639	2789	2790
Conservation Easement	3652	0094	0095-0103
Easement	5640	6015	-
Dedication	3896	3004	-
Dedication of Easement	4227	1173	-
Dedication of Easement	4276	1156	1157
Easement	4282	2911	2912
Conservation Easement	4312	0491	0492-0496
Sunset Lakes Homeowners Association Inc	4010	0375	-
Newspaper Publication of Resolution 2001 - 062	4307	2881	2882-2885

All of the Public Records of Brevard County, Florida.

7. **LAND AFFECTED:**

The legal description(s) of the community affected by the listed covenants or restrictions is/are set forth on the plat(s) filed in the Public Records of Brevard County, Florida (the "Plat(s)") as follows:

<u>Plat(s)</u>	<u>Plat Book</u>	<u>Page</u>	<u>et seq.</u>
Plat of Sunset Lakes - P.U.D. - Phase One-A	38	58	59
Plat of Sunset Lakes - P.U.D. - Phase One-B	39	21	22
Plat of Sunset Lakes - P.U.D. - Phase Two	41	14	15
Plat of Sunset Lakes - Phase III	42	20	21-22
Plat of Sunset Lakes - Phase IV-A	42	19	-
Plat of Sunset Lakes - Phase IV-B	44	22	-
Plat of Sunset Lakes - Phase V	44	93	94
Plat of Sunset Lakes - Phase VI	45	41	42
Plat of Sunset Lakes - Phase VII	46	1	2
Plat of Sunset Lakes - Phase VIII	46	43	44
Plat of Sunset Lakes - P.U.D. - Phase IX	47	26	27
Plat of Sunset Lakes - P.U.D. - Phase X	46	28	-
Plat of Sunset Lakes, West - Island Estates	45	85	86-87

All of the Public Records of Brevard County, Florida.

This notice is filed on behalf of Sunset Lakes Homeowners Association, Inc. as of December, 2021:

IN WITNESS WHEREOF, the undersigned have set their hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Signed, Sealed and Delivered  
in the Presence of:

Sunset Lakes Homeowners Association, Inc.,  
a Florida not-for-profit corporation

\_\_\_\_\_  
Witness – Sign Name

By: \_\_\_\_\_  
Ron Davis, President, Sunset Lakes  
Homeowners Association, Inc.

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Witness – Sign Name

Attest: \_\_\_\_\_  
Lee Tibbitts Secretary, Sunset Lakes  
Homeowners Association, Inc.

\_\_\_\_\_  
Print Name

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing Affidavit was Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, on this \_\_\_\_ day of \_\_\_\_\_ 20\_\_, by Ron Davis, as President and Lee Tibbitts as Secretary for the Sunset Lakes Homeowners Association, Inc., a Florida not for profit corporation, on behalf of the corporation. They are personally known to me or have produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC - STATE OF FLORIDA  
Notary Seal  
My Commission Expires:

**AFFIDAVIT OF ADOPTION AND MAILING OF  
MARKETABLE RECORD TITLE ACT NOTICE**

STATE OF FLORIDA  
COUNTY OF BREVARD

Before me the undersigned authority on this date personally appeared Lee Tibbitts (“Affiant”), who after being duly sworn, deposes and says:

1. Affiant is the Secretary and a Director of Sunset Lakes Homeowners Association, Inc. (the “Association”), is an appropriate member of the Board of Directors of the Association (the “Board”) to execute the Affidavit on behalf of the Association and has personal knowledge of all matters set forth in this Affidavit.
  
2. Affiant affirms that notice of the meeting of the Board at which the Board was to decide whether to approve preservation of covenants or restrictions set forth in certain documents was furnished to the members by posting not less than not less forty-eight (48) hours prior to the date of such meeting. The notice of the meeting of the Board stated the time and place of the meeting and had attached thereto a copy of a document identified as the Marketable Record Title Act Notice (the “Notice”) which the Board was to consider for approval.
  
3. Affiant affirms that after said Notice was properly adopted and recorded in the Public Records of Brevard County, Florida, a copy of the recorded and filed Notice was mailed as part of the next Notice of Meeting or other mailing sent to all members.

Further Affiant Sayeth Not.

\_\_\_\_\_  
By Lee Tibbitts, Secretary

The foregoing Affidavit was Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, on this \_\_\_\_ day of \_\_\_\_\_ 20\_\_, by Lee Tibbitts as Secretary for the Sunset Lakes Homeowners Association, Inc., a Florida not for profit corporation, on behalf of the corporation. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

Notary Seal

\_\_\_\_\_  
NOTARY PUBLIC - STATE OF FLORIDA  
Name: \_\_\_\_\_  
My Commission Expires: