

Prepared by/return to:
Hans C. Wahl, Esq.
Cobb & Gonzalez, P.A.
4655 Salisbury Rd., Suite 200
Jacksonville, FL 32256

**NOTICE OF PRESERVATION OF THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
HIDDEN COVE - UNIT ONE**

THIS NOTICE OF PRESERVATION OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIDDEN COVE – UNIT ONE (“Notice”), which was duly approved by the Board of Directors of The Hidden Cove Neighborhood Owners Association, Inc. (“Association”) on the 29th day of April, 2026, is issued pursuant to Section 720.3032, Florida Statutes (2025) and Section 712.05(2)(b), Florida Statutes (2025), and serves to preserve and protect the covenants, conditions, restrictions, and easements described herein from potential 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.

1. Name of the Association: THE HIDDEN COVE NEIGHBORHOOD OWNERS ASSOCIATION, INC.

2. Mailing and Physical Addresses of the Association:

Mailing address: c/o Elim Services, Inc.
1941 Mayport Road
Atlantic Beach, FL 32233

Physical address: 0 Featherwood Dr. W.
Jacksonville, FL 32233

3. Names of the Affected Subdivision Plats:

All lots shown on the Plat of HIDDEN COVE – UNIT ONE, according to the Plat thereof recorded in Plat Book 50, Pages 14 – 14C, Public Records of Duval County, Florida.

All lots shown on the Plat of HIDDEN COVE – UNIT TWO, according to the Plat thereof recorded in Plat Book 50, Page 95B, Public Records of Duval County,

Florida.

All lots shown on Plat of HIDDEN COVE – UNIT THREE, according to Plat thereof recorded in Plat Book 50, Pages 93A, Public Records of Duval County, Florida.

4. Name, address, and telephone number for management company, if any: Elim Services, Inc.; 1941 Mayport Road, Atlantic Beach, FL 32233; 904-241-8886.
5. Intent of Association: This notice does constitute a notice to preserve and protect the covenants or restrictions from extinguishment under the Marketable Record Title Act.
6. The following covenants and restrictions affecting the community which the Association desires to be preserved from extinguishment:
 - a. Declaration of Covenants, Conditions and Restrictions for Hidden Cove – Unit One recorded in the Official Records of Duval County, Florida, on November 16, 1995, at Book 8218, Pg. 1087 *et seq.*, and all other exhibits, amendments, and supplemental declarations thereto, and as may have been amended from time to time, all of the Official Records of Duval County, Florida.
 - b. Special Amendment to Declaration of Covenants, Conditions and Restrictions for Hidden Cove – Unit One recorded in the Official Records of Duval County, Florida on February 2, 1996, at Book 8272, Pg. 278 *et seq.*
 - c. Special Amendment to Declaration of Covenants, Conditions and Restrictions for Hidden Cove – Unit One, recorded in the Official Records of Duval County, Florida on September 1, 1998, at Book 9057, Pg. 1480 *et seq.*
 - d. Supplemental Declaration of Covenants, Conditions and Restrictions for Hidden Cove – Unit One, recorded in the Official Records of Duval County, Florida on January 30, 1997, at Book 8535, Pg. 2331 *et seq.*
7. The legal description of the community affected by the listed covenants and restrictions is:

HIDDEN COVE UNIT ONE

PART OF GOVERNMENT LOTS 3 AND 4, SECTION 7, PART OF GOVERNMENT LOT 13, SECTION 8, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION:

A PORTION OF GOVERNMENT LOTS 3 AND 4, SECTION 7, AND A PORTION OF GOVERNMENT LOT 13, SECTION 8, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE CORNER COMMON TO SAID GOVERNMENT LOTS 3 AND 4, SECTION 7 AND GOVERNMENT LOTS 12 AND 13, SECTION 8, AND RUN SOUTH 01° 39' 36" EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 13, SECTION 8, A DISTANCE OF 392.37 FEET; RUN THENCE NORTH 89° 22' 04" EAST, 270.19 FEET TO THE WEST RIGHT OF WAY LINE OF SALLAS LANE (A VARIABLE WIDTH PRIVATE ROAD); RUN THENCE SOUTH 06° 00' 43" EAST, 207.84 FEET; RUN THENCE SOUTH 21° 50' 18" EAST, 39.94 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF SALLAS LANE; RUN THENCE SOUTH 01° 37' 33" EAST, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, 39.60 FEET; RUN THENCE SOUTH 89° 22' 04" WEST, 299.72 FEET TO A POINT ON THE PREVIOUSLY MENTIONED WEST LINE OF GOVERNMENT LOT 13, SECTION 8, RUN THENCE SOUTH 01° 39' 36" EAST, ALONG SAID WEST LINE OF SAID GOVERNMENT LOT 13, A DISTANCE OF 57.70 FEET TO AN ANGLE POINT IN SAID WEST LINE; RUN THENCE SOUTH 01° 35' 28" EAST, CONTINUING ALONG SAID WEST LINE, 580.45 FEET TO THE NORTH RIGHT OF WAY LINE OF DUTTON DRIVE (A 66 FOOT RIGHT OF WAY, FORMERLY KNOWN AS CHURCH ROAD); RUN THENCE NORTH 89° 59' 58" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 300.00 FEET; RUN THENCE NORTH 01° 35' 28" WEST, 310.00 FEET; RUN THENCE NORTH 88° 24' 34" EAST, 33.66 FEET TO A POINT; RUN THENCE NORTH 00° 54' 46" WEST 104.60 FEET TO A POINT; RUN THENCE SOUTH 89° 00' 14" WEST, 1.89 FEET TO A POINT; RUN THENCE NORTH 00° 54' 46" WEST, 180.00 FEET TO A POINT; RUN THENCE NORTH 31° 39' 56" WEST, 118.36 FEET TO A POINT; RUN THENCE NORTH 35° 21' 12" WEST, 267.97 FEET TO A POINT; RUN THENCE NORTH 89° 05' 14" EAST, 159.82 FEET TO A POINT; RUN THENCE NORTH 44° 22' 20" EAST, 71.07 FEET TO A POINT; RUN THENCE NORTH 00° 54' 46" WEST, 79.49 FEET TO A POINT; RUN THENCE NORTH 06° 04' 37" EAST, 53.88 FEET TO A POINT; RUN THENCE NORTH 00° 54' 46" WEST, 230.65 FEET TO A POINT ON THE NORTH LINE OF PREVIOUSLY MENTIONED GOVERNMENT LOT 4, SECTION 7; RUN THENCE NORTH 88° 05' 16" EAST, ALONG SAID NORTH LINE, 198.37 FEET TO A POINT; RUN THENCE NORTH 84° 48' 50" EAST, DEPARTING FROM SAID NORTH LINE OF GOVERNMENT LOT 4, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 105.00 FEET, AN ARC DISTANCE OF 7.46 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03° 09' 01" EAST, 7.46 FEET TO A POINT ON PREVIOUSLY MENTIONED NORTH LINE OF GOVERNMENT LOT 4; RUN THENCE NORTH 89° 22' 04" EAST, ALONG SAID NORTH LINE, 1.11 FEET TO THE POINT OF BEGINNING.

HIDDEN COVE UNIT TWO

PART OF GOVERNMENT LOTS 3 AND 4, SECTION 7, TOWNSHIP 2 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A PORTION OF GOVERNMENT LOTS 3 AND 4, SECTION 7, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF LOT 6, AS SHOWN ON THE PLAT OF HIDDEN COVE - UNIT ONE, AS RECORDED IN PLAT BOOK 50, PAGES 14, 14A, 14B AND 14C OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND RUN SOUTH 89° 05' 14" WEST, 420.69 FEET; THENCE NORTH 01° 35' 28" WEST, 44.73 FEET; THENCE NORTH 31° 31' 13" EAST, 42.10 FEET; THENCE NORTH 36° 17' 02" EAST, 79.81 FEET; THENCE NORTH 07° 18' 06" WEST, 70.35 FEET; THENCE NORTH 28° 49' 35" WEST, 76.48 FEET; THENCE NORTH 25° 33' 13" WEST, 39.40 FEET; THENCE NORTH 25° 42' 54" WEST, 81.99 FEET; THENCE NORTH 26° 53' 49" WEST, 64.88 FEET; THENCE NORTH 61° 39' 23" WEST, 62.77 FEET; THENCE SOUTH 69° 48' 52" WEST, 32.57 FEET; THENCE SOUTH 01° 52' 41" WEST, 41.11 FEET; THENCE SOUTH 81° 58' 57" WEST, 15.27 FEET; THENCE NORTH 01° 39' 36" WEST, 496.58 FEET; THENCE NORTH 89° 05' 14" EAST, 270.0 FEET; THENCE NORTH 01° 39' 36" WEST, 75.94 FEET TO A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 4, SECTION 7, TOWNSHIP 2 SOUTH, RANGE 29 EAST (ALSO BEING THE SOUTH LINE OF SAID GOVERNMENT LOT 3, SECTION 7, TOWNSHIP 2 SOUTH, RANGE 29 EAST); THENCE NORTH 89° 05' 14" EAST, ALONG SAID NORTH LINE OF GOVERNMENT LOT 4, A DISTANCE OF 335.60 FEET; THENCE NORTH 88° 05' 16" EAST, 15.40 FEET TO THE NORTHWEST CORNER OF LOT 38, SAID HIDDEN COVE - UNIT ONE; RUN THENCE IN A GENERALLY SOUTHERLY AND WESTERLY DIRECTION ALONG THE WESTERLY BOUNDARY LINE OF SAID HIDDEN COVE - UNIT ONE, THE FOLLOWING TEN (10) COURSES AND DISTANCES: COURSE NO. 1, SOUTH 00° 54' 46" EAST, 230.65 FEET; COURSE NO. 2, SOUTH 06° 04' 37" WEST, 53.88 FEET; COURSE NO. 3, SOUTH 00° 54' 46" EAST, 79.49 FEET; COURSE NO. 4, SOUTH 44° 22' 20" WEST, 71.07 FEET; COURSE NO. 5, SOUTH 89° 05' 14" WEST, 159.82 FEET; COURSE NO. 6, SOUTH 35° 21' 12" EAST, 267.97 FEET; COURSE NO. 7, SOUTH 31° 39' 56" EAST, 116.36 FEET; COURSE NO. 8, SOUTH 00° 54' 46" EAST, 160.00 FEET; COURSE NO. 9, NORTH 89° 05' 14" EAST, 1.89 FEET; COURSE NO. 10, SOUTH 00° 54' 46" EAST, 104.60 FEET TO A POINT ON THE NORTH LINE OF PREVIOUSLY MENTIONED LOT 6, HIDDEN COVE - UNIT ONE; THENCE SOUTH 88° 24' 32" WEST, ALONG SAID NORTH LINE OF LOT 6, A DISTANCE OF 33.66 FEET TO THE POINT OF BEGINNING.

HIDDEN COVE UNIT THREE

PART OF GOVERNMENT LOT 3, SECTION 7, PART OF GOVERNMENT LOT 12, SECTION 8, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A PORTION OF GOVERNMENT LOT 3, SECTION 7, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF GOVERNMENT LOT 12, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST, SAID COUNTY AND STATE, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF LOT 38, AS SHOWN ON THE PLAT OF HIDDEN COVE - UNIT ONE, AS RECORDED IN PLAT BOOK 50, PAGES 14, 14A, 14B AND 14C, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND RUN SOUTH 88° 05' 16" WEST, 15.40 FEET; THENCE NORTH 02° 12' 13" WEST, 704.00 FEET; THENCE NORTH 89° 05' 14" EAST, 288.46 FEET TO A POINT ON THE WESTERLY LINE OF LOT 62, AS SHOWN ON THE PLAT OF CYPRESS COVE - UNIT FOUR, AS RECORDED IN PLAT BOOK 42, PAGES 8, 8A AND 8B, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY BOUNDARY LINE OF SAID CYPRESS COVE - UNIT FOUR, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1, SOUTH 01° 00' 00" EAST, 200.36 FEET; COURSE NO. 2, SOUTH 52° 35' 00" EAST, 62.98 FEET; COURSE NO. 3, SOUTH 05° 00' 00" EAST, 336.06 FEET; COURSE NO. 4, SOUTH 14° 41' 55" EAST, 133.66 FEET TO THE MOST SOUTHERLY CORNER OF LOT 14, SAID CYPRESS COVE - UNIT FOUR; THENCE SOUTH 89° 22' 04" WEST, ALONG THE SOUTHERLY LINE OF PREVIOUSLY MENTIONED GOVERNMENT LOT 12, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST, AND THE WESTERLY PROLONGATION THEREOF, 117.72 FEET TO A POINT ON A CURVE IN THE EASTERLY RIGHT-OF-WAY LINE OF FEATHERWOOD DRIVE WEST (A 50 - FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE IN THE EASTERLY RIGHT-OF-WAY LINE OF FEATHERWOOD DRIVE WEST, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 105.0 FEET, AN ARC DISTANCE OF 7.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03° 09' 01" WEST, 7.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 84° 48' 30" WEST, ALONG THE NORTHERLY TERMINUS OF SAID FEATHERWOOD DRIVE WEST, 50.0 FEET TO THE NORTHEAST CORNER OF PREVIOUSLY MENTIONED LOT 38, HIDDEN COVE - UNIT ONE; THENCE SOUTH 88° 05' 16" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 38, A DISTANCE OF 198.37 FEET TO THE POINT OF BEGINNING.

Which is all land more particularly described as follows:

All lots shown on the Plat of HIDDEN COVE – UNIT ONE, according to the Plat thereof recorded in Plat Book 50, Pages 14 – 14C, Public Records of Duval County, Florida.

All lots shown on the Plat of HIDDEN COVE – UNIT TWO, according to the Plat thereof recorded in Plat Book 50, Page 95B, Public Records of Duval County, Florida.

All lots shown on Plat of HIDDEN COVE – UNIT THREE, according to Plat thereof recorded in Plat Book 50, Pages 93A, Public Records of Duval County, Florida.

This Notice is filed on behalf of The Hidden Cove Neighborhood Owners Association, Inc. as of the 29th day of April, 2026.

IN WITNESS WHEREOF, the Association has executed this Notice in the manner and form sufficient to bind it as of the date set forth above.

Signed, sealed and delivered

Witness: William L. Tebbetts

Print name: WILLIAM L. TEBBETTS

Address: 307B HIDDEN COVE CIR W

THE HIDDEN COVE NEIGHBORHOOD
OWNERS ASSOCIATION, INC., a
Florida non-profit corporation

By: Andrew Clark
Andrew Clark, President

4/29/26

Witness: Matth Derman

Print name: MATTHEW DERMAN

Address: 1123 HIDDEN COVE CIR N

By: Janet Prushansky
Janet Prushansky, Vice President

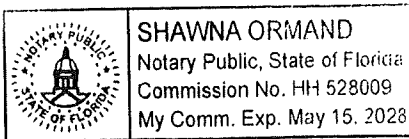
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 29th day of April, 2026, by Andrew Clark, as President, and Janet Prushansky, as Vice President, of The Hidden Cove Neighborhood Owners Association, Inc., a Florida non-profit corporation, on behalf of the corporation. Such persons did take an oath and: (Notary must check applicable box).

☐ is/are personally known to me.
☒ produced a current driver's license as identification. FLDLP 625438656290
☐ produced as identification. FLDLC 231553574000

{Notary Seal must be affixed}

Shawna Ormand
SIGNATURE OF NOTARY



Shawna Ormand
Name of Notary (Typed, Printed or Stamped)

THE HIDDEN COVE NEIGHBORHOOD OWNERS ASSOCIATION, INC

PROOF OF NOTICE AFFIDAVITSTATE OF FLORIDA
COUNTY OF DUVAL

BEFORE ME, the undersigned authority, personally appeared Andrew Clark, the President of The Hidden Cove Neighborhood Owners Association, Inc. ("Association"), who, after being duly sworn, deposes and says that:

1. A notice of the meeting of the Association's Board of Directors held on the 29th day of April, 2026 at 6:00 pm Eastern Standard Time, that included the Statement of Marketable Title Action as required by Section 712.06(1)(b), Florida Statutes (2025), was mailed or hand delivered to the members of the Association, at the address that appears on the books of the Association, prior to the date of the Board of Director meeting listed above and in accordance with the Association's governing documents; and
2. The purpose of the above-mentioned meeting of the Association's Board of Directors was to preserve the Declaration of Covenants, Conditions and Restrictions for Hidden Cove – Unit One from extinguishment pursuant to the Marketable Record Title Act, Chapter 712, Florida Statutes:

Dated this 29th day of April, 2026.THE HIDDEN COVE NEIGHBORHOOD
OWNERS ASSOCIATION, INC., a Florida
non-profit corporationBy: 4/29/2026

Andrew Clark, President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of April, 2026, by Andrew Clark, as President of The Hidden Cove Neighborhood Owners Association, Inc., a Florida non-profit corporation, on behalf of the corporation. Such person did take an oath and: *(Notary must check applicable box).*

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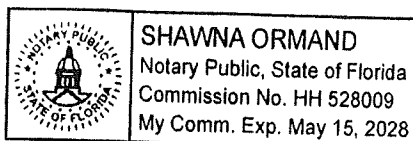
is/are personally known to me.

produced a current driver's license as identification. FLDL231553574000

produced _____ as identification.

{Notary Seal must be affixed}

Shawna Ormand
SIGNATURE OF NOTARY



Shawna Ormand
Name of Notary (Typed, Printed or Stamped)