

Breckenridge on Park Homeowners' Association, Inc.
3968 N. Monroe St., Tallahassee, FL 32303

STATEMENT OF MARKETABLE TITLE ACTION

The Breckenridge on Park Homeowners' Association, Inc. ("Association") has taken action to ensure that its Declaration of Restrictive Covenants, recorded in Official Records Book 1251, Page 2105 of the public records of Leon County, Florida, as amended by those amendments to the restrictive covenants recorded in Official Records Book 1257, Page 333; and Book 1324, Page 1392 of the public records of Leon County, Florida, 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.

WITNESS:

Henry L. Rosen
Patricia G. Ollerich

Breckenridge on Park Homeowners
Association, Inc.

By: Thomas L. Vaughn
Printed name: THOMAS L. VAUGHN
Printed title: PRESIDENT

STATE OF FLORIDA
COUNTY OF LEON

Sworn to (or affirmed) and subscribed before me this 18 day of August, 2016, by
Thomas Vaughn, who is personally known to me or who has produced _____
_____ as identification.

Richard Duley
Notary Public
Print, type or stamp name, commission
no. and expiration date:



EXHIBIT A

Breckenridge on Park Homeowners Association, Inc.
3968 N. Monroe St., Tallahassee, FL 32303

PROOF OF NOTICE AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LEON

Comes now the undersigned, Danny Hayes, Manager of Breckenridge on Park Homeowners Association, Inc., being first duly sworn, deposes and says that the he/she posted or caused to be posted, conspicuously on the property, or has hand delivered or mailed written notice of the meeting of the Board of Directors to be held on August 18, 2016, not less than seven (7) days prior to said meeting.

The undersigned also deposes and says that at the meeting of the Board held on August 18, 2016, at least 2/3 of the members of the Board of Directors voted in favor of preserving the Declaration of Restrictive Covenants, recorded in Official Records Book 1251, Page 2105 of the public records of Leon County, Florida, as amended by those amendments to the restrictive covenants recorded in Official Records Book 1257, Page 333; and Book 1324, Page 1392 of the public records of Leon County, Florida, pursuant to Chapter 712, Florida Statutes, burdening the property described in Exhibit B attached hereto.

Dated this 18 day of August, 2016.

D Hayes
Name: Danny Hayes
Title: Manager C. A. M

STATE OF FLORIDA
COUNTY OF LEON

Sworn to (or affirmed) and subscribed before me this 18 day of August, 2016, by DANNY HAYES, who is personally known to me or who has produced _____ as identification.

Richard Duley
Notary Public

Print, type or stamp name, commission no. and expiration date:



UNOFFICIAL DOCUMENT

COMMENCE AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA AND PROCEED NORTH 00 DEGREES 21 MINUTES 59 SECONDS EAST 113.53 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 1261 THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE PROCEED NORTH 89 DEGREES 38 MINUTES 01 SECONDS WEST 503.53 FEET TO A CONCRETE MONUMENT THENCE NORTH 89 DEGREES 38 MINUTES 01 SECONDS WEST 982.95 FEET TO A CONCRETE MONUMENT THENCE SOUTH 25 DEGREES 03 MINUTES 11 SECONDS WEST 665.04 FEET THENCE SOUTH 89 DEGREES 38 MINUTES 01 SECONDS EAST 512.74 FEET TO A CONCRETE MONUMENT AND TO THE POINT OF BEGINNING FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 89 DEGREES 40 MINUTES 04 SECONDS EAST 300.00 FEET TO A CONCRETE MONUMENT THENCE SOUTH 00 DEGREES 18 MINUTES 44 SECONDS WEST ALONG THAT COMMON PROPERTY LINE OF THAT TRACT OF LAND RECORDED IN BOOK 100 PAGE 800 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA ALONG A BEARING OF SOUTH 00 DEGREES 18 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 2646.67 FEET TO A CONCRETE MONUMENT LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF PARK AVENUE THENCE CONTINUE ALONG SAID PARK AVENUE NORTHERLY RIGHT-OF-WAY LINE ALONG A BEARING OF SOUTH 89 DEGREES 37 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 300.00 FEET THENCE LEAVING SAID PARK AVENUE RIGHT-OF-WAY LINE RUN NORTH 00 DEGREES 18 MINUTES 42 SECONDS EAST 2650.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.24 ACRES OF LAND, MORE OR LESS.

EXHIBIT

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B

brecken

c. covs.

CIRCUIT COURT
LEON COUNTYCLERK OF THE
GWN MARSHALL

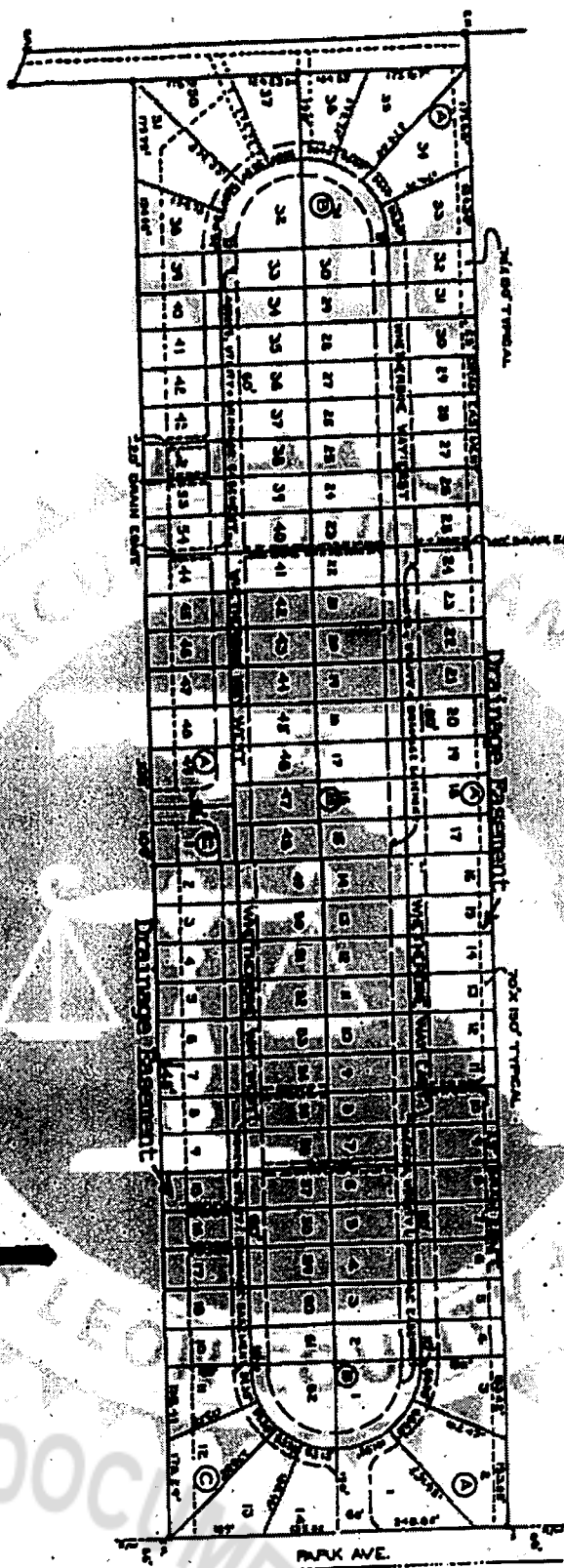
UNOFFICIAL DOCUMENT

A tract of land lying in Sections 28 and 33, Township 1 North, Range 1 East, Leon County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 33 and run North 00 degrees 21 minutes 59 seconds East along the West right of way boundary of State Road No. 261 (Capital Circle) a distance of 113.53 feet, thence North 89 degrees 38 minutes 01 seconds West 1886.48 feet, thence South 25 degrees 03 minutes 11 seconds West 66.04 feet, thence South 89 degrees 38 minutes 01 second East 212.74 feet to a concrete monument for the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 38 minutes 01 second East 300.00 feet to a concrete monument, thence South 00 degrees 20 minutes 51 seconds West along a line 300 feet West of and parallel with the boundary of property described in Official Records Book 1100, page 1806 of the public records of Leon County, Florida, a distance of 2650.20 feet to a nail and cap in asphalt on the North right of way boundary of Park Avenue (66 foot right of way), thence South 89 degrees 39 minutes 36 seconds West along said right of way boundary 300.02 feet to a concrete monument, thence North 00 degrees 20 minutes 51 seconds East 2653.90 feet to the POINT OF BEGINNING, containing 18.26 acres, more or less.

EXHIBIT "B"





Phase II Phase I

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JUN 20 2 00 PM '08

CLERK OF THE CIRCUIT COURT

