

Prepared by and return to:
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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015065751 11 PG(S)
May 29, 2015 10:47:58 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



NOTICE OF PRESERVATION OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LAKES ESTATES OF SARASOTA

COMES NOW, LAKES ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation (herein, “the Association”), by and through its undersigned officers, pursuant to the requirements of Sections 712.05 and 712.06, Florida Statutes, and certify that the following information is true and correct:

1. The name of the Association is LAKES ESTATES HOMEOWNERS ASSOCIATION, INC. (herein, “the Association”), whose post office address is 2477 Stickney Point Road, Sarasota, FL 34231.

2. The subdivision operated by the Association, Lakes Estates, is subject to the Declaration of Protective Covenants, Conditions and Restrictions originally recorded at Official Records Book 1785, Page 2043 et seq. of the public records of Sarasota County, Florida (herein, “the Restrictions”).

3. At the April 17, 2014 meeting of the Association’s Board of Directors, not less than two-thirds (2/3rds) of the members of the Association’s Board of Directors voted to preserve the Restrictions.

4. Attached hereto as Exhibit “A”, and incorporated herein is an affidavit executed by a member of the Association’s Board of Directors affirming that the Board caused the Statement of Marketable Title Action to be mailed or hand-delivered to all members of the Association.

5. The full and complete legal descriptions of all land affected by this Notice are as follows:

The Lakes Estates a Subdivision, according to the plat thereof recorded in Plat Book 30, Pages 15 through 15E of the Public Records of Sarasota County, Florida.

A copy of the above-referenced plats of the subdivision is attached hereto as Exhibit “B”, and incorporated herein. A full and complete legal description of the land may be located on the attached plat.

DATED this 17 day of April, 2014.

Signed, sealed and delivered
in the presence of:

LAKES ESTATES HOMEOWNERS
ASSOCIATION, INC.

sign [Signature]
print Kelby Bruno

By: [Signature]
Richard Penney, President

sign [Signature]
print ATHEZINE CHAMBER

sign [Signature]
print Kelby Bruno

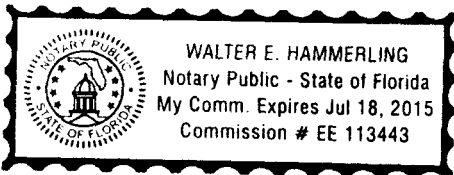
Attest: [Signature]
Gururaj Mutalik, Secretary

sign [Signature]
print ATHEZINE CHAMBER

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF SARASOTA

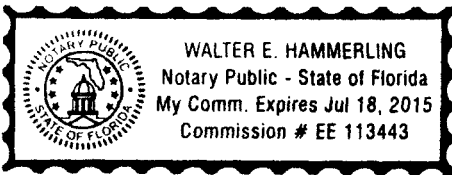
The foregoing instrument was acknowledged and sworn to before me this 17 day of April, 2014, by Richard Penney as President of LAKES ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.



NOTARY PUBLIC
sign [Signature]
print _____
State of Florida at Large (Seal)
My Commission expires:

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged and sworn to before me this 17 day of April, 2014, by Gururaj Mutalik as Secretary of LAKES ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.



NOTARY PUBLIC
sign [Signature]
print _____
State of Florida at Large (Seal)
My Commission expires:

RESOLUTION

LAKES ESTATES HOMEOWNERS ASSOCIATION, INC.

WHEREAS, LAKES ESTATES HOMEOWNERS ASSOCIATION, INC. (herein, "the Association") is a Florida Not for Profit Corporation and a mandatory homeowners association; and

WHEREAS, Article X.E of the Declaration of Protective Covenants, Conditions and Restrictions for The Lakes Estates of Sarasota, which is originally recorded in Official Records Book 1785, Page 2043 et seq., of the public records of Sarasota County, Florida (herein the "Restrictions") provides that the Association has standing to enforce the Restrictions; and

WHEREAS, Sections 712.05 and 712.06, Florida Statutes, authorize the Association's Board of Directors to preserve and protect the Declaration of Restrictions from extinguishment by the operation of Chapter 712, Florida Statutes by executing and filing for Public Record the Notice of Preservation of Declaration of Covenants, Conditions and Restrictions for The Lakes Estates of Sarasota; and

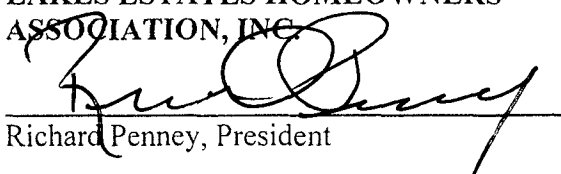
WHEREAS, not less than two-thirds (2/3rds) of the members of the Association's Board of Directors approved this Resolution at a duly-noticed meeting of the Board of Directors.

NOW THEREFORE, the Association Board of Directors hereby approves and adopts the following resolution:

BE IT RESOLVED, that the Board of Directors of the Association hereby elects to preserve and protect the Restrictions from extinguishment by the operation of Chapter 712, Florida Statutes, by executing and filing for Public Record the Notice of Preservation of Declaration of Covenants, Conditions and Restrictions for The Lakes Estates of Sarasota pursuant to the statutory authority of Sections 712.05 and 712.06, Florida Statutes (2013).

The undersigned hereby certifies that the Association Board of Directors duly adopted the above Resolution on this 17th day of April, 2014, at a duly-noticed meeting of the Board of Directors.

**LAKES ESTATES HOMEOWNERS
ASSOCIATION, INC.**


Richard Penney, President

[Corporate Seal]

NOTICE AND AGENDA

**MEETING OF THE BOARD OF DIRECTORS
LAKES ESTATES HOMEOWNERS ASSOCIATION, INC.**

NOTICE IS HEREBY GIVEN that a meeting of the Board of Directors of LAKES ESTATES HOMEOWNERS ASSOCIATION, INC. will be held at the date, hour, and place noted below:

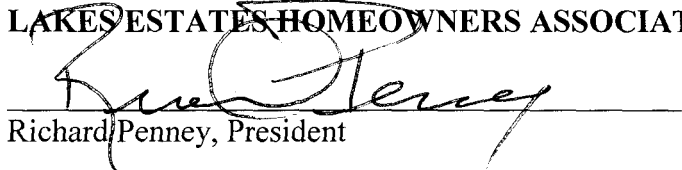
DATE: April 17, 2014
HOUR: 6:00PM
PLACE: Cottonwood Trail Clubhouse
1255 Cottonwood Trail, Sarasota, FL 34232

The **agenda** for the Board meeting is as follows:

1. Call to order.
2. Proof of Notice of Meeting.
3. Approval of minutes of previous meeting.
4. Unfinished business - (none).
5. Discussion and Vote to Preserve and Protect the Declarations of Restrictions from Extinguishment by the Florida Marketable Record Title Act (Chapter 712, Florida Statutes) by Filing for Public Record the Required Notice of Preservation.
6. Adjournment.

Dated this 20 day of March, 2014.

LAKES ESTATES HOMEOWNERS ASSOCIATION, INC.


Richard Penney, President

(Corporate Seal)

STATEMENT OF MARKETABLE TITLE ACTION

LAKES ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit and a homeowners' association (herein, "the Association") has taken action to ensure that the Declaration of Protective Covenants, Conditions and Restrictions, originally recorded at Official Records Book 1785, Page 2043 et seq. of the public records of Sarasota 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 Sarasota 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.

LAKES ESTATES HOMEOWNERS ASSOCIATION, INC.

AFFIDAVIT OF MAILING OR HAND DELIVERING
STATEMENT OF MARKETABLE TITLE ACTION AND
NOTICE AND AGENDA OF BOARD OF DIRECTORS' MEETING

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, authorized by law to administer oaths and take acknowledgments, personally appeared Mareen Schoening, who after being by me first duly sworn according to law, deposes and says:

1. Affiant is Managing Agent of LAKES ESTATES HOMEOWNERS ASSOCIATION, INC. (herein, "the Association"), and has personal knowledge of the matters contained herein.

2. The attached Statement of Marketable Title Action and Notice and Agenda of the meeting of the Board of Directors of LAKES ESTATES HOMEOWNERS ASSOCIATION, INC., held on April 17, 2014, at 6:00 am/pm at Cottonwood Trail Clubhouse 1255 Cottonwood Trail, were mailed or hand-delivered to all Association members not less than seven (7) days prior to the Board meeting in accordance with the requirements of Section 712.06(1), Florida Statutes. The notices were mailed or hand-delivered to each Association member at the address last furnished to the Association as it appears on the official roster of members.

FURTHER AFFIANT SAITH NOT.

LAKES ESTATES HOMEOWNERS ASSOCIATION, INC.

Signature: [Signature]
Print Name: Mareen Schoening
Title: Managing Agent

The foregoing instrument was sworn to and acknowledged before me this 20th day of MAY, 2015, by Mareen Schoening as Managing Agent of LAKES ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

Sign [Signature]
Print _____
State of Florida at Large (Seal)
My Commission expires:

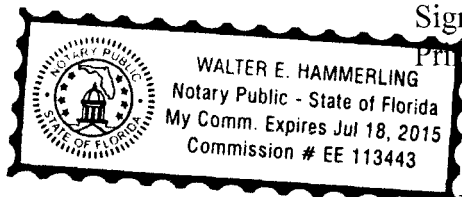


EXHIBIT "A"

THE LAKES ESTATES

SEC'S. 26&27, TWP. 36 S., RGE. 18 E.

SARASOTA COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION

STATE OF FLORIDA }
COUNTY OF PINELLAS } s.s.

SUNDIAL GROUP, INC., A FLORIDA CORPORATION, BY ITS DULY ELECTED EXECUTIVE VICE-PRESIDENT ALAN W. KIMBRO, AND BY ITS DULY ELECTED SECRETARY, ROBERT E. ARROW, JR., OF THE FIRST PART, HAS HEREBY DEDICATED AND SET APART ALL OF THE STREETS, REAR AND SIDE LOT LINE UTILITY AND DRAINAGE EASEMENTS, DRAINAGE AND OTHER EASEMENTS SHOWN AND DESCRIBED ON THE PLAT OF THE LAKES ESTATES, AND HAS HEREBY ASSIGNED TO THE PUBLIC THE USE OF THE SAME FOR THE PURPOSES OF THE LAKES ESTATES, AND HAS HEREBY AGREED TO MAINTAIN AND ENFORCE THE SAME, AND TO PROVIDE THE NECESSARY UTILITY AND DRAINAGE SERVICES TO THE SUBDIVISION, AND TO PROVIDE THE NECESSARY PERSONNEL SERVING THE SUBDIVISION, AND TO PROVIDE THE NECESSARY ESSENTIAL SERVICES TO THE SUBDIVISION, FOR EVER. SUBJECT, HOWEVER, TO ANY RIGHTS DEDICATED TO THE COUNTY OF SARASOTA BY THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS EXECUTIVE VICE-PRESIDENT AND ATTESTED BY ITS SECRETARY, THIS DAY OF MAY, A.D., 1987.

ATTEST: Robert E. Arrow, Jr.
SECRETARY, ROBERT E. ARROW, JR.

STATE OF FLORIDA }
COUNTY OF PINELLAS } s.s.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ALAN W. KIMBRO, EXECUTIVE VICE-PRESIDENT, AND ROBERT E. ARROW, JR., SECRETARY, OF SUNDIAL GROUP, INC., A FLORIDA CORPORATION, WHOSE CORPORATE AUTHORITY AND OFFICIAL STATUS I HAVE DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION, AND THEY EACH DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME, AS SUCH OFFICERS, FOR AND ON BEHALF OF SAID CORPORATION, AND I HAVE READ AND OFFICIAL SEAL AT PINELLAS COUNTY, FLORIDA, THIS DAY OF MAY, A.D., 1987.

MY COMMISSION EXPIRES May 24, 1987
Dean P. Pichler
NOTARY PUBLIC, STATE OF FLORIDA

CONSENT TO DEDICATION
STATE OF FLORIDA }
COUNTY OF SARASOTA } s.s.

IN FAVOR OF FLORIDA FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION ORGANIZED AND EXISTING UNDER THE UNITED STATES OF AMERICA, DATED MAY 7, 1982, AND RECORDED MAY 7, 1982 IN OFFICIAL RECORD BOOK 1509, PAGES 1897 ET SEQ., IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, I HEREBY APPROVE, CONFIRM AND CONSENT TO THIS PLAT AND DEDICATION CERTIFICATION THEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS EXECUTIVE VICE-PRESIDENT AND ATTESTED TO BY ITS SECRETARY, THIS DAY OF MAY, A.D., 1987.

ATTEST: Robert E. Arrow, Jr.
SECRETARY,
FLORIDA FEDERAL SAVINGS AND LOAN ASSOCIATION

STATE OF FLORIDA }
COUNTY OF SARASOTA } s.s.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Robert E. Arrow, Jr., SECRETARY, AND Dean P. Pichler, EXECUTIVE VICE-PRESIDENT, OF FLORIDA FEDERAL SAVINGS AND LOAN ASSOCIATION, WHOSE CORPORATE AUTHORITY AND OFFICIAL STATUS I HAVE DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION, AND THEY EACH DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME, AS SUCH OFFICERS, FOR AND IN BEHALF OF SAID CORPORATION, AND I HAVE READ AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA, THIS DAY OF MAY, A.D., 1987.

Dean P. Pichler
NOTARY PUBLIC, STATE OF FLORIDA

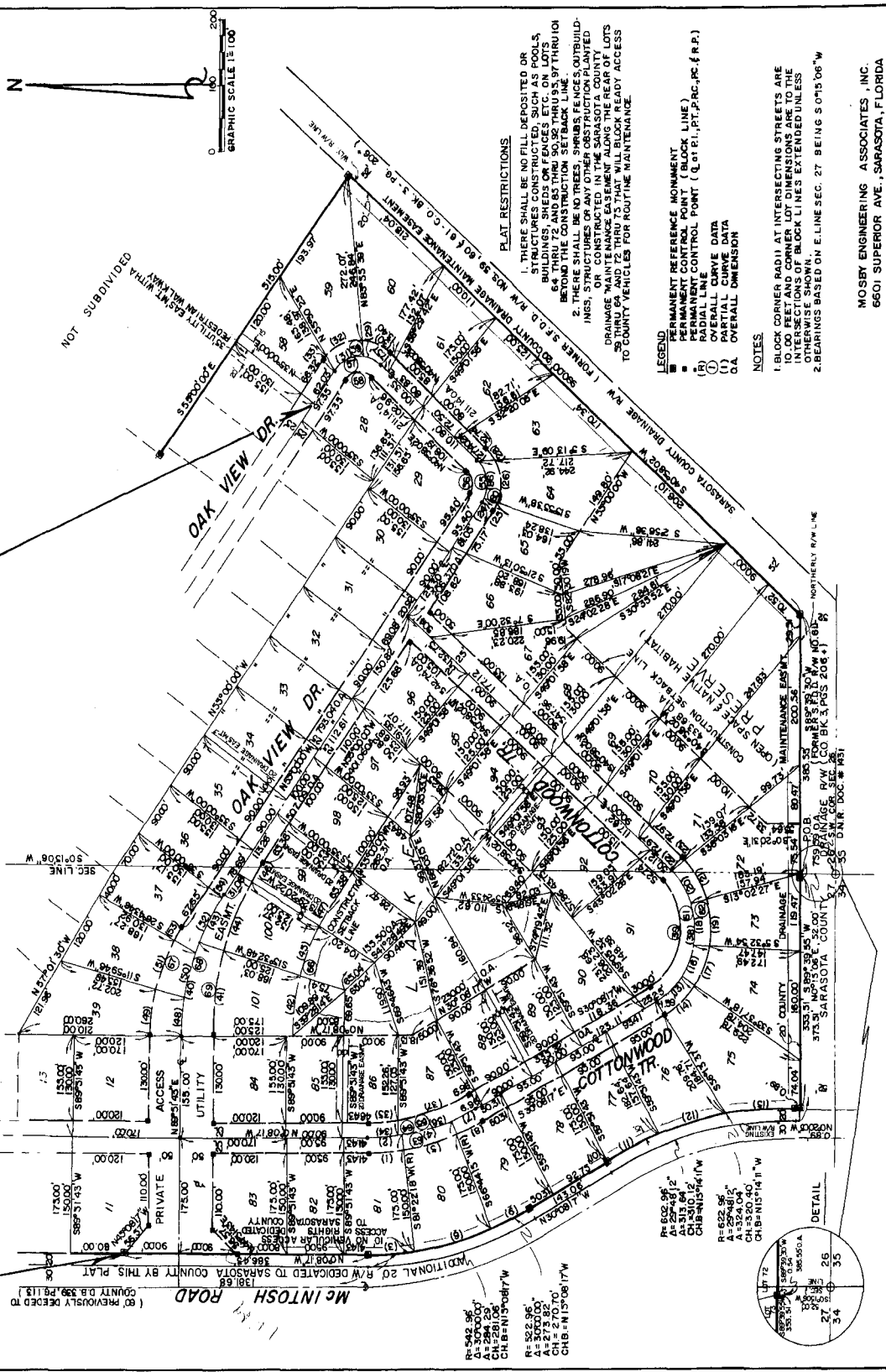
MY COMMISSION EXPIRES March 11, 1985
MOSBY ENGINEERING ASSOCIATES, INC.
6601 SUPERIOR AVE., SARASOTA, FLORIDA



THE LAKES ESTATES

SECS. 26 & 27, TWP. 36S, RGE. 18E
FOR MATCH SEE SH. 4 OF 6 SHTS.

SARASOTA COUNTY, FLORIDA



MOSEBY ENGINEERING ASSOCIATES, INC.
6601 SUPERIOR AVE., SARASOTA, FLORIDA

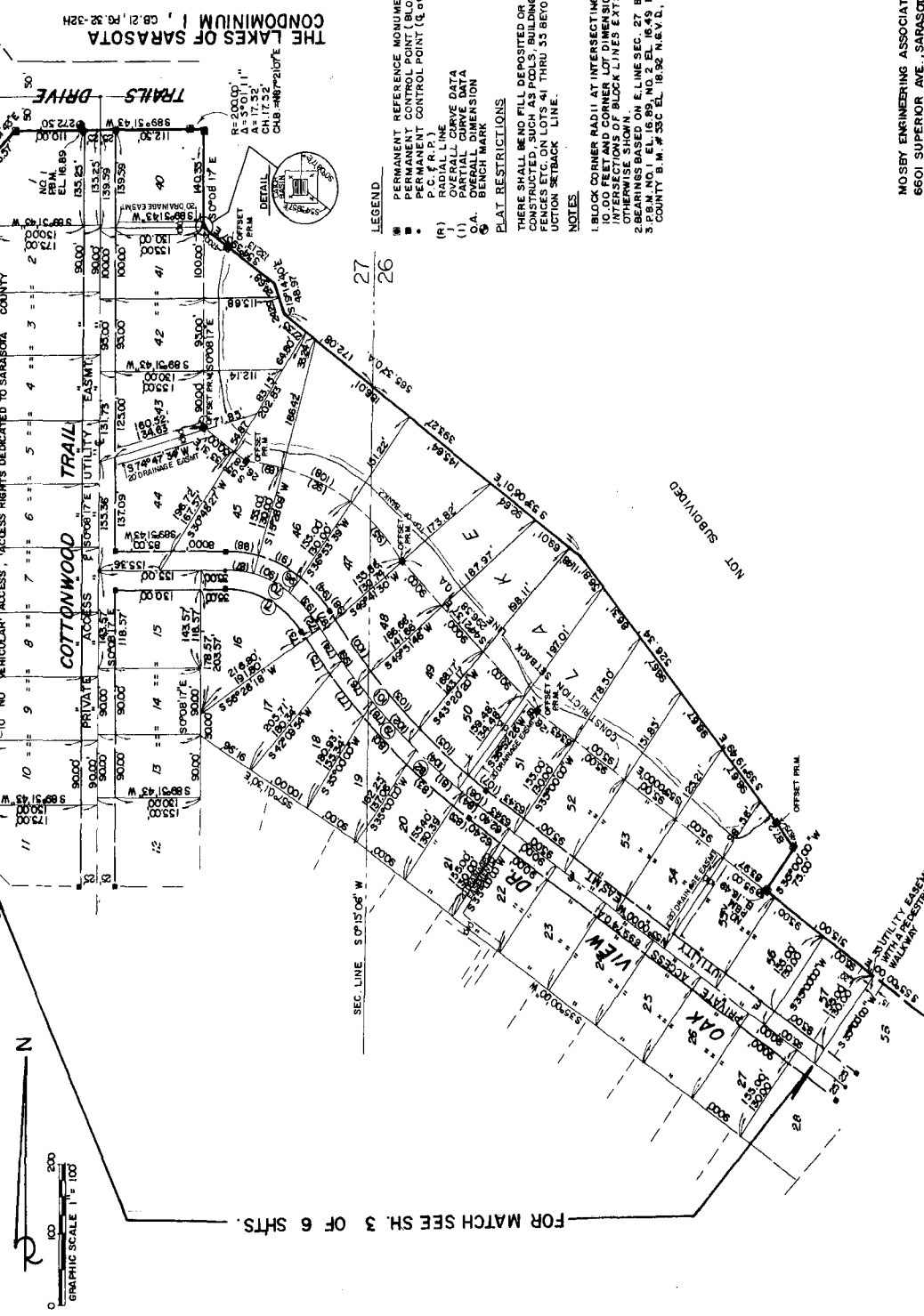
THE LAKES ESTATES

SEC'S. 26 & 27, TWP. 36 S., RGE. 18 E.

SARASOTA COUNTY, FLORIDA

ADDITIONAL 20' R/W DEDICATED TO SARASOTA COUNTY BY THIS PLAT

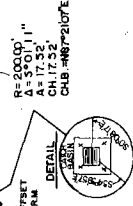
McINTOSH ROAD (PREVIOUSLY REFERRED TO AS COUNTY ROAD 359, P.B. 13)



FOR MATCH SEE SH. 3 OF 6 SHTS.

27
26

THE LAKES OF SARASOTA CONDOMINIUM I, CB 21, 78, 8, 32H



- LEGEND**
- PERMANENT REFERENCE MONUMENT LINE
 - PERMANENT CONTROL POINT (G. O. P. I. P. T., P. R. C., P. C. T. R. P.)
 - (R) RADIAL LINE
 - (I) PARTIAL CURVE DATA
 - (O) OVERALL DIMENSION
 - ⊙ BENCH MARK
- PLAT RESTRICTIONS**
- THERE SHALL BE NO FILL DEPOSITED OR STRUCTURES CONSTRUCTED, SUCH AS POOLS, BUILDINGS, SHEDS OR FENCES ETC. ON LOTS 41 THRU 55 BEYOND THE CONSTRUCTION SETBACK LINE.
- NOTES**
1. BLOCK CORNER RADII AT INTERSECTING STREETS ARE TO BE PERMANENT CORNER LOT DIMENSIONS ARE TO THE INTERSECTIONS OF BLOCK LINES EXTENDED UNLESS OTHERWISE SHOWN.
2. BEARINGS BASED ON E. LINE SEC. 27 BEING S 0°15'06" W COUNTY B. M. # 255 C. EL. 18.96 M. & V. D. 1929.

MOSBY ENGINEERING ASSOCIATES, INC.
6601 SUPERIOR AVE., SARASOTA, FLORIDA

NOT SUPPLIED

THE LAKES ESTATES

SECS. 26&27, TWP. 36S., RGE. 18E

SARASOTA COUNTY, FLORIDA

CURVE DATA CHART

NO.	RADIUS	DELTA	ARC	CHORD	TANGENT	CH. BEARING
101	933.15'	21° 16' 46"	346.37	344.36	173.30	N 44° 21' 37" W
102	933.15'	6° 31' 26"	109.10	103.04	54.61	N 43° 23' 37" W
103	933.15'	6° 31' 26"	106.23	106.19	53.18	N 43° 23' 37" W
104	933.15'	6° 27' 54"	108.11	108.07	54.11	N 49° 53' 37" W
105	933.15'	6° 27' 54"	103.29	103.24	52.70	N 49° 53' 37" W
106	933.15'	1° 30' 26"	31.34	31.34	13.67	N 54° 03' 48" W
107	933.15'	1° 30' 26"	30.52	30.52	13.26	N 54° 03' 48" W
108	342.79'	31° 28' 33"	290.00	280.35	135.61	N 39° 27' 31" W