

THIS DOCUMENT PREPARED BY  
AND RETURN TO:  
Kenneth M. Clayton, Esquire  
CLAYTON & MCCULLOH  
1065 Maitland Center Commons Bld.  
Maitland, Florida 32751

DOC# 20120017514 B: 10317 P: 5361  
01/11/2012 02:09:43 PM Page 1 of 44  
Rec Fee: \$375.50  
Martha O. Haynie, Comptroller  
Orange County, FL  
MB - Ret To: CLAYTON AND MCCULLOH



## MARKETABLE RECORD TITLE ACT NOTICE

WATERMILL 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 a two-thirds vote of the Association's Board of Directors at a meeting at which a quorum of the Board was present, prior to which the Statement of Marketable Title Action (the "Statement") was mailed or hand delivered to the members and/or lot owners of the Association, along with due notice of the time and place of said meeting. The Association hereby preserves the covenants or restrictions imposed on the land affected by filing this Marketable Record Title Act Notice (the "Notice") as follows:

1. **ASSOCIATION:**

The name and post office address of the Association desiring to preserve the covenants or restrictions is as follows:

Watermill Homeowners' Association, Inc.  
P.O. Box 1086  
Goldenrod, FL 32733

2. **AFFIDAVIT OF MAILING OR HAND DELIVERY OF STATEMENT OF MARKETABLE TITLE ACTION:**

The Affidavit of an appropriate Member of the Board of Directors of the Association is attached hereto as Exhibit "1" affirming that the Association's Board of Directors caused the Statement to be mailed or hand delivered to the members/lot owners of the Association at least seven (7) days prior to and again following the meeting of the Board of Directors, at which at least two-thirds of the members of the Board of Directors of the Association voted to approve the preservation of covenants or restrictions, as set forth in this Notice. The Affidavit is attached hereto as Exhibit "1" with the Statement attached thereto as Exhibit "A."

3. **LAND AFFECTED:**

The legal description of the land affected by this notice and subject to the covenants or restrictions (the "Land") is set forth on the plat(s) filed in the Public Records of Orange County, Florida (the "Plat(s)") as follows:

<u>Plat(s)</u>	<u>Plat Book</u>	<u>Pages</u>
WATERMILL SECTION ONE	11	8-9
WATERMILL SECTION TWO	12	57-58
WATERMILL WEST	13	134
REPLAT OF LOT 201 AND TRACT I, WATERMILL SECTION TWO	13	144

A copy of the Plats are attached hereto as Composite Exhibit "2".

4. **COVENANTS OR RESTRICTIONS BEING PRESERVED WHICH AFFECT THE LAND:**

The covenants or restrictions being preserved are set forth on the Plat(s) and in the governing documents identified hereinafter as (the "Governing Documents"). Copies of the Governing Documents containing the covenants or restrictions being preserved are recorded in the Public Records of Orange County, Florida, as follow(s):

<u>Document</u>	<u>Official Records Book</u>	<u>Page</u>	<u>et seq.</u>
Notice of Covenants, Conditions and Restrictions of Watermill Section One	3253	2523	2524-2527
First Amendment to Notice of Covenants, Conditions and Restrictions of Watermill, Section One	3300	351	352
Notice of Covenants, Conditions and Restrictions of Watermill Section Two	3387	2799	2800-2803
Notices of Covenants, Conditions and Restrictions of Watermill West	3515	2023	2024-2026
Articles of Incorporation of Watermill Homeowners' Association, Inc.	Previously Unrecorded		
Bylaws	Previously Unrecorded		

A copy of these Governing Documents are attached hereto as Composite Exhibit "3".

By and through its undersigned authorized representative and pursuant to Chapter 712, Florida Statutes, the Association does hereby preserve and extend for the maximum duration permitted by law the covenants or restrictions imposed on the Land affected by this Notice.

IN WITNESS WHEREOF, the undersigned have set their hand and seal this 29<sup>th</sup> day of December, 2011.

Signed, Sealed and Delivered  
in the Presence of:

WATERMILL HOMEOWNERS'  
ASSOCIATION, INC., a Florida  
not-for-profit corporation

Barbara Comings  
Witness Signature

By: William W. DuBose  
(Sign)

Barbara Comings  
Print Name of Signature

William W. DuBose  
(Print)

President, Watermill Homeowners'  
Association, Inc.

Joshua Tyson  
Witness Signature

Attest: Elizabeth M. Gray  
(Sign)

Joshua Tyson  
Print Name of Signature

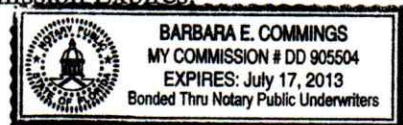
Elizabeth M. Gray  
(Print)

Secretary, Watermill Homeowners'  
Association, Inc.

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing was acknowledged before me this 29<sup>th</sup> day of December, 2011, by William W. DuBose, as President of WATERMILL HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, [] who is personally known to me or [] who produced \_\_\_\_\_ as identification.

Barbara Comings  
NOTARY PUBLIC - STATE OF FLORIDA  
Notary Seal  
My Commission Expires: 7/17/13



STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing was acknowledged before me this 29 day of December,  
2011, by Elizabeth M. Gray, as Secretary of WATERMILL  
HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, [ ] who is  
personally known to me or [  ] who produced FLDL# G600-23363- as identification.  
FBI-O



ALEXANDRA BARCLAY  
MY COMMISSION # EE 126356  
EXPIRES: August 29, 2015  
Bonded Thru Budget Notary Services

Alexandra Barclay  
NOTARY PUBLIC - STATE OF FLORIDA

Notary Seal

My Commission Expires: Aug. 29<sup>th</sup> 2015

Exhibit "1"

**AFFIDAVIT OF MAILING OR HAND DELIVERY  
OF STATEMENT OF MARKETABLE TITLE ACTION**

STATE OF FLORIDA  
COUNTY OF Orange

Before me the undersigned authority on this date personally appeared Elizabeth M. Gray, who after being duly sworn, deposes and says:

1. Affiant is the Secretary and a Director of Watermill 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 and/or lot owners by mail or hand delivery not less than seven (7) days 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 Statement of Marketable Title Action (the "Statement") which the Board was to consider for approval.
3. Affiant affirms that attached to this Affidavit as Exhibit "A" is a copy of the form of the Statement which was mailed or hand-delivered to members and/or lot owners of the Association as an attachment to the Notice of the meeting of the Board.

Further Affiant Sayeth Not.

Elizabeth M. Gray  
(Sign)  
Elizabeth M. Gray, Secretary  
(Print)

The foregoing Affidavit was sworn to and subscribed before me on this 29<sup>th</sup> day of December, 2011 by Elizabeth M. Gray acting as Secretary and as a Director of Watermill Homeowners' Association, Inc., and this person is personally known to me or has produced FLDL# G-600-233-63-781-0 as identification and who did take an oath.

Notary Seal

Alexandra Barclay  
Signature of Notary Public, State of Florida

Alexandra Barclay  
Print, Type, or Stamp Commissioned Name of Notary Public



ALEXANDRA BARCLAY  
MY COMMISSION # EE 126356  
EXPIRES: August 29, 2015  
Bonded Thru Budget Notary Services

**STATEMENT OF MARKETABLE TITLE ACTION**

WATERMILL HOMEOWNERS' ASSOCIATION, INC. (the "Association"), has taken action to ensure that the following documents, currently burdening the property of each and every member and/or lot owner of the Association, as applicable, retains its status as the source of marketable title with regard to the transfer of a member's and/or lot owner's residence.

<u>Document</u>	<u>Official Records</u> <u>Book</u>	<u>Page</u>	<u>et seq.</u>
Notice of Covenants, Conditions and Restrictions of Watermill Section One	3253	2523	2524-2527
First Amendment to Notice of Covenants, Conditions and Restrictions of Watermill, Section One	3300	351	352
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Articles of Incorporation of Watermill Homeowners' Association, Inc.	Previously Unrecorded		
Bylaws	Previously Unrecorded		

To this end, the Association shall cause the notice required by Chapter 712, Florida Statutes, to be recorded in the Public Records of Orange County, Florida. Copies of this Notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association.

Dated and Mailed this 29 day of December, 2011.

**WATERMILL HOMEOWNERS' ASSOCIATION, INC.**

BY:

(Sign)

ELIZABETH M. GRAY, Secretary  
(Print)

