



Clayton & McCulloh

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Clayton & McCulloh, P. A.
Servicing 25 Counties
Respond to: Orlando Office

December 23, 2021

Via U.S. Mail and E-Mail: president@slhoa.info

Ron Davis
Sunset Lakes Homeowners Association, Inc.
445 Limerick Drive
Merritt Island, FL 32953

RE: *Sunset Lakes Homeowners Association, Inc. - Marketable Record Title Act*

Dear Mr. Davis:

Enclosed please find the original "Marketable Record Title Act Notice" for Sunset Lakes Homeowners Association, Inc., which was recorded in the Public Records of Brevard County, Florida, on December 22, 2021, in Official Records Book 9366, at Page 899, *et seq.* Please retain the enclosed documents with the Association's records.

Now that the Marketable Record Title Act Notice has been recorded, please mail the recorded document to the Members. Thereafter, please note that the Secretary must sign the Affidavit of Mailing of Marketable Record Title Act Notice that was previously sent to the Association in the initial Marketable Record Title Act Notice package, attesting that the above described documents were mailed to all of the members of the Association. The Secretary must notarize this document at the time of signing.

Sincerely,
CLAYTON & McCULLOH


Aleysha A. Arce
Paralegal

JCS/aaa

Enclosure

Cc: Sunset Lakes Homeowners Association, Inc. Manager, Brittany Robberecht and Treasurer
Ms. Julie Song

Orlando Office:
The Clayton & McCulloh Building
1065 Maitland Center Commons Blvd.
Maitland, FL 32751
Phone: (407) 875-2655
Fax: (407) 875-3363

Toll Free: (888) 793-1486

Melbourne Office:
Phone: (321) 751-3449
Fax: (321) 751-3450

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 and Restrictions for Sunset Lakes	3447	2386	2387

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	44	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 22nd day of December, 2021.

Signed, Sealed and Delivered in the Presence of:

Alvin Song
Witness - Sign Name

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

By: Ron Davis
Ron Davis, President, Sunset Lakes

Julie K. Song
Print Name

Si Song
Witness - Sign Name

Si Y. Song
Print Name

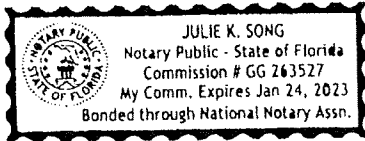
Homeowners Association, Inc.

Attest: [Signature]
David Diamond, Secretary, Sunset Lakes
Homeowners Association, Inc.

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 22 day of December 2021, by Ron Davis, as President and David Diamond 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.

[Signature]
NOTARY PUBLIC - STATE OF FLORIDA
Notary Seal
My Commission Expires:



SUNSET LAKES HOMEOWNERS ASSOCIATION, INC.

A Corporation Not-For-Profit

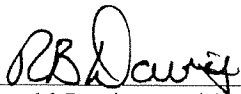
NOTICE OF BOARD MEETING & AGENDA

NOTICE IS HEREBY GIVEN, in accordance with the Bylaws of the Association and the Florida Statutes, that a BOARD MEETING will be held at the following date, time, and place:

- Date:** December 20, 2021
- Time:** 6:30 pm
- Location:** Zoom (see SLHOA.com for login information)
- Agenda:**
- (a) Call to order by President;
 - (b) Reading of minutes;
 - (c) Reports of officers;
 - (d) Unfinished business;
 - (e) New business;
 - 1. **Discussion and Resolution to Approve Marketable Record Title Act Notice (copy of proposed Notice attached)**
 - (f) Adjournment.

DATED AND POSTED: December 16, 2021

SUNSET LAKES HOMEOWNERS ASSOCIATION, INC.

By: 
Ronald Davis, President