

This Instrument Prepared By:
Wright & Casey, P.A.
340 North Causeway
New Smyrna Beach, Florida 32169

**NOTICE OF PRESERVATION OF DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR COUNTRYSIDE WEST P.U.D. HOMEOWNERS
ASSOCIATION, INC., UNDER THE MARKETABLE RECORD TITLE ACT**

Pursuant to Chapter 712 and 720.3032, Florida Statutes, the undersigned Claimant files this Notice to preserve and protect covenants and restrictions from extinguishment under Marketable Record Title Act, and in support thereof states:

1. The name and address of the entity filing this Notice is **COUNTRYSIDE WEST PUD HOMEOWNERS ASSOCIATION, INC.** (the "Association"), a Florida corporation, not-for-profit, with a mailing address of P.O. Box 290275, Port Orange, Florida 32129 and physical address of 2842 Regent Crescent Street, South Daytona Beach, FL 32119, and currently managed by Chatley Community Management, P.O. Box 290275, Port Orange, Florida 32129 (386) 761-2444, pursuant to the Articles of Incorporation of which were originally filed in the office of the Secretary of State on November 14, 1994, the Association having been organized for the purpose of operating and administering a homeowners association, pursuant to the recorded covenants recorded on April 7, 1995, at Official Records Book 3996, Page 902, et seq., of the Public Records of Volusia County, Florida

2. The legal description of the community affected by this Notice are depicted and legally described in that certain Plat located at Map Book 45, Page 164, of the Official Records of Volusia County, Florida, a copy of which is attached hereto as **Exhibit A** and made a part hereof.

3. The Association has sent a Statement of Marketable Title Action in the form set forth in Section 712.06(1)(b), Florida Statutes, to all members of the Association. Attached hereto and made a part hereof is an Affidavit executed by a member of the Board of Directors of the Association affirming that the Board of Directors desires to preserve the covenants and restrictions of the Association from extinguishment under the Marketable Record Title Act, Chapter 712, a copy of which is attached hereto as **Exhibit B**.

4. This notice does constitute a notice to preserve and protect covenants or restrictions from extinguishment under the Marketable Record Title Act.

5. By not less than a two-thirds (2/3) vote, the Association's Board of Directors approved the Statement of Marketable Title Action at a properly noticed special meeting held on April 16, 2019, and a such renewed the Association's Declaration of Covenants, Conditions and Restrictions for another thirty (30) years.

6. The real property interest claimed under this Notice is the right to preserve those certain use restriction, covenants, and agreements set forth in the Declaration of Covenants, Conditions and Restrictions for Countryside West P.U.D., recorded in Official Records Book 3996,

Page 902, Public Records of Volusia County, Florida, as it may thereafter be amended in accordance with the terms, provisions and conditions thereof.

This Notice is filed on behalf of the Countryside West P.U.D. Homeowners Association, Inc., as of this 19th day of June, 2019.

COUNTRYSIDE WEST P.U.D. HOMEOWNERS ASSOCIATION, INC.,
a Florida Non-Profit Corporation,

[Signature]

First Witness

Print Name: WARREN MARKES

[Signature]

Second Witness

Print Name: Jessica Clark

By: [Signature]

Print Name: LAWRENCE M. BRELOWSKI

Its: President

STATE OF FLORIDA
COUNTY OF VOLUSIA

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared LAWRENCE M. BRELOWSKI, as President of COUNTRYSIDE WEST P.U.D. HOMEOWNERS ASSOCIATION, INC., a Florida Non-Profit Corporation, to me personally known to be the person described in, or who produced N/A as identification, and who executed the foregoing instrument and acknowledged before me the execution of same under authority duly vested in said officer by said corporation.

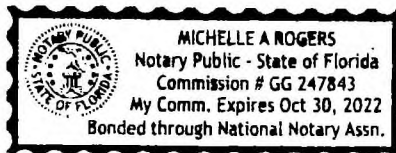
Witness my hand and official seal in the County and State last aforesaid this 19th day of June, 2019.

[Signature]

Notary Public

Printed Name: Michelle Rogers

My commission expires:



10-30-2022

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF VOLUSIA

Before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, personally appeared LAWRENCE M. BRELOWSKI, hereinafter Affiant, who is President of the Board of Directors of Countryside West P.U.D. Homeowners Association, Inc., a Florida non-profit corporation, hereinafter the "Association," who, upon first being duly sworn did depose and say as follows: The Board of Directors of the Association caused a statement in substantially the following form to be mailed or hand delivered to the members of the Association:

STATEMENT OF MARKETABLE TITLE ACTION

The COUNTRYSIDE WEST PUD HOMEOWNERS ASSOCIATION, INC. (the "Association"), with a mailing address of P.O. Box 290275, Port Orange, Florida 32129, has taken action to ensure that the Declaration of Covenants, Conditions and Restrictions for Countryside West P.U.D., recorded in Official Records Book 3996, Page 902, of the Public Records of Volusia County, Florida, and as thereafter subsequently amended, 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 Volusia 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.

A full and complete description of all land affected by this notice are depicted and legally described in that certain Plat located at Map Book 45, Page 164, of the Official Records of Volusia County, Florida, a copy of which is attached hereto as Exhibit A, and as further set forth in the Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 3996, Page 902, Public Records of Volusia County, Florida, as amended.

The covenants and restrictions preserved by this notice are as follows Declaration of Covenants, Conditions and Restrictions for Countryside West P.U.D., recorded in Official Records Book 3996, Page 902, Public Records of Volusia County, Florida, and as thereafter subsequently amended.

The above Statement of Marketable Title Action was approved at a properly noticed special meeting of the Board of Directors of the Association held on April 16, 2019, by at least two-thirds of the members of the Board of Directors.

Affiant further sayeth not.

COUNTRYSIDE WEST P.U.D. HOMEOWNERS ASSOCIATION, INC.
A Florida Non-Profit Corporation

By: [Signature]
Printed Name: LAWRENCE M. BRELOWSKI
Its: PRESIDENT

Sworn to and subscribed before me this 19th day of June, 2019, by LAWRENCE M. BRELOWSKI, as PRESIDENT of COUNTRYSIDE WEST P.U.D. HOMEOWNERS ASSOCIATION, INC., a Florida Non-Profit Corporation, who is personally known to me, or who produced N/A as identification.

[Signature]
Notary Public
Printed Name: Michelle Rogers

My commission expires:



STATEMENT OF MARKETABLE TITLE ACTION

Notice is given that the Countryside West PUD Homeowners Association, Inc.'s Board of Directors held a special meeting on April 16, 2019, at which time the below Statement of Marketable Title Action was considered and approved by at least 2/3 of the Board of Directors:

The COUNTRYSIDE WEST PUD HOMEOWNERS ASSOCIATION, INC. (the "Association"), with a mailing address of P.O. Box 290275, Port Orange, Florida 32129, has taken action to ensure that the Declaration of Covenants, Conditions and Restrictions for Countryside West P.U.D., recorded in Official Records Book 3996, Page 902, of the Public Records of Volusia County, Florida, and as thereafter subsequently amended, 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 Volusia County, Florida. Copies of the notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association.

The legal description of the lands affected by this notice are depicted and legally described in that certain Plat located at Map Book 45, Page 164, of the Official Records of Volusia County, Florida, a copy of which is attached hereto as Exhibit A and made a part hereof.

The covenants and restrictions preserved by this notice are as follows: Declaration of Covenants, Conditions and Restrictions for Countryside West P.U.D., recorded in Official Records Book 3996, Page 902, Public Records of Volusia County, Florida, and as thereafter subsequently amended.

COUNTRYSIDE WEST P.U.D. HOMEOWNERS
ASSOCIATION, INC., a Florida Non-Profit Corporation

By: 

Print Name: LAWRENCE M. BRELOWSKI

Title: President

