

PREPARED BY AND RETURN TO:
CHARLES W. BROWN, JR., ESQUIRE
CRABTREE LAW GROUP, P.A.
8777 San Jose Blvd., A-200
Jacksonville, Florida 32217

**NOTICE TO PRESERVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR
BAY HARBOUR HOMEOWNERS ASSOCIATION, INC.**

NOTICE is hereby given pursuant to Chapter 712, Florida Statutes, that **BAY HARBOUR HOMEOWNERS ASSOCIATION, INC.**, whose post office address is 1941 Mayport Road, Atlantic Beach, FL 32233, desires to preserve the covenants and restrictions contained in the Declaration of Covenants and Restrictions for Bay Harbor which is recorded in Official Records Book 7904, Page 695, *et seq.*, of the current Public Records of Duval County, Florida (hereinafter the "Declaration").

The following is a full and complete description of the property affected by this Notice and more particularly described as:

attached hereto as Exhibit "A" and made part hereof as if fully set forth herein

In accordance with Florida Statutes, Section 712.05, the members of **BAY HARBOUR HOMEOWNERS ASSOCIATION, INC.**, were provided with at least seven (7) days notice of the board meeting at which a vote to preserve the covenants and restrictions in the Declaration was approved. At the meeting, at least two-thirds of the members of the Board of Directors voted to preserve the Declaration. Attached hereto as Exhibit "B" is an Affidavit signed by an officer of **BAY HARBOUR HOMEOWNERS ASSOCIATION, INC.**, which affirms that a Statement of Marketable Title Action was mailed to all members of the Association with notice of the meeting of the Board of Directors.

DATED this 20th day of May, 2022.

[SIGNATURE PAGE TO FOLLOW]

**BAY HARBOUR HOMEOWNERS
ASSOCIATION, INC.,**
a Florida Not for Profit Corporation

[Signature]

Print Name: E. Deesa Armstrong

[Signature]

Print Name: Rhonda Hutto

[Signature]

By: Shannal Thomas
Its: President

[Signature]

Attest By: Wanda Vanquille
Its: Secretary

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 20th day of May, 2022, by Shannal Thomas, as President for and on behalf of Bay Harbour Homeowners Association, Inc., () to me well known or () who produced Drivers License as identification, known to be the individual described herein.

[Signature]

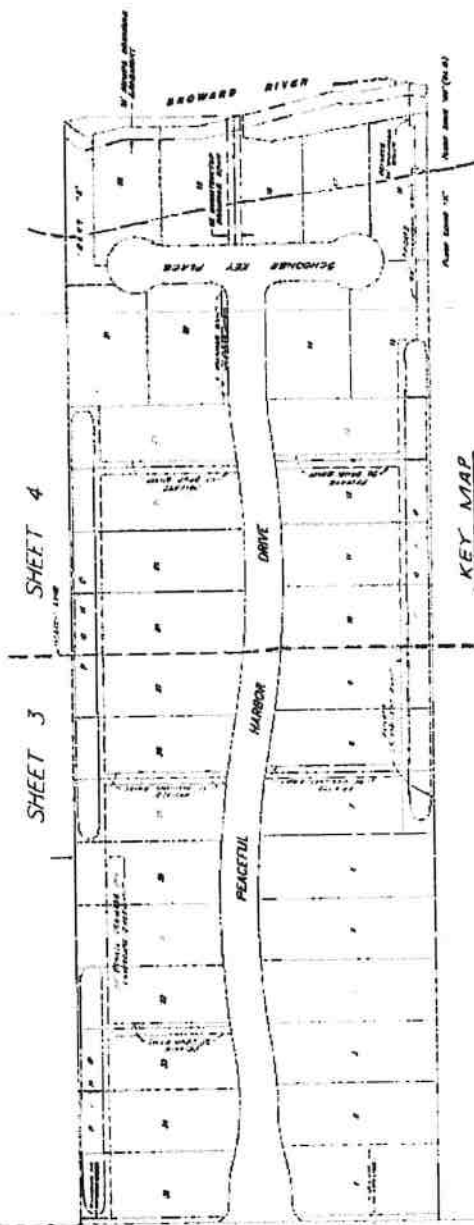
Notary Public, State of Florida
My commission expires:



FLAT BOOK L-9 PAGE IIA

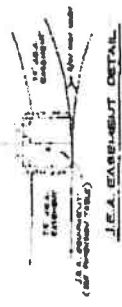
BAY HARBOR

SCALE: 1" = 40' (SEE SHEET IIA FOR DETAILS)
 PLANNED BY: J.E.A. GARRIBAUT, INC.
 ENGINEER: J.E.A. GARRIBAUT, INC.
 DATE: 10/20/50



NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, N.J.A.C. 17:27.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
3. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.
7. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL WORK DONE AND SHALL SUBMIT THIS RECORD TO THE ENGINEER UPON COMPLETION OF THE PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIALS FROM THE SITE.
9. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.



DETAILED TABLE	
1	CONCRETE
2	GRAVEL
3	WATER-PROOFING
4	ASPHALT
5	WOODEN DECKING

ENGINEER: J.E.A. GARRIBAUT, INC.
 ARCHITECT: J.E.A. GARRIBAUT, INC.
 DATE: 10/20/50



EXHIBIT "B"

AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF DUVAL)

BEFORE ME this day personally appeared Shannal Thomas, who being first duly sworn, according to law, deposes and says:

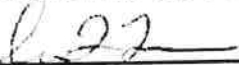
1. I am the President of **BAY HARBOUR HOMEOWNERS ASSOCIATION, INC.**
2. A Notice of Meeting of the Board of Directors was mailed or hand delivered to all members of **BAY HARBOUR HOMEOWNERS ASSOCIATION, INC.** in accordance with Florida Statutes, Section 712.05, and said Notice contained the following statement:

STATEMENT OF MARKETABLE TITLE ACTION

BAY HARBOUR HOMEOWNERS ASSOCIATION, INC. (hereinafter the "Association") has taken action to ensure that the Declaration of Covenants and Restrictions for Bay Harbour which is recorded in Official Records Book 7904, Page 695, *et seq.*, of the current Public Records of Duval 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 Duval 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.

3. FURTHER AFFIANT SAYETH NAUGHT.


**BAY HARBOUR HOMEOWNERS
ASSOCIATION, INC.**
A Florida Not-For-Profit Corporation



By: Shannal Thomas
Its: President

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to (or affirmed) and subscribed before me [x] by physical presence or [] by online notarization, this 20 day of May, 2022, by Shannal Thomas, as President for and on behalf of Bay Harbour Homeowners Association, Inc. Inc., () to me well known or () who produced Inves License as identification, who stated that they are the President of Bay Harbour Homeowners Association, Inc. Inc., that they have read the foregoing Affidavit, and swears the contents thereof are true to the best of their knowledge and belief.



Notary Public, State of Florida
My commission expires:

