

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 ASSOCIATION, INC. (herein "the Association");
2. 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.
3. 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.
4. 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:

Sign Chris Keena  
Print Chris Keena

Sign David Folsom  
Print DAVID FOLSOM

Sign Chris Keena  
Print Chris Keena

Sign David Folsom  
Print DAVID FOLSOM

OX BOTTOM MANOR COMMUNITY ASSOCIATION, INC.

By: CK  
Chris Keena, President

Attest: TR  
Terry Roberts, Secretary  
(Corporate Seal)

STATE OF FLORIDA - COUNTY OF LEON

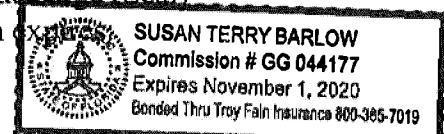
The foregoing instrument was acknowledged and sworn to before me this 7th day of November, 2018 by Chris Keena as President of OX BOTTOM MANOR COMMUNITY ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced pers. known as identification.

NOTARY PUBLIC

Sign Susan Terry Barlow  
Print Susan Terry Barlow

State of Florida at Large (Seal)

My Commission expires



STATE OF FLORIDA -COUNTY OF LEON

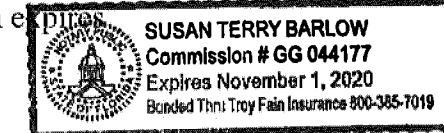
The foregoing instrument was acknowledged and sworn to before me this 7th day of November, 2018 by Terry Roberts as Secretary of OX BOTTOM MANOR ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced pers. known as identification.

NOTARY PUBLIC

Sign Susan Terry Barlow  
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 Statues, authorize the Association's Board of Directors to preserve and protect the restrictions cited above from extinguishment by the operation of Chapter 712, Florida Statues 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 7<sup>th</sup> 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, Margarett 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 09:52 PM

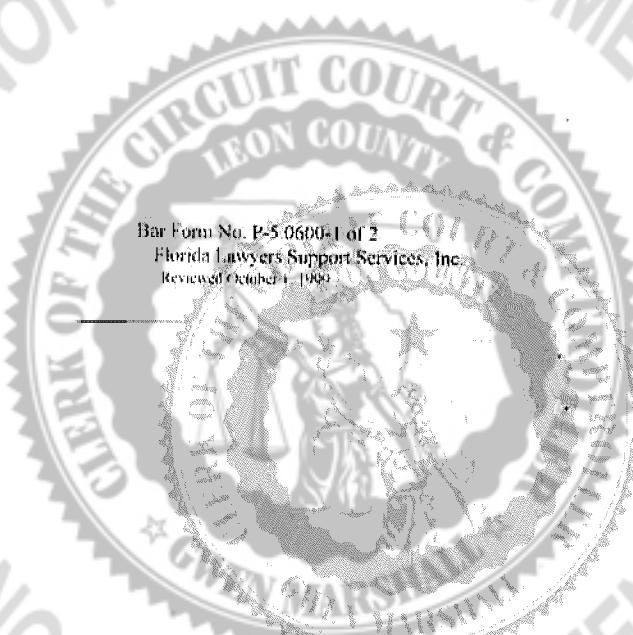
Deed Book	7D
Page	1 of 1
Original Deed	
Title Deed	
By <u>JRC</u> Deputy Clerk	

Property Appraiser's Parcel Identification Number 21-28-20-607-0000 (the "Property"), vested in Edgar O. Harrison, Sr. and Margarett 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 Margarett 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.  
Reviewed October 1, 1999



UNOFFICIAL DOCUMENT

Executed in the presence of:

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

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

R20010064226  
 RECORDED TH  
 PUBLIC RECORDS LEON CITY FL  
 BK: R2543 PG: 01180  
 AUG 17 2001 03:52 PM  
 BOB INZER, CLERK OF COURTS

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me on August 17<sup>th</sup>, 2001, by Margarett 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)

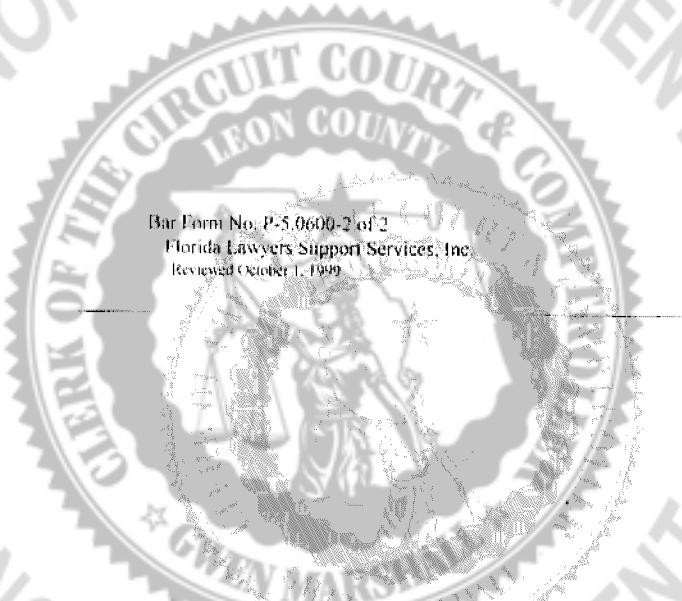
*Karen N. Lamb*  
 PRINT NAME Karen N. Lamb

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

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



UNOFFICIAL DOCUMENT