

Prepared by and return to:
Cianfrone and De Furio
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Tampa, Florida 33602

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2013299751 09/13/2013 at 09:49 AM
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**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 3 day of September, 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");

WITNESSETH:

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.

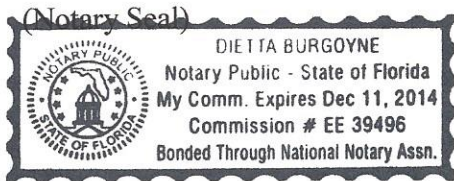
Signed and Sealed in Our Presence:

Laura Selmond
Witness Print Name: Laura Selmond

Diella Burgoyne
Witness Print Name: Diella Burgoyne

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 3 day of September, 2013, by Chris Patton, as President of PLACIDO BAYOU COMMUNITY ASSOCIATION, INC., a Florida non-profit corporation, on behalf of the corporation.



Diella Burgoyne
Signature of Notary Public - State of Florida

Diella 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.

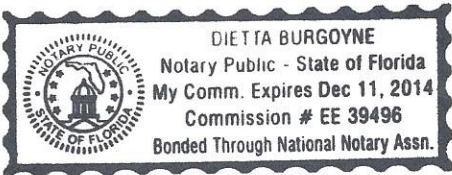
STATE OF FLORIDA)
COUNTY OF PINELLAS)



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 _____

Exhibit "B"

**NOTICE OF BOARD OF DIRECTORS VOTE ON
PROPOSED PRESERVATION OF
THE MASTER DECLARATION OF
COVENANTS, RESTRICTIONS, AND EASEMENTS FOR
PLACIDO BAYOU**

Notice is hereby given to all Members of Placido Bayou Community Association, Inc. (the Community Association") that at the Annual Meeting of the Community Association, which will be held on June 18, 2013 at 6:30 p.m. in the Community Association Office at 4691 Laurel Oak Lane, St. Petersburg, the Board of Directors of the Association intends to vote on a proposal to preserve the Master Declaration of Covenants, Restrictions, and Easements for Placido Bayou (the "Master Declaration") dated September 11, 1984 and originally recorded in Official Records Book 5848, Page 1477 of the Public Records of Pinellas County, Florida, as has been amended from time to time.

Copies of the Master Declaration and other governing documents of the Association can be found on the "PBCA Governing Documents" page of the Association's website, www.pbca.info. If action is not taken before September 11, 2014 to preserve the covenants and restrictions contained in the Master Declaration, then the Master Declaration will be extinguished at that time in accordance with Florida's Marketable Record Titles to Real Property Act, Chapter 712 of the Florida Statutes.

If at least 2/3rds of the Board of Directors votes at the Annual Meeting to preserve the Declaration, then the Declaration will be renewed as a matter of law for a period of thirty (30) years.

The following Statement is hereby given to all Members as required by the provisions of Sections 712.05 and 712.06, Florida Statutes:

STATEMENT OF MARKETABLE TITLE ACTION

The Placido Bayou Community Association, Inc. (the "Association") has taken action to ensure that the Master Declaration of Covenants, Restrictions and Easements for Placido Bayou, recorded in Official Records Book 5848, Page 1477, of the public records of Pinellas County, Florida, 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, if the proposal to preserve the Declaration is approved, the Association shall cause the notice required by Chapter 712 of the 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.

Exhibit "C"

DESCRIPTION OF LAND AFFECTED

All of PLACIDO BAYOU UNIT 1, according to the plat thereof recorded in Plat Book 88, Pages 2 through 5, inclusive, of the Public Records of Pinellas County, Florida.

AND

All of PLACIDO BAYOU UNIT 2, according to the plat thereof recorded in Plat Book 97, Pages 98 through 103, inclusive, of the Public Records of Pinellas County, Florida.

AND

All of PLACIDO BAYOU UNIT 3, according to the plat thereof recorded in Plat Book 97, Pages 47 through 49, inclusive, of the Public Records of Pinellas County, Florida.

AND

All of PLACIDO BAYOU UNIT 4, according to the plat thereof recorded in Plat Book 102, Pages 30 through 33, inclusive, of the Public Records of Pinellas County, Florida.

AND

All of PLACIDO BAYOU UNIT 5, according to the plat thereof recorded in Plat Book 102, Pages 34 through 37, inclusive, of the Public Records of Pinellas County, Florida.

AND

All of PLACIDO BAYOU UNIT 6, according to the plat thereof recorded in Plat Book 107, Pages 87 through 94, inclusive, of the Public Records of Pinellas County, Florida, a portion of which was replatted as PLACIDO BAYOU UNIT 6 PARTIAL REPLAT, according to the plat thereof recorded in Plat Book 114, Pages 25 through 27, inclusive, of the Public Records of Pinellas County, Florida.

AND

All of PLACIDO BAYOU UNIT 7, according to the plat thereof recorded in Plat Book 106, Pages 9 through 12, inclusive, of the Public Records of Pinellas County, Florida.