

Prepared by and return to:  
Jeremy V. Anderson, Esquire  
Anderson & Givens, P.A.  
1689 Mahan Center Blvd. Suite B  
Tallahassee, FL 32308  
(850) 692-8900 (Telephone)  
(850) 224-2440(Facsimile)

**NOTICE OF THE RAVINES PROPERTY OWNER'S 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.**

COMES NOW, THE RAVINES PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation (herein, "the Association"), by and through its undersigned officers, pursuant to the requirements of Sections 712.05(2)(b) and 720.3032, Florida Statutes, and certify that the following information is true and correct:

1. The legal name of the Association: **THE RAVINES PROPERTY OWNER'S ASSOCIATION, INC.** (herein "the Association");
2. The Association's official mailing address is: **P.O. Box 1637, Tallahassee, FL 32302.**
3. The Association's physical address is: **2460 Elfinwing Ln., Tallahassee, FL 32309.**
4. The name of the property management company for the Association is: **N/A as the Association and Subdivision is self-managed.**
5. This notice constitutes a notice to preserve and protect the covenants or restrictions from extinguishment under the Marketable Record Title Act. It is the desire of the Association to preserve the covenants and restrictions found in the **DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE RAVINES** originally recorded in

Official Records Book 1361, Page 0264 et seq., of Leon County, Florida, from extinguishment under the Marketable Record Title Act, chapter 712.

- 6. The legal description of the property preserved is attached hereto as Exhibit "A" and recorded in Plat Book 10, Pages 10 et. seq., of Leon County, Florida.
- 7. At the November 8, 2018, meeting of the Association's Board of Directors, not less than a majority of the Association's Board of Directors voted to preserve the Restrictions as evidenced by the executed Preservation Resolution attached hereto as Exhibit "B".

DATED this 13th day of November, 2018.

Signed, sealed and delivered in the presence of:

THE RAVINES PROPERTY OWNER'S ASSOCIATION, INC.

Sign Cassie Breg  
Print Cassie Breg

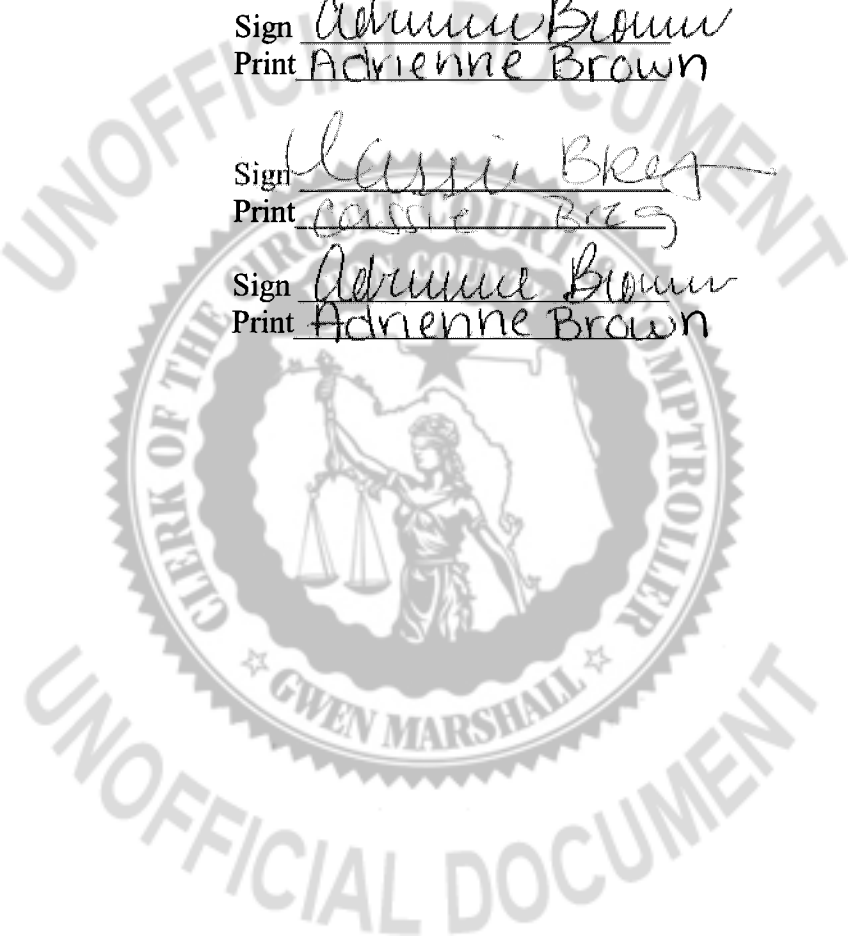
By: [Signature]  
John Fons, President

Sign Adrienne Brown  
Print Adrienne Brown

Sign Cassie Breg  
Print Cassie Breg

Attest: [Signature]  
Glenda Wilson, Secretary  
(Corporate Seal)

Sign Adrienne Brown  
Print Adrienne Brown



STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged and sworn to before me this 13 day of November, 2018 by John Fons as President of **THE RAVINES PROPERTY OWNER'S ASSOCIATION, INC.**, a Florida corporation, on behalf of the corporation. She is personally known to me or has produced id/drivers as identification.

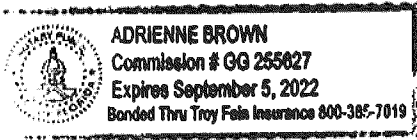
NOTARY PUBLIC

Sign Adrienne Brown

Print Adrienne Brown

State of Florida at Large (Seal)

My Commission expires:



STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged and sworn to before me this 13 day of November, 2018 by Glenda Wilson as Secretary of **THE RAVINES PROPERTY OWNER'S ASSOCIATION, INC.**, a Florida corporation, on behalf of the corporation. She is personally known to me or has produced id/drivers as identification.

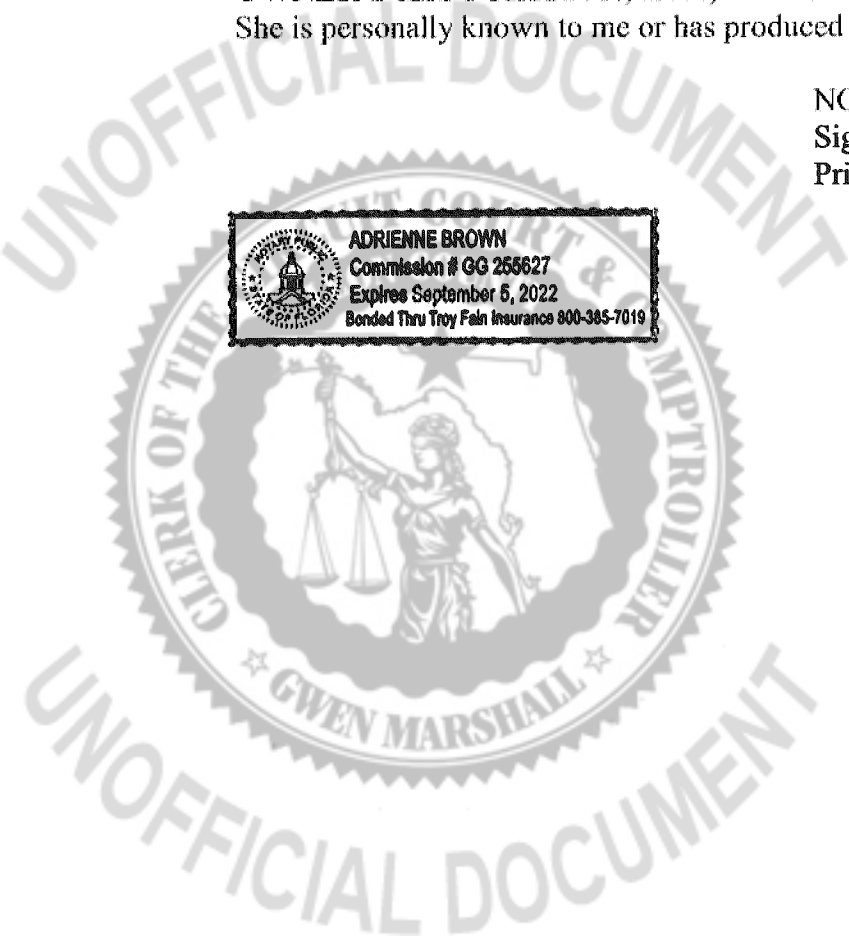
NOTARY PUBLIC

Sign Adrienne Brown

Print Adrienne Brown

State of Florida at Large (Seal)

My Commission expires



## Exhibit A

A tract of land lying in Section 4, Township 1 North, Range 1 East, Leon County, Florida, more particularly described as follows:

DR1361P0297

Begin at a concrete monument marking the Southwest corner of Lot 13, Block "B" of Royal Oaks, a subdivision recorded in Plat Book 8, Page 14 of the Public Records of Leon County, Florida, and run South 89 degrees 51 minutes 34 seconds East along the South boundary of said Block "B" and along the South boundary of Royal Oaks Unit No. 3, a subdivision recorded in Plat Book 9, Page 39 of the Public Records of Leon County, Florida, a distance of 1771.59 feet to a concrete monument (L.B. 284), said iron pin lying on the Westerly boundary of Shannon Forest Unit No. 1, a subdivision recorded in Plat Book 7, Page 6 of the Public Records of Leon County, Florida, thence South 00 degrees 18 minutes 43 seconds West along said boundary 207.74 feet to a concrete monument marking the Northwest corner of Lot 50, Block "A" of said Shannon Forest Unit No. 1, thence South 36 degrees 26 minutes 25 seconds West along said boundary 1906.42 feet to a concrete monument (R.L.B. 1254) marking the Northeast corner of Lot 28 of said Block "A", thence South 70 degrees 00 minutes 20 seconds West along said boundary 106.11 feet to an iron pin (R.L.B. 4016) marking the Northwest corner of said Lot 28, thence leaving the boundary of said Shannon Forest Unit No. 1 run South 70 degrees 28 minutes 47 seconds West 280.90 feet to a concrete monument, thence South 45 degrees 03 minutes 02 seconds West 194.00 feet to a galvanized iron pipe marking the most Easterly corner of Lot 9 of Wallwood Heights Extension Unrecorded, said Lot 9 being recorded in Official Records Book 1020, Page 853 of the Public Records of Leon County, Florida, thence North 56 degrees 56 minutes 50 seconds West along the Northeasterly boundary of said Lot 9 a distance of 165.09 feet to a rebar on the Southeasterly boundary of Cassandra Drive, thence North 53 degrees 13 minutes 10 seconds West 53.50 feet to a concrete monument (2"x2") on the Northwesterly right of way boundary of said Cassandra Drive and marking the most Easterly corner of Lot 10 of said Wallwood Heights Extension, said Lot 10 being recorded in Official Records Book 1023, Page 436 of the Public Records of Leon County, Florida, thence North 56 degrees 40 minutes 34 seconds West along the Northeasterly boundary of said Lot 10 a distance of 243.60 feet to a concrete monument (2"x2") on the Easterly boundary of Lot 22, Block "D" of Wallwood Heights Unit No. 1, a subdivision recorded in Plat Book 3, Page 147 of the Public Records of Leon County, Florida, thence North 45 degrees 17 minutes 33 seconds East along the Southeasterly boundary of said Block "D" a distance of 566.17 feet to a concrete monument marking the most Easterly corner of Lot 18 of said Block "D", thence North 44 degrees 46 minutes 30 seconds West along the Northeasterly boundary of said Lot 18 a distance of 199.87 feet to a concrete monument on the Southeasterly right of way boundary of Mockingbird Drive, thence North 45 degrees 17 minutes 01 second East along said right of way boundary 68.28 feet to a concrete monument, thence North 44 degrees 42 minutes 59 seconds West 59.07 feet to an iron pipe marking the most Easterly corner of Lot 17, Block "D" of said Wallwood Heights Unit No. 1, thence continue North 44 degrees 42 minutes 59 seconds West along the Northeasterly boundary of said Lot 17 a distance of 132.90 feet to a concrete monument marking the most Southerly corner of property described in Official Records Book 961, Page 2340 of the Public Records of Leon County, Florida, thence North 23 degrees 50 minutes 35 seconds East along the Easterly boundary of said property 293.65 feet to a concrete monument marking the Northeast corner of said property, thence North 60 degrees 12 minutes 36 seconds West along the Northerly boundary of said property and along the Northerly boundary of property described in Official Records Book 961, Page 2342 of the Public Records of Leon County, Florida, and a projection thereof a distance of 1135.42 feet to a concrete monument on the Southeasterly maintained boundary of Thomasville Road (State Road No. 61) as shown and recorded in Road Plat book 2, Page 78 of the Public Records of Leon County, Florida, thence North 18 degrees 15 minutes 10 seconds East along said maintained boundary 51.00 feet to a concrete monument, thence South 60 degrees 14 minutes 30 seconds East along the Southerly boundary of property described in Official Records Book 337, Page 467 of the Public Records of Leon County, Florida, and a projection thereof a distance of 582.40 feet to a concrete monument marking the Southeast corner of said property, also marking the Southwest corner of property described in Official Records Book 1167, Page 1266 of the Public Records of Leon County, Florida, thence South 59 degrees 15 minutes 57 seconds East along the Southerly boundary of said property 158.76 feet to a concrete monument marking the Southeast corner of said property, thence North 20 degrees 35 minutes 27 seconds East along the boundary of said property and along the boundary of property described in Official Records Book 1231, page 311 of the Public Records of Leon County, Florida, a distance of 548.59 feet to a concrete monument, thence South 89 degrees 44 minutes 15 seconds East along the boundary of said property described in Official Records Book 1231, Page 311 a distance of 99.87 feet the POINT OF BEGINNING;

Bearings were based on the South boundary of Royal Oaks, a subdivision recorded in Plat Book 8, Page 14 of the Public Records of Leon County, Florida.

UNOFFICIAL



UNOFFICIAL DOCUMENT

**EXHIBIT "B"**  
**PRESERVATION RESOLUTION**  
**THE RAVINES PROPERTY OWNER'S ASSOCIATION, INC**

**WHEREAS, THE RAVINES PROPERTY OWNER'S ASSOCIATION, INC.,** (herein, "the Association") is a Florida Not-for-Profit Corporation and a mandatory homeowners association; and

**WHEREAS,** the DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE RAVINES which were originally recorded in Official Records Book 1361, Page 0264 et seq., of Leon County, Florida, provide that the Association has standing to enforce the restrictions in THE RAVINES, and

**WHEREAS,** Section 720.3032, Florida Statutes, authorize the Association's Board of Directors to preserve the DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE RAVINES from extinguishment by the operation of Chapter 712, Florida Statutes by executing and filing for Public Record the: THE RAVINES PROPERTY OWNER'S 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; and

**WHEREAS,** not less than a majority of the Association's Board of Directors approved this Resolution at a duly-noticed meeting of the Board of Directors.

**NOW THEREFORE,** the Association Board of Directors hereby approves and adopts the following resolution:

**BE IT RESOLVED,** THAT THE Board of Directors of the Association hereby elects to preserve and protect the Restrictions from extinguishment by the operation of Chapter 712, Florida Statutes, by executing and filing in the Public Record the NOTICE TO PRESERVE AND PROTECT COVENANTS AND RESTRICTIONS FROM EXTINGUISHMENT UNDER THE MARKETABLE RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES, to be signed by the President and attested to by the Secretary of the Association pursuant to the statutory authority of Sections 720.3032, Florida Statutes.

The undersigned hereby certifies that the Association Board of Directors duly-adopted the above Preservation Resolution on this 8<sup>th</sup> day of November, 2018 at a duly-noticed meeting of the Board of Directors.

**Dated:** 11/13/18

**THE RAVINES PROPERTY OWNER'S ASSOCIATION, INC.**

  
Glenda Wilson, as Secretary

[Corporate Seal]

