

Prepared by:
Gregory Martinson, Esq.
3048 Ironwood Drive
Tallahassee, FL 32309

NOTICE TO PRESERVE AND EXTEND
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
COUNTRY CLUB VILLAS HOMEOWNERS ASSOCIATION, INC.

COUNTRY CLUB VILLAS HOMEOWNERS ASSOCIATION, INC., 3133 Ironwood Drive, Tallahassee, Florida, 32309, certifies that:

The Declaration of Covenants, Conditions and Restrictions for Country Club Villas Homeowners Association is recorded in Official Records Book 1000, page 2272 through 2279, inclusive, of the Public Records of Leon County, Florida, and affects the following property:

COMMENCE at the Southeast corner of Lot 14, Block "AH" of Killlearn Estates Unit No. 10, as recorded in Plat Book 6, Page 4 of the Public Records of Leon County, Florida, and run South 03 degrees 05 minutes 40 seconds West along the Westerly right of way boundary of Edenderry Drive 115.00 feet, thence South 86 degrees 54 minutes 20 seconds East 60.00 feet to the Easterly right of way boundary of said Edenderry Drive, thence North 03 degrees 03 minutes 40 seconds East along said Easterly right of way boundary 5.43 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 03 degrees 05 minutes 40 seconds East along said Easterly right of way boundary 40.00 feet, thence South 87 degrees 21 minutes 18 seconds East 178.48 feet, thence South 85 degrees 24 minutes 30 seconds East 500.57 feet, thence North 85 degrees 42 minutes 41 seconds East 314.23 feet, thence Southerly along a line 22.0 feet Westerly of and parallel to the approximate centerline of a paved road as follows: South 05 degrees 57 minutes 13 seconds East 118.12 feet to a point of curve to the right, thence along said curve with a radius of

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138.79 feet, through a central angle of 35 degrees 48 minutes 31 seconds, for an arc distance of 86.74 feet, thence leaving said parallel line run South 85 degrees 42 minutes 41 seconds West 309.32 feet, thence North 85 degrees 24 minutes 30 seconds West 354.72 feet, thence North 40 degrees 24 minutes 30 seconds West 226.31 feet, thence North 87 degrees 21 minutes 18 seconds West 178.79 feet to the POINT OF BEGINNING: containing 3.67 acres, more or less.

Pursuant to the requirements of sections 712.05 and 712.06, Florida Statutes, COUNTRY CLUB VILLAS HOMEOWNERS ASSOCIATION, INC., called a meeting of the Board of Directors of the Association on April 13, 2009, at 7:00 p.m., to preserve its covenants, conditions, and restrictions, and protect the same from extinguishment by way of the Marketable Record Title Act. At this meeting, the Board of Directors approved by an affirmative vote of not less than two-thirds of all Board members the preservation and extension of the Declaration of Covenants, Conditions and Restrictions for an additional 30 years.

Notice of this Board meeting was provided to all members of the Association not less than seven (7) days prior to the Board meeting. Attached to this notice is an affidavit, executed by the appropriate member of the Board of Directors of the Association, affirming that the Board of Directors, prior to its voting on this issue, either mailed or hand delivered to the members of Country Club Villas Homeowners Association the following statement of marketable title action:

STATEMENT OF MARKETABLE TITLE ACTION

The Country Club Villas Homeowners Association (the "Association") has taken action to ensure that the Declaration of Covenants, Conditions and Restrictions, recorded in Official Records Book 1000, Page 2272 through 2279, of the public records of Leon 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, the Association shall cause the notice required by chapter 712, Florida Statutes, to be recorded in the public records of Leon 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.

In witness whereof, said Association has caused this notice to be signed in its name by its

President this 13 day of April, 2009.

ATTEST:

COUNTRY CLUB VILLAS HOMEOWNERS
ASSOCIATION, INC.

By: *Gregory Martinson*

GREGORY MARTINSON
As Secretary

By: *Peggy Fox*

PEGGY FOX
As President

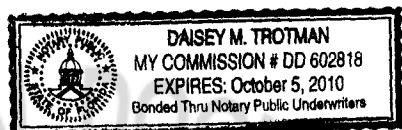
Witnesses:

David Strafflin
Harry R. Smith

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of Florida, personally appeared PEGGY FOX, as President, and GREGORY MARTINSON, as Secretary, of COUNTRY CLUB VILLAS HOMEOWNERS ASSOCIATION, INC., a Florida corporation, who acknowledged before me the foregoing instrument on behalf of said corporation. They are personally known to me.

WITNESS my hand and official seal at Tallahassee, Leon County, Florida this 13 day of April, 2009.



Daisy Trotman
NOTARY PUBLIC
My Commission Expires:



AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LEON

The undersigned officer of the Association, whose name appears at the bottom of this Affidavit, does swear and affirm that the "Statement of Marketable Title Action" was mailed or hand delivered to each member of the Association not less than seven (7) days prior to the meeting of the Board of Directors on April 13, 2009.

COUNTRY CLUB VILLAS HOMEOWNERS
ASSOCIATION, INC.

By: 
GREGORY MARTINSON, Secretary

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 13 day of April, 2009, by GREGORY MARTINSON, as Secretary of COUNTRY CLUB VILLAS HOMEOWNERS ASSOCIATION, INC., who is personally known to me.


NOTARY PUBLIC
My Commission Expires:

