

THIS DOCUMENT PREPARED BY
AND RETURN TO:
KENNETH M. CLAYTON, ESQ
CLAYTON & MCCULLOH
1065 Maitland Center Commons Bld
Maitland, Florida 32751



MARKETABLE RECORD TITLE ACT NOTICE

Notice of Silver Pines Pointe Homeowners Association, Inc. under s. 720.3032, Florida Statutes, and notice to preserve and protect covenants and restrictions from extinguishment under the Marketable Record Title Act, chapter 712, Florida Statutes.

[Instructions to recorder: Please index both the legal name of the Association and the names shown in item 3.]

Silver Pines Pointe Homeowners Association, Inc., a Florida not-for-profit corporation (hereinafter referred to as the "Association"), is a homeowners association subject to Chapter 720, Florida Statutes. The Association hereby certifies that preservation of the covenants and restrictions affecting the lands identified hereinafter has been approved by the Association's Board of Directors at a meeting at which a quorum of the Board was present. The Association hereby preserves the covenants and restrictions imposed on the lands affected by filing this Marketable Record Title Act Notice (the "Notice") under Section 720.3032, Florida Statutes, and Notice to Preserve and Protect Covenants and Restrictions from Extinguishment under the Marketable Record Title Act, Chapter 712, Florida Statutes, as follows:

1. **LEGAL NAME OF ASSOCIATION:**

The legal name of the Association desiring to preserve the covenants and restrictions is as follows:

SILVER PINES POINTE HOMEOWNERS ASSOCIATION, INC.

2. **MAILING AND PHYSICAL ADDRESSES OF THE ASSOCIATION:**

The physical and mailing address of the Association desiring to preserve the covenants and restrictions is as follows:

Physical Address:

SILVER PINES POINTE
HOMEOWNERS ASSOCIATION, INC.
SECTION 18, TOWNSHIP 22 SOUTH,
RANGE 29 EAST, ORANGE COUNTY,
FLORIDA

Mailing Address:

SILVER PINES POINTE
HOMEOWNERS ASSOCIATION, INC.
P.O. BOX 195785
WINTER SPRINGS, FL 32719

3. **NAMES OF SUBDIVISION ON PLATS/COMMON NAME OF THE COMMUNITY:**

The names of the subdivision plats, or, if none, the common name of the community is as follows:

SILVER PINES POINTE, PHASE I

4. **MANAGEMENT COMPANY:**

The name, address, and telephone number of the management company for the Association desiring to preserve the covenants or restrictions, if any, is as follows:

RELIABLE ASSOCIATION MANAGEMENT INC.
 1819 MARLEY PLACE
 LONGWOOD, FL 32750
 321-279-7328

5. **THIS NOTICE DOES CONSTITUTE A NOTICE TO PRESERVE AND PROTECT COVENANTS AND RESTRICTIONS FROM EXTINGUISHMENT UNDER THE MARKETABLE RECORD TITLE ACT.**

6. **COVENANTS AND RESTRICTIONS AFFECTING THE COMMUNITY WHICH THE ASSOCIATION DESIRES TO BE PRESERVED FROM EXTINGUISHMENT:**

The following covenants and restrictions affecting the community which the association desires to be preserved from extinguishment are set forth on the Plat(s) and in the governing documents identified hereinafter as the "Governing Documents",

<u>Document</u>	<u>Official Records</u> <u>Book</u>	<u>Page</u>	<u>et seq.</u>
SILVER PINES POINTE OWNERS ASSOCIATION, INC. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS	4837	4968	4969 – 4994
NOTICE OF RECORDING OF ARTICLES OF INCORPROATION OF SILVER PINES POINTE HOMEOWNERS ASSOCIATION, INC.		DOC # 20230285900	
BYLAWS OF SILVER PINES POINTE OWNERS ASSOCIATION, INC.	6373	4601	4602 – 4612
SINGLE-FAMILY AFFORDABLE HOUSING DEVELOPER'S AGREEMENT FOR DISCOUNTS OF IMPACT FEES AND SEWER CAPITAL CHARGES AND DEFERRAL OF SEWER CAPITAL CHARGES	4811	2073	2074 – 2092

DEVELOPER'S AGREEMENT FOR IMPROVEMENTS TO BE DEDICATED TO ORANGE COUNTY IN CONJUNCTION WITH A SUBDIVISION	4837	4949	4950 – 4958
DEVELOPER'S AGREEMENT FOR PRIVATE IMPROVEMENTS	4837	4959	4960 – 4967
LAND USE RESTRICTION AGREEMENT	4850	1587	1588 – 1599
USE AGREEMENT	4933	864	865 – 877
SINGLE-FAMILY AFFORDABLE HOUSING DEVELOPER'S AGREEMENT FOR DISCOUNTS OF IMPACT FEES, SEWER CAPITAL CHARGES AND DEFERRALS OF IMPACT FEES AND SEWER CAPITAL CHARGES	5155	3160	3161 – 3178
MEMORANDUM OF CONTRACT	5801	3899	3900 – 3905
SINGLE-FAMILY AFFORDABLE HOUSING DEVELOPER'S AGREEMENT FOR DISCOUNTS OF IMPACT FEES AND WASTEWATER CAPITAL CHARGES	5968	3821	3822 -3835
AGREEMENT	7983	2981	2982
NEIGHBORHOOD GRANT USE AGREEMENT BETWEEN SILVER PINES POINTE PH. 1& 2 AND ORANGE COUNTY			DOC # 20160635891

All of the Public Records of Orange County, Florida.

7. **LAND AFFECTED:**

The legal description(s) of the community affected by the listed covenants and restrictions is/are set forth on the plat(s) filed in the Public Records of Orange County, Florida (the "Plat(s)") as follows:

<u>Plat(s)</u>	<u>Plat Book</u>	<u>Page</u>	<u>et seq.</u>
SILVER PINES POINTE, PHASE I	34	6	7

All of the Public Records of Orange County, Florida.

This notice is filed on behalf of Silver Pines Pointe Homeowners Association, Inc. as of this 20 day of JULY, 2023

IN WITNESS WHEREOF, the undersigned have set their hand and seal this 20 day of JULY, 2023

Signed, Sealed and Delivered in the Presence of:

Silver Pines Pointe Homeowners Association, Inc., a Florida not-for-profit corporation

Willie Pearl
Witness - Sign Name

By: Jacquelyn Smith
(Sign)

WILLIE PEARL CAITHORN
Print Name

Jacquelyn Smith
(Print)

President, Silver Pines Pointe Homeowners Association, Inc.

Shaneque Farquharson
Witness - Sign Name

Attest: Luis Alvarado
(Sign)

Shaneque Farquharson
Print Name

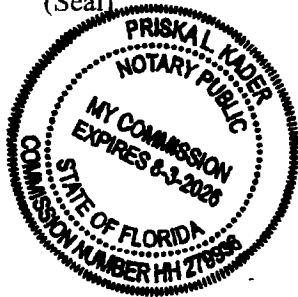
Luis Alvarado
(Print)

Secretary, Silver Pines Pointe Homeowners Association, Inc.

STATE OF FLORIDA
COUNTY OF Orange

The foregoing Affidavit was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, on this 20 day of July 2023, by Jacquelyn Smith (Name), as President, and Luis Alvarado (Name), as Secretary, of Silver Pines Pointe Homeowners Association, Inc., a Florida not for profit corporation, who are personally known to me or have produced FLDL as identification and who did take an oath.

(Seal)



Priska L. Kader
Signature of Notary Public - State of Florida

Priska L. Kader
Print Name of Notary Public