

KEN BURKE, CLERK OF COURT
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Prepared by and return to:
Business Law Group, P.A.
Candice J. Gundel, Esq.
301 West Platt Street #375
Tampa, FL 33606

NOTICE OF PRESERVATION
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR BRIARWICK

This Notice is being recorded pursuant to Sections 712.05 and 712.06, Florida Statutes, in order to preserve the Declaration of Covenants, Conditions and Restrictions for Briarwick, and all other provisions of the following documents (hereinafter collectively referred to as the "Declaration"):

1. Declaration of Covenants, Conditions and Restrictions for Briarwick recorded on February 18, 1985, in Official Records Book 5934, Page 1320 in the Public Records of Pinellas County, Florida.
2. Amendment to By-Laws of Briarwick Homeowners Association, Inc., recorded on November 3, 1992 in Official Records Book 8079, Page 600 in the Public Records of Pinellas County, Florida.

The property affected by this notice is described as:

A tract of land lying in the Northwest quarter of Section 35, Township 27 South, Range 16 East, Pinellas County, Florida, and being more particularly described as follows:

Commence at the West 1/4 corner of said Section 35; thence N 00°15'02" W, along the West line of the Northwest 1/4 of said Section 35, for 530.21 feet to the POINT OF BEGINNING; thence continue N 00°15'02" W, along said West line, for 1377.69 feet to a point on a boundary of the East Lake Tarpon wellfield property as recorded in O. R. Book 5450 on pages 1520 through 1523 of the official records of Pinellas County, Florida; thence, along said boundary line the following two courses, (1) N 89°52'32" E, for 24.93 feet; (2) thence N 00°07'28" W, for 30.00 feet; thence N 89°52'32" E, for 321.92 feet to the point of curvature of a curve concave to the Northwest; thence Northeasterly along the arc of said curve, having a radius of 2966.00 feet, a central angle of 14°16'33", an arc length of 739.01 feet and a chord bearing N 82°44'16" E, for 737.10 feet to a non-tangent point; thence S 22°39'21" E, for 626.50 feet; thence S 07°38'51" W, for 209.77 feet; thence N 87°57'12" W, for 528.75 feet; thence S 29°16'00" W, for 693.95 feet to the point of curvature of a curve concave to the Northwest; thence Southwesterly along the arc of said curve, having a radius of 250.80 feet, a central angle of 60°28'58", an arc length of 264.75 feet and a chord bearing S 59°30'29" W, for 252.63 feet to the point of tangency; thence S 89°44'58" W, for 200.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT TRACT "A" as shown on the Plat of BRIARWICK.

The name and address of the homeowner's association filing this Notice on behalf of the Members is Briarwick Homeowners Association, Inc. (the "Association"), a Florida not-for-profit corporation c/o Leland Management, Inc., 6972 Lake Gloria Blvd., Orlando, FL 32809.

Attached hereto as Exhibit "A" is an affidavit executed by the President of Association affirming the meeting's date, time, place, and that the Statement of Marketable Title Action, required by Section 712.06(1)(b), Florida Statutes, was mailed to the Members at least seven (7) days prior to the Board of Directors meeting where the Board of Directors 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 (2/3rds) of the members of the Board of Directors at the Board of Directors Meeting held on March 18, 2014.

Executed at Palm Harbor, Pinellas County, Florida on this 1st day of April, 2014.

Witnesses:

Patricia Haberer

Signed

Patricia Haberer

Print Name

Susan Bachmann

Signed

SUSAN BACHMANN

Print Name

Briarwick
Homeowners Association, Inc.

Stanley E Wolever, Jr.

Signed - President

Stanley Wolever, Jr.

Print Name

Bernhard Haberer

Signed - Secretary

Bernhard Haberer

Print Name

6972 Lake Gloria Blvd.
Orlando, FL 32809

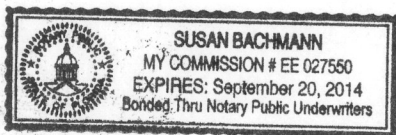
Address

[Corporate Seal]

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 31st day of March, 2014, by Stanley Wolever, Jr. and Bernhard Haberer as President and Secretary respectively, of Briarwick Homeowners Association, Inc., a Florida not-for-profit corporation, who ~~produced~~ are known to me as identification. They acknowledged executing this document in the presence of two subscribing witnesses, freely and voluntarily, under authority duly vested in them by the Corporation and that the seal affixed thereto is the true corporate seal of the Corporation.

Witness my hand and official seal in the County and State last aforesaid on this 31st day of March 2014.



Susan Bachmann

Notary

EXHIBIT "A"
AFFIDAVIT OF STANLEY WOLEVER, JR.

State of Florida
County of Pinellas

Before me, the undersigned authority personally appeared Stanley Wolever, Jr., who after being duly sworn, deposes and states:

I am the President of Briarwick Homeowners Association, Inc. (the "Association"), and have personal knowledge of the matters contained herein and know them to be true and correct.

That a Board of Directors Meeting was scheduled for March 18, 2014 at 7:00 a.m. / p.m. That the Board of Directors of Association caused a notice setting forth the date, time, place and the Statement of Marketable Title Action, as set forth below, to be mailed to the members of the Association not less than seven (7) days prior to the Board of Directors meeting, at which the Board of Directors voted to preserve the Declaration of Covenants, Conditions and Restrictions of Briarwick, recorded on February 18, 1985 in Official Records Book 5934, Page 1320, in the Public Records of Pinellas County, and Amendment to By-Laws of Briarwick Homeowners Association, Inc., recorded on November 3, 1993 in Official Records Book 8079, Page 600, in the Public Records of Pinellas County, burdening the property of the Members of the Association pursuant to Chapter 712, Florida Statutes.

STATEMENT OF MARKETABLE TITLE ACTION

Briarwick Homeowners Association, Inc. (the "Association") has taken action to ensure that the Declaration of Covenants, Conditions and Restrictions of Briarwick, recorded in Official Records Book 5934, Page 1320, of the public records of Pinellas County, Florida; Amendment to By-Laws of Briarwick Homeowners Association, Inc., recorded on November 3, 1993 in Official Records Book 8079, Page 600, in the Public Records of Pinellas County; and 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 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 Naught.

Stanley E. Wolever, Jr.
Signed Affiant

The foregoing instrument was acknowledged before me this 31st day of March, 2014, by Stanley Wolever, Jr., who produced is known to me as identification.

Susan Bachmann
Notary

