

This Instrument Prepared by and Return to:

Knox Levine, P.A.
36354 U.S. Hwy 19 N
Palm Harbor, FL 34684

NOTICE OF PRESERVATION OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE WYNDTREE PHASE 2 PURSUANT TO CHAPTER 712 FLORIDA STATUTES

This Notice is being recorded pursuant to Florida Statute sections 712.05 and 712.06 to preserve the easements, restrictions, covenants, conditions and all other provisions of the Declaration of Covenants, Conditions and Restrictions for Wyndtree Phase 2 recorded in Official Records Book 1874, Page 0833, et. seq. of Pasco County, Florida, as may have been amended from time to time (hereinafter referred to as the "Declaration").

The property affected by this Notice is described as:

All real property on the Replat of Wyndree Phase 2, including but not limited to Lots 1 through 56, according to the plat thereof, as recorded in Plat Book 28, Pages 69-74 of the Public Records of Pasco County, Florida.

The name and address of the homeowners' association filing this Notice on behalf of the Members is Wyndtree Phase 2 Assn., Inc. ("Association"), a Florida not-for-profit corporation, c/o Qualified Property Management, Inc., 5901 U.S. Hwy 19, Suite 7Q, New Port Richey, FL 34652.

Attached as **Exhibit A** is an Affidavit executed by the President of the Association affirming that the meeting's date, time, place, and the Statement of Marketable Title Action required by Florida Statute section 712.06(1)(b) was mailed to the members of Wyndtree Phase 2 Assn., Inc. at least seven (7) days prior to the Special Meeting of the Board of Directors where the Board approved the preservation of the Declaration.

By their signatures below, the President and Secretary of the Association hereby certify that preservation of the Declaration was duly approved by at least two-thirds (2/3) of the members of the Board of Directors at a Special Meeting of the Board held on Nov. 18, 2019.

EXECUTED at Trinity, Florida (insert city), Pasco County, Florida, on this 18th day of November, 2019.

WITNESSES:

[Signature]
Signature of Witness #1

WILLIAM L. TRYDIA
Printed Name of Witness #1

[Signature]
Signature of Witness #2

CHARLES PUCAN
Printed Name of Witness #2

[Signature]
Signature of Witness #1

WILLIAM L. TRYDIA
Printed Name of Witness #1

[Signature]
Signature of Witness #2

CHARLES PUCAN
Printed Name of Witness #2

WYNDTREE PHASE 2 ASSN., INC.

By: [Signature], PRESIDENT
Leisha Spencer, President

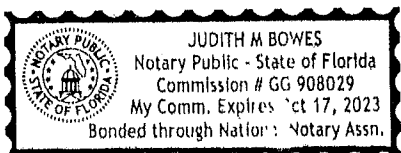
By: [Signature], Secretary
Elaine Chavlovich, Secretary

STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this 18th day of November, 2019 by Leisha Spencer and Elaine Chavlovich, to me known to be the President and Secretary of Wyndtree Phase 2 Assn., Inc., on behalf of the corporation. They are personally known to me or have produced Known and Known as identification, and they acknowledged executing the same voluntarily under the authority duly vested in them by said corporation. If no type of identification is indicated, the above-named persons are personally known to me.

[Signature]
NOTARY PUBLIC
Judith M. Bowes
Printed Name of Notary Public

My Commission Expires:



AFFIDAVIT OF LEISHA SPENCER

STATE OF FLORIDA)
COUNTY OF PASCO)

Before me, the undersigned notary, appeared Leisha Spencer, who, upon being duly sworn, swears and states as follows:

1. I am over the age of 18 and am competent to make this affidavit.
2. I am the President of Wyndtree Phase 2 Assn., Inc. ("Association").
3. I hereby affirm that a Special Meeting of the Board of Directors of the Association was held on Nov. 18, 2019. The purpose of the meeting was to preserve the Declaration of Covenants, Conditions and Restrictions for Wyndtree Phase 2 originally recorded on January 22, 1990, in Official Records Book 1874, Page 0833, et. seq. of Pasco County, Florida; as amended as recorded on May 15, 2008 at Official Records Book 7837, Page 506, et. seq. of Pasco County, Florida; as amended and restated as recorded on April 13, 2009 at Official Records Book 8060, Page 859, et. seq. of Pasco County, Florida, and as has been further amended from time to time. At least seven (7) days prior to the meeting, a Notice was hand delivered or mailed to the members of the Association. The Notice stated the meeting's date, time, place, and the Statement of Marketable Title Action required by Florida Statute section 712.06(1)(b). The Statement of Marketable Title Action included in the Notice is as follows:

STATEMENT OF MARKETABLE TITLE ACTION

Wyndtree Phase 2 Assn., Inc. (the "Association") has taken action to ensure that the Declaration of Covenants, Conditions and Restrictions for Wyndtree Phase 2 originally recorded on January 22, 1990, in Official Records Book 1874, Page 0833, et. seq. of Pasco County, Florida; as amended as recorded on May 15, 2008 at Official Records Book 7837, Page 506, et. seq. of Pasco County, Florida; as amended and restated as recorded on April 13, 2009 at Official Records Book 8060, Page 859, et. seq. of Pasco County, Florida, and as has been further 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 Pinellas 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.

FURTHER AFFIANT SAYETH NOT.

Leisha Spencer, PRESIDENT & DIRECTOR
Leisha Spencer, President & Director

STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this 18th day of NOVEMBER, 2019, by Leisha Spencer, to me known to be the President and Director of Wyndtree Phase 2 Assn., Inc. He is personally known to me or has produced as identification.

Judith M Bowes
NOTARY PUBLIC

My Commission Expires: 10/17/23

Judith M Bowes
Printed Name of Notary Public

