

Prepared by and return to:
Justin J. Givens, Esquire
Anderson & Givens, P.A.
1689 Mahan Center Blvd. Suite B
Tallahassee, FL 32308
(850) 692-8900 (Telephone)
(850) 224-2440 (Facsimile)

**NOTICE OF OX BOTTOM MANOR COMMUNITY ASSOCIATION, INC., UNDER S.
720.3032, FLORIDA STATUTES, AND NOTICE TO PRESERVE AND PROTECT
COVENANTS AND RESTRICTIONS FROM EXTINGUISHMENT UNDER THE
MARKETABLE RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES.**

COMES NOW, OX BOTTOM MANOR COMMUNITY 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(2)(b) and 720.3032, Florida Statutes, and
certify that the following information is true and correct:

1. The legal name of the Association: OX BOTTOM MANOR COMMUNITY
2. ASSOCIATION, INC. (herein "the Association");
3. Whose mailing and physical address is: 7113 Beech Ridge Trail, Suite 2 Tallahassee, FL
32312. The name of the affected subdivision plat is OX BOTTOM MANOR.
4. The name of the property management company for the Association is Lewis Association
Property Management. The address of said property Management Company is: 7113
Beech Ridge Trail, Suite 2, Tallahassee, FL 32312. The telephone number for the property
management company is: (850) 668-1173.
5. This notice constitutes a notice to preserve and protect the covenants or restrictions from
extinguishment under the Marketable Record Title Act. It is the desire of the Association
to preserve the covenants and restrictions found in: 1) DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR OX BOTTOM MANOR,
UNIT II, PHASE I (Recorded at Book 1502, Page 1799 of the Official Records of Leon

County, with additional joinders of Lots located in Ox Bottom Manor, Unit 2, Phase 3A by recorded reference to Book/Page contained on Plat book 10, page 95); 2) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OX BOTTOM MANOR, UNIT II, PHASE 2-A (Originally Recorded at Book 1708, Page 0280 of the Official Records of Leon County, with a corrective document Recorded at Book 1722, Page 01013 of the Official Records of Leon County); 3) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OX BOTTOM MANOR, UNIT II, PHASE 2-B (Recorded at Book 1708, Page 0260 of the Official Records of Leon County, with a corrective document Recorded at Book 1722, Page 990 of the Official Records of Leon County); and 4) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OX BOTTOM MANOR, UNIT II, PHASES 3B, 4A AND 4B (Recorded at Book 1795, Page 1963 of the Official Records of Leon County, with the joinder of the Lots in Deerwood at Ox Bottom Manor by Plat recorded at Plat Book 16, Page 95 and the joinder of the Lots located in Ox Bottom Manor Unit 2, Phase 5A by Plat recorded at Plat Book 11, Page 73) from extinguishment under the Marketable Record Title Act, Chapter 712, Florida Statutes.

6. The legal descriptions of the various OX BOTTOM MANOR subdivisions referenced in Paragraph 5 above are found on the subdivision Plats recorded at Plat Book 10, Page 53, Plat Book 10, Page 95, Plat Book 11, Page 8, Plat Book 11, Page 27, Plat Book 11, Page 35, Plat Book 11, Page 73 and Plat Book 12, Page 1 of the public records of Leon County, Florida, and as described in the Exhibits to each Declaration referenced in Paragraph 5.
7. At the November 7, 2018, meeting of the Association's Board of Directors not less than a majority of the Association's Board of Directors voted to preserve the Restrictions as evidenced by the executed Preservation Resolution attached hereto as Exhibit "A"

DATED this 7th day of November, 2018.

Signed, sealed and delivered in the presence of:

OX BOTTOM MANOR COMMUNITY ASSOCIATION, INC.

Sign [Signature]
Print Walter G. White III

By: [Signature]
Chris Keena, President

Sign [Signature]
Print David Folsom

Sign [Signature]
Print Walter G. White III

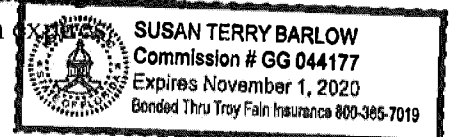
Attest: [Signature]
Terry Roberts, Secretary
(Corporate Seal)

Sign [Signature]
Print David Folsom

STATE OF FLORIDA - COUNTY OF LEON

The foregoing instrument was acknowledged and sworn to before me this 7th day of November, 2018 by Chris Keena as President of OX BOTTOM MANOR COMMUNITY ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced pers. known as identification.

NOTARY PUBLIC
Sign [Signature]
Print Susan Terry Barlow
State of Florida at Large (Seal)
My Commission expires



STATE OF FLORIDA - COUNTY OF LEON

The foregoing instrument was acknowledged and sworn to before me this 7th day of November, 2018 by Terry Roberts as Secretary of OX BOTTOM MANOR ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced pers. known as identification.

NOTARY PUBLIC
Sign [Signature]
Print Susan Terry Barlow
State of Florida at Large (Seal)
My Commission expires

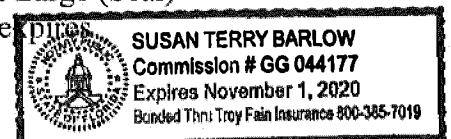


EXHIBIT "A"
PRESERVATION RESOLUTION
OX BOTTOM MANOR COMMUNITY ASSOCIATION, INC.

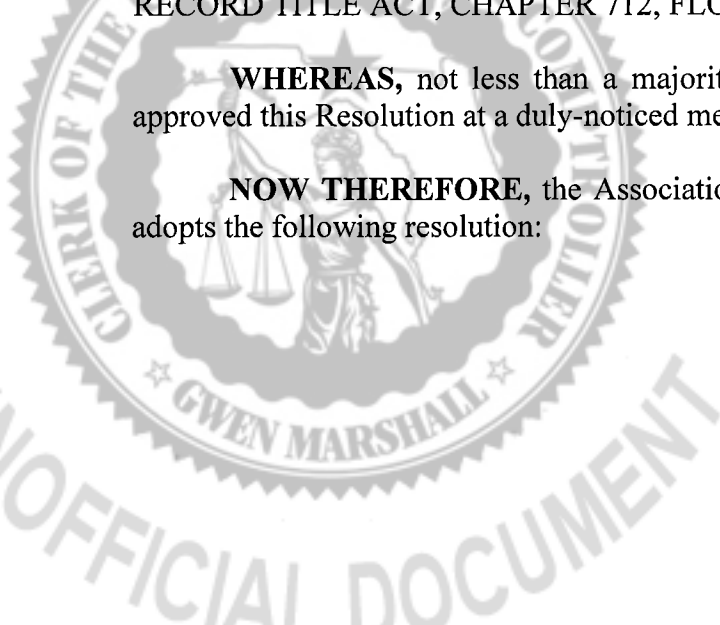
WHEREAS, OX BOTTOM MANOR COMMUNITY ASSOCIATION, INC., (herein, "the Association") is a Florida Not-for-Profit Corporation and a mandatory homeowners association; and

WHEREAS, the Association has the standing to enforce the: 1) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OX BOTTOM MANOR, UNIT II, PHASE I (Recorded at Book 1502, Page 1799 of the Official Records of Leon County, with additional joinders of Lots located in Ox Bottom Manor, Unit 2, Phase 3A by recorded reference to Book/Page contained on Plat book 10, page 95); 2) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OX BOTTOM MANOR, UNIT II, PHASE 2-A (Originally Recorded at Book 1708, Page 0280 of the Official Records of Leon County, with a corrective document Recorded at Book 1722, Page 01013 of the Official Records of Leon County); 3) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OX BOTTOM MANOR, UNIT II, PHASE 2-B (Recorded at Book 1708, Page 0260 of the Official Records of Leon County, with a corrective document Recorded at Book 1722, Page 990 of the Official Records of Leon County); and 4) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OX BOTTOM MANOR, UNIT II, PHASES 3B, 4A AND 4B (Recorded at Book 1795, Page 1963 of the Official Records of Leon County, with the joinder of the Lots in Deerwood at Ox Bottom Manor by Plat recorded at Plat Book 16, Page 95 and the joinder of the Lots located in Ox Bottom Manor Unit 2, Phase 5A by Plat recorded at Plat Book 11, Page 73); and

WHEREAS, Section 720.3032, Florida Statutes, authorize the Association's Board of Directors to preserve and protect the restrictions cited above from extinguishment by the operation of Chapter 712, Florida Statutes by executing and filing for Public Record the: NOTICE OF OX BOTTOM COMMUNITY ASSOCIATION, INC., UNDER S. 720.3032, FLORIDA STATUTES, AND NOTICE TO PRESERVE AND PROTECT COVENANTS AND RESTRICTIONS FROM EXTINGUISHMENT UNDER THE MARKETABLE RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES; and

WHEREAS, not less than a majority 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 TO PRESERVE AND PROTECT COVENANTS AND RESTRICTIONS FROM EXTINGUISHMENT UNDER THE MARKETABLE RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES, to be signed by the President and attested to by the Secretary of the Association pursuant to the statutory authority of Sections 720.3032, Florida Statutes.

The undersigned hereby certifies that the Association Board of Directors duly adopted the above Preservation Resolution on this 7th day of November, 2018 at a duly-noticed meeting of the Board of Directors.

Dated: 11/7/18

**OX BOTTOM MANOR COMMUNITY
ASSOCIATION, INC.**

[Corporate Seal]

Terry Roberts, Secretary



PERSONAL REPRESENTATIVE'S RELEASE
AND CERTIFICATE OF DISTRIBUTION OF REAL PROPERTY
(single individual personal representative)

The undersigned, Margarette A. Harrison whose post office address is 889 Plantation Road, Thomasville, GA 31792, as personal representative of the estate of Ronnie Harrison, deceased, hereby acknowledges that title to the real property located in Leon County, Florida, owned by the decedent at the time of death, described as follows:

A one quarter (1/4) undivided interest in the real property more particularly described in the attached Exhibit "A".

R20010064226
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BK: R2543 PG: 01187
AUG 17 2001 03:52 PM

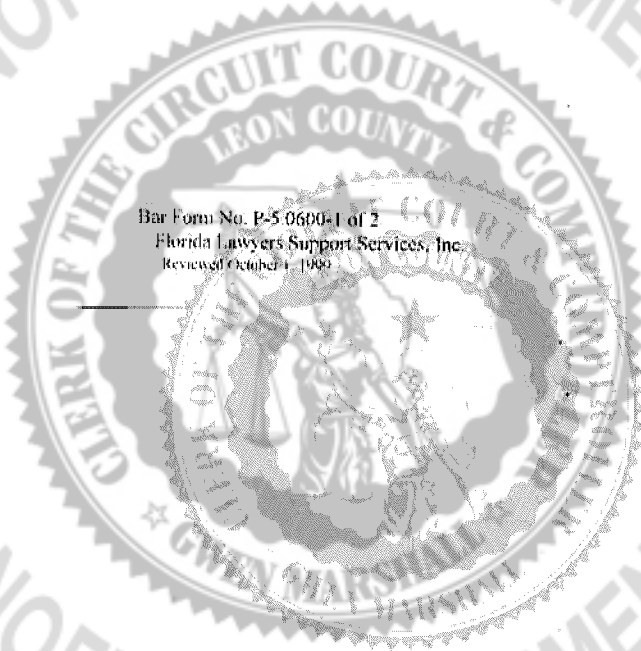
Date	70
\$	70
By	ARC Deputy Clerk

Property Appraiser's Parcel Identification Number 21-28-20-607-0000 (the "Property"), vested in Edgar O. Harrison, Sr. and Margarette A. Harrison, his wife, whose post office address is 889 Plantation Road, Thomasville, GA 31792 (the "Beneficiary" or "Beneficiaries") by operation of law as of the date of the decedent's death pursuant to Florida law as will more fully appear from the proceedings in the Circuit Court for Leon County, Florida, Probate Division, in File No. 01-355-PR, subject to rights of the personal representative under Sections 733.607 and 733.608 of the Florida Probate Code to take possession or control of the Property, or to use, sell, encumber or otherwise exercise control over the Property (1) for the payment of devises, debts, family allowance, estate and inheritance taxes, claims, charges, and expenses of administration, (2) to enforce contribution and equalize advancement, or (3) for distribution.

Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to the Beneficiary or Beneficiaries, the personal representative hereby releases the Property from all rights and powers of the personal representative and acknowledges that the Property is vested in Edgar O. Harrison, Sr. and Margarette A. Harrison, his wife, free of all rights of the personal representative.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of the decedent, has executed this instrument on August 17, 2001.

Bar Form No. P-5-0600-1 of 2
Florida Lawyers Support Services, Inc.
Revised October 1, 1999



UNOFFICIAL DOCUMENT

Executed in the presence of:

Marion D. Lamb III
(Print Name)
Karen N. Lamb
(Print Name)

Margarette A. Harrison P.R.
Margarette A. Harrison
As personal representative of the estate of
Ronnie Harrison, deceased

R20010064226
RECORDED IN
PUBLIC RECORDS LEON CHTY FL
BK: R2543 PG: 01188
AUG 17 2001 03:52 PM
JOE INZER, CLERK OF COURTS

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me on August 17th, 2001, by Margarette A. Harrison,
as personal representative of the estate of Ronnie Harrison, deceased, who is personally known to me _____ or who
produced _____ as identification. (type of identification)

Karen N. Lamb
PRINT NAME Karen N. Lamb
Notary Public, State of Florida (Affix notarial seal)
My Commission Expires:
My Commission Number is:

This instrument prepared by:
Marion D. Lamb, III
Lamb & Lamb
217 Pinewood Drive
Tallahassee, FL 32308
850/385-0501



Karen N. Lamb
MY COMMISSION # CC821399 EXPIRES
April 6, 2003
RENEWED THROUGH FARM INSURANCE, INC.

Bar Form No. P-5.0600-2 of 2
Florida Lawyers Support Services, Inc.
Reviewed October 1, 1999

UNOFFICIAL DOCUMENT

CLERK OF THE CIRCUIT COURT & COMMISSIONER
LEON COUNTY

UNOFFICIAL DOCUMENT