20160014746 RECORDED IN PUBLIC RECORDS LEON COUNTY FL BK: 4902 PG: 1069,
03/07/2016 at 02:51 PM, BOB INZER, CLERK OF COURTS

THIS INSTRUMENT PREPARED BY
AND RECORD AND RETURN TO:
SUSAN HARNDEN, ESQUIRE
THE HARNDEN LAW FIRM, LLC
7110 Beech Ridge Trail, Suite 201
Tallahassee, FL 32312

NOTICE UNDER SECTION 712.05 FLORIDA STATUTES

Notice is hereby given that the Killearn Lakes Homeowners Association, Inc., a Florida non-profit corporation (the "Association" or "KLHOA"), desires to preserve certain covenants and restrictions in compliance with Chapter 712, Florida Statutes. As required by Section 712.06, Florida Statutes, the following information is provided:

1. Name and Address of the Association:

   Killearn Lakes Homeowners Association, Inc.,
   a Florida not-for-profit corporation
   7110 Beech Ridge Trail
   Tallahassee, Florida 32312

2. Attached hereto as Exhibit "A" is an affidavit executed by the Board of Directors of the Association affirming the Statement of Marketable Title Action required by Section 712.06(1)(b), Florida Statutes, was mailed or hand-delivered to those members of the Association.

3. The Property to which the required Notice applies is particularly described in Exhibit "B," attached hereto and made a part hereof.

4. The Killearn Lakes Development covenants and restrictions to which the Notice applies and was provided are the Declaration of Covenants and Restrictions, as

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may have been amended, restated, and or supplemented and recorded in the official record of the Leon County, Florida public records, are:

a. Golden Eagle, Unit 1, Book 1173, Page 1854

b. Killearn Lakes Unit 3, Book 516, Page 342

c. Killearn Lakes, Unit 5, Book 1144, Page 2287

d. Mallard Point II, Book 1158, Page 461

IN WITNESS WHEREOF, the undersigned has caused this Notice to be duly executed and acknowledged on the date set forth in the acknowledgment below.

Signed, sealed, and delivered in the presence of:

THE KILLEARN LAKES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation:

By: _____
Trina Searcy, KLHOA President

TWO WITNESSES:

_____ (Witness 1 signature)

Joseph Barnett (Witness 1 print name)

_____ (Witness 2 signature)

THOMAS MARTINEAU (Witness 1 print name)

STATE OF FLORIDA
LEON COUNTY

The foregoing instrument was acknowledged before me this 7th day of March, 2016, by Trina Searcy, President of the Killearn Lakes ~~Homeowners Association~~, Inc, a Florida non-profit corporation, on behalf of the corporation, who is personally known to me.

_____
Notary Public, State of Florida
Nancy C. Johnson

(notary seal)

NANCY C. JOHNSON
Commission # FF 178748
Expires January 22, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

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EXHIBIT "A"

AFFIDAVIT PURSUANT TO SECTION 712.06(1)(B), FLORIDA STATUTES

STATE OF FLORIDA
LEON COUNTY

Before me, the undersigned authority, personally appeared Trina Searcy, who, upon first being duly sworn, did depose and say:

1. Affiant is the President of the Killearn Lakes Homeowners Association, Inc, an active Florida not-for-profit corporation (the "KLHOA"), and as such, has personal knowledge of the facts set forth herein;

2. The Association governs parcels located within the real property in Leon County, Florida, as more particularly described on Exhibit "A-1" attached hereto and made a part hereof (the "Property");

3. This Affidavit is made and given as required by Section 712.06(1)(b), Florida Statutes;

4. Affiant verifies the KLHOA board of directors mailed or hand-delivered to the members of the Property a written notice and Statement of Marketable Title Action in substantially the form attached hereto as Composite Exhibit "A2" (consisting of 4 pages) on February 17, 2016, and included the date, time, and location of the meeting to approve such action.

Further Affiant sayeth not.

Trina Searcy, KLHOA President

Sworn to and subscribed before me this 7th day of March, 2016, by Trina Searcy, who is personally known to me.

NANCY C. JOHNSON
Commission # FF 178748
Expires January 22, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public, State of Florida
My Commission expires:
Nancy C. Johnson

(notary seal)

NANCY C. JOHNSON
Commission # FF 178748
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COMPOSITE EXHIBIT "A2"

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STATEMENT OF MARKETABLE TITLE ACTION

The Killearn Lakes Homeowners Association, Inc., has taken action to ensure the Killearn Lakes Golden Eagle Unit One Declaration of Covenants and Restrictions, recorded in Official Records Book 1173, Page 1854, of the public records of Leon County, Florida, as amended or as may be amended from time to time, currently burdening the property of each and every member of Killearn Lakes Golden Eagle Unit One owning property subject to the terms thereof, 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 office, pursuant to the Association's governing documents regarding official records of the Association and Florida law.

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STATEMENT OF MARKETABLE TITLE ACTION

The Killearn Lakes Homeowners Association, Inc., has taken action to ensure the Killearn Lakes Unit Three (3) Declaration of Covenants and Restrictions, recorded in Official Records Book 516, Page 342, of the public records of Leon County, Florida, as amended or as may be amended from time to time, currently burdening the property of each and every member of Killearn Lakes Unit Three (3) owning property subject to the terms thereof, 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 office, pursuant to the Association's governing documents regarding official records of the Association and Florida law.

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STATEMENT OF MARKETABLE TITLE ACTION

The Killearn Lakes Homeowners Association, Inc., has taken action to ensure the Killearn Lakes Unit Five (5) Declaration of Covenants and Restrictions, recorded in Official Records Book 1144, Page 2287, of the public records of Leon County, Florida, as amended or as may be amended from time to time, currently burdening the property of each and every member of Killearn Lakes Unit Five (5) owning property subject to the terms thereof, 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 office, pursuant to the Association's governing documents regarding official records of the Association and Florida law.

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STATEMENT OF MARKETABLE TITLE ACTION

The Killearn Lakes Homeowners Association, Inc., has taken action to ensure the Killearn Lakes Mallard Point II Declaration of Covenants and Restrictions, recorded in Official Records Book 1158, Page 461, of the public records of Leon County, Florida, as amended or as may be amended from time to time, currently burdening the property of each and every member of Killearn Lakes Mallard Point II owning property subject to the terms thereof, 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 office, pursuant to the Association's governing documents regarding official records of the Association and Florida law.

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EXHIBIT "B"

PROPERTY SUBJECT TO DECLARATION

Killearn Lakes, Golden Eagle, Unit 1, as recorded in Map Book 9, Page 72 of the public records of Leon County, Florida;

Killearn Lakes, Unit 3, as recorded in Map Book 6, Page 42 of the public records of Leon County, Florida;

Killearn Lakes, Unit 5, as recorded in Map Book 7, Page 15 of the public records of Leon County, Florida; and,

Killearn Lakes, Mallard Point II, as specifically described in survey recorded at Book 1158, Pages 476-477 of the public records of Leon County, Florida.

Further Affiant sayeth not.

Trina Searcy, KLHOA President

Sworn to and subscribed before me this 7th day of March, 2016, by Trina Searcy, as president and acting agent for the Killearn Lakes Homeowners Association, Inc. ("KLHOA"), a Florida not-for-profit corporation, who is personally known to me.

Notary Public, State of Florida
My Commission expires:
Nancy C. Johnson

(notary seal)

NANCY C. JOHNSON
Commission # FF 178748
Expires January 22, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

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