

Rec. 6/1/15

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
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Prepared by
Margaret T. Stopp
MOORE, HILL & WESTMORELAND, P.A.
350 W. Cedar St., Suite 100
Pensacola, FL 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

**CERTIFICATE OF RECORDING OF THE NOTICE OF PRESERVATION OF THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND THE
AFFIDAVIT OF THE BOARD OF DIRECTORS OF SHOAL CREEK VILLAS OWNERS
ASSOCIATION, INC.**

WE HEREBY CERTIFY THAT, pursuant to Florida Statutes Chapter 712, the Board of Directors of SHOAL CREEK VILLAS OWNERS ASSOCIATION, INC. whose address is c/o Realty Masters of FL, 4400 Bayou Blvd., #58, Pensacola, FL 32403 has voted to take action to ensure that the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS originally recorded in Official Records Book 2071 at Page 872 of the Public Records of Escambia County, Florida, as has been and may be amended from time to time, currently burdening the property of each and every member of the Association, retains its status as the source of marketable title with regard to the transfer of a Member's residence as of the date of recording of this Certificate.

IN WITNESS WHEREOF, we enter this document on 30th day of April, 2015.

WITNESSES:

Jay Schubert
Print Jay Schubert

Cecilia Kafka
Print Cecilia Kafka

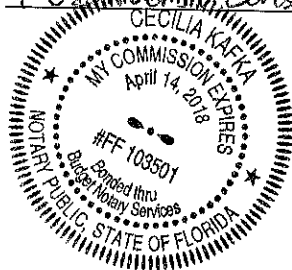
Shoal Creek Villas Owners Association, Inc.

Karen G. Smith
Print Karen G. Smith
Its President

Glenn Bayless
Print Glenn Bayless
Its Secretary

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30th day of April, 2015 by Karen Smith as President and Glenn Bayless as Secretary of Shoal Creek Villas Owners Association, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or produced FL Drivers License as identification.



Cecilia Kafka
NOTARY PUBLIC
My commission expires 4/14/18

Prepared by
Margaret T. Stopp
MOORE, HILL & WESTMORELAND, P.A.
350 W. Cedar St., Suite 100
Pensacola, FL 32502

NOTICE OF PRESERVATION OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SHOAL CREEK VILLAS OWNERS ASSOCIATION, INC.

Pursuant to Chapter 712, Florida Statutes, the Marketable Record Title Act ("MRTA"), the undersigned records this Notice of Preservation of Covenants, Conditions and Restrictions ("Notice") to preserve and protect the Declaration of Covenants, Conditions, and Restrictions for Shoal Creek Villas Owners Association, Inc. from extinguishment by operation of MRTA.

1. This Notice is filed by the SHOAL CREEK VILLAS OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association"), charged with the enforcement of the rights, obligations and duties set forth in the Declaration of Covenants, Conditions, and Restrictions for SHOAL CREEK VILLAS OWNERS ASSOCIATION, INC. originally recorded in Official Records Book 2071 at Page 872 of the Public Records of ESCAMBIA County, Florida.
2. A full and complete description of the lands affected by this notice is attached as **Exhibit A**.
3. Pursuant to § 712.06(1)(b) of the Florida Statutes, the required affidavit of a member of the Board of Directors of the Association (the "Board"), affirming that the Board did provide the required notice to the members of the Association as required by the provisions of MRTA, is attached as **Exhibit B**.
4. This Notice preserves the Declaration of Covenants, and Restriction for SHOAL CREEK VILLAS OWNERS ASSOCIATION, INC., as amended, and as originally recorded in Official Records Book 2071 at Page 872 of the Public Records of Escambia County, Florida. This preservation action includes and extends to all amendments of the Declaration.

This Notice of Preservation of the Declaration of Covenants, Conditions, and Restrictions and for SHOAL CREEK VILLAS OWNERS ASSOCIATION, INC. is executed this 30th day of April, 2015 by the undersigned.

WITNESSES:

Jan Schwartz
Print JAN SCHWARTZ

Celia Kafka
Print Celia Kafka

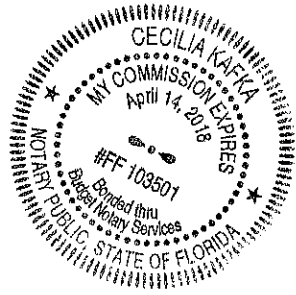
Shoal Creek Villas Owners Association, Inc.

Karen G. Smith
Print Karen G. Smith
Its President

Attest *Glen Bayless*
Print Glen Bayless
Its Secretary

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30th day of April 2015, by Laren Smith as President and Glenn Bayless as Secretary of Shoal Creek Villas Owners Association, Inc. They are personally known to me or have produced FL Drivers license as identification.



Cecelia Kafka
NOTARY PUBLIC
My commission expires 4/14/18

EXHIBIT A
LEGAL DESCRIPTION

Commence at the Northeast corner of Lot 7, Section 14, Township 1 South, Range 30 West, Escambia County, Florida, thence go South 00 degrees 59 minutes 16 seconds West along the East line of said Section a distance of 8.38 feet to the Point of Beginning, thence go South 89 degrees 25 minutes 27 seconds East a distance of 342.67 to the Northwesterly right of way line of Ferry Pass Highway, State Road Number 291 (80' R/W), thence go South 24 degrees 08 minutes 08 seconds West along said right of way line a distance of 263.64 feet, thence go North 89 degrees 25 minutes 27 seconds West a distance of 264.81 feet, thence go South 00 degrees 34 minutes 33 seconds West a distance of 242.00 feet, thence go South 20 degrees 55 minutes 20 seconds West a distance of 100.35 feet, thence go North 89 degrees 12 minutes 26 seconds West a distance of 132.04 feet, thence go North 76 degrees 14 minutes 56 seconds West a distance of 473.33 feet, thence go North 00 degrees 56 minutes 49 seconds East a distance of 140.00 feet, thence go North 39 degrees 05 minutes 06 seconds West a distance of 242.00 feet, thence go North 00 degrees 56 minutes 49 seconds East a distance of 346.28 feet, thence go South 89 degrees 25 minutes 27 seconds East a distance of 902.07 feet to the Point of Beginning.

The above described parcel of land is situated in Sections 14 and 16, Township 1 South, Range 30 West, Escambia County, Florida, and contains 11.806 acres.

EXHIBIT B
AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared the Affiant, who after being duly sworn, deposes and says:

I am a member of the Board of Directors and the President of SHOAL CREEK VILLAS OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association"). The Board caused a statement of marketable title action in substantially the form required by §712.06(1)(b), Florida Statutes, to be mailed or hand delivered in accordance with §712.05(1), Florida Statutes, to the members of the Association in connection with that certain Notice of Preservation of Covenants, Conditions, and Restrictions ("Notice") affecting the lands described in Exhibit A of said Notice, being commonly known as the Shoal Creek Villas.

I further attest that at a meeting of the Board of Directors held in accordance with the requirements of Chapter 712, Florida Statutes, that at least two-thirds of the members of the Board approved preserving and protecting the Declaration of Covenants, Conditions, and Restrictions for Shoal Creek Villas, originally recorded in Official Records Book 2071 at Page 872 of the Public Records of ESCAMBIA County, Florida, and all amendments, from extinguishment by operation of Chapter 712, Florida Statutes.

This Affidavit is given in fulfillment of the requirements of §712.06(1)(b), Florida Statutes, and in furtherance of preserving and protecting the Declaration of Covenants, Conditions, and Restrictions for Shoal Creek Villas, originally recorded in Official Records Book 2071 at Page 872 of the Public Records of ESCAMBIA County, Florida, and all amendments thereto from extinguishment by operation of Chapter 712, Florida Statutes.

WITNESSES:

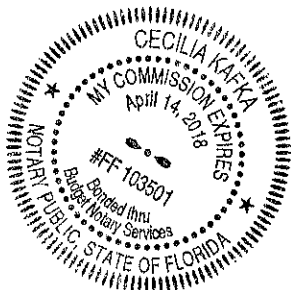
Jay Schwartz
Print Jay Schwartz
Celia Kafka
Print Celia Kafka

Shoal Creek Villas Owners Association, Inc.

Karen G. Smith
Print Karen G. Smith
Its President

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30th day of April 2015, by Karen Smith as President of Shoal Creek Villas Owners Association, Inc., a Florida corporation, on behalf of the corporation. Who is personally known to me or who produced Drivers license as identification.



Cecilia Kafka
NOTARY PUBLIC
My commission expires 04/14/18

**NOTICE OF MEETING OF THE BOARD OF DIRECTORS OF
SHOAL CREEK VILLAS OWNERS ASSOCIATION, INC.**

Board of Directors Meeting
April 15, 2015
6pm
Realty Masters
4400 Bayou Blvd. Suite 58
Pensacola, FL 32503

All Association members are welcome to attend

Agenda

1. Roll call to establish quorum
2. Read and approve minutes from Annual Meeting on Tuesday October 14, 2014
3. Old business
4. New Business
5. Consideration by BOD of Preservation of Covenants
6. Vote by BOD on preservation of covenants
7. Financial Review
8. Member comments
9. Schedule next BOD meeting
10. Adjournment

Please note that the Board Meeting originally scheduled for April 8th has been postponed until April 15th

STATEMENT OF MARKETABLE TITLE ACTION

The Shoal Creek Villas Owners Association, Inc. (the "Association") has taken action to ensure that the Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 2071, Page 872 of the public records of Escambia County, Florida, as may be amended from time to time, currently burdening the property of each and every member of the Association, retains its status as the source of marketable title with regard to the transfer of a member's residence. To this end, the Association shall cause the notice required by chapter 712, Florida Statutes, to be recorded in the public records of Escambia 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.

LEGAL DESCRIPTION

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