

Prepared by and return to:
Cianfrone and De Furio
James R. De Furio, P.A.
201 E. Kennedy Blvd. Suite 775
Tampa. Florida 33602

**NOTICE OF PRESERVATION OF MASTER DECLARATION OF
COVENANTS, RESTRICTIONS, AND EASEMENTS FOR
PLACIDO BAYOU**

THIS NOTICE OF PRESERVATION OF MASTER DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR PLACIDO BAYOU (the "Notice") is executed this _____ day of _____, 2013, by **PLACIDO BAYOU COMMUNITY ASSOCIATION, INC.**, a Florida non-profit corporation, whose address is 4691 Laurel Oak Lane NE, St. Petersburg, FL 33703 (the "Association");

W I T N E S S E T H:

WHEREAS, the Association is the non-profit homeowners association formed for the governance of the residential subdivision known as Placido Bayou located in Pinellas County, Florida ("Placido Bayou"); and

WHEREAS, the Placido Bayou is governed by the provisions of that certain Master Declaration of Covenants, Restrictions, and Easements for Placido Bayou dated September 11, 1984 and originally recorded in Official Records Book 5848, Page 1477 of the Public Records of Pinellas County, Florida, as the same has been amended from time to time (the "Master Declaration"); and

WHEREAS, pursuant to Sections 712.05 and 712.06 of the Florida Statutes, the Association desires to and has taken the actions necessary to preserve the covenants and restrictions which are the subject of the Declaration by the filing of this Notice;

NOW THEREFORE, the Association does hereby state and declare as follows:

1. **Recitals.** The recitals set forth above are true and correct and are incorporated herein by reference.
2. **Preservation of Declaration.** On June 18, 2013, the Board of Directors of the Association voted unanimously to preserve the Declaration and protect the Declaration from extinguishment by the operation of the Marketable Record Titles to Real Property Act, Chapter 712 of the Florida Statutes, pursuant to the provisions of Section 712.05 of the Florida Statutes. Accordingly, this Notice has the effect of preserving the Declaration for a period of not longer than thirty (30) years following the recordation of this Notice in the Public Records of Pinellas County, Florida.

3. **Land Affected by Notice.** A full and complete legal description of all land affected by this Notice is set forth in Exhibit C attached to this Notice.

4. **Statement of Marketable Record Title Action.** Attached to this Notice as Exhibit A is an Affidavit executed by the President of the Association (also being a member of the Board of Directors) affirming that the Board of Directors of the Association caused a statement meeting the requirements of Section 712.06 of the Florida Statutes, to be included in a notice which was mailed to all members of the Association, a copy of which is attached hereto as Exhibit B.

IN WITNESS WHEREOF, the Association has executed this Notice in manner and form sufficient to bind it as of the date set forth above.

PLACIDO BAYOU COMMUNITY ASSOCIATION, INC., a Florida non-profit corporation

By: Chris Patton

Chris Patton, President of Placido Bayou Community Association, Inc.

Signed and Sealed in Our Presence:

Laura S. Leonard

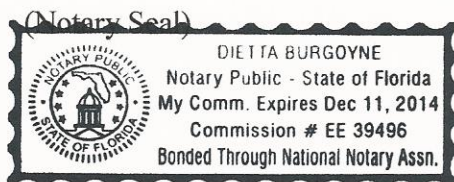
Witness Print Name: Laura S. Leonard

Dietta Burgoyne

Witness Print Name: Dietta Burgoyne

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this ___ day of ___, 2013, by Chris Patton, as President of PLACIDO BAYOU COMMUNITY ASSOCIATION, INC., a Florida non-profit corporation, on behalf of the corporation.



Dietta Burgoyne
Signature of Notary Public - State of Florida

Dietta Burgoyne
Print, Type or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification _____
Type of Identification Produced _____

Exhibit "A"

AFFIDAVIT

Before me, the undersigned authority, this day personally appeared **CHRIS PATTON**, ("Affiant"), who having been duly sworn, did depose and say as follows:

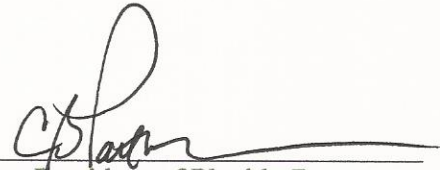
1. That Affiant is the President and is a Director of Placido Bayou Community Association, Inc., a Florida non-profit corporation (the "Association").

2. That the Association is the homeowners association which governs the community known as Placido Bayou, located in Pinellas County, Florida, pursuant to that certain Master Declaration of Covenants, Restrictions, and Easements for Placido Bayou dated September 11, 1984 and originally recorded in Official Records Book 5848, Page 1477 of the Public Records of Pinellas County, Florida, as the same has been amended from time to time (the "Master Declaration").

3. That the Board of Directors of the Association caused a statement in substantially the form required by Section 712.06(b) of the Florida Statutes, to be mailed to the members of the Association not less than seven (7) days prior to the meeting of the Board of Directors of the Association held on June 18, 2013 at 6:30 p.m. in the Community Association Office at 4691 Laurel Oak Lane, St. Petersburg, at which the Board of Directors voted unanimously to preserve the covenants and restrictions contained in the Master Declaration.

FURTHER AFFIANT SAYETH NOT.

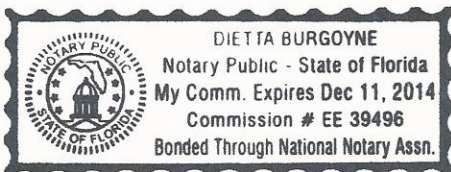
STATE OF FLORIDA)
COUNTY OF PINELLAS)



Chris Patton, President of Placido Bayou Community Association, Inc.

Sworn to (or affirmed) and subscribed before me this 3 day of September, 2013 by Chris Patton, President of Placido Bayou Community Association, Inc.

(Notary Seal)




Signature of Notary Public State of Florida

Print, Type or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification _____
Type of Identification Produced _____