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**Becker**

Becker & Poliakoff  
Tower Place  
1511 N. Westshore Blvd., Suite 1000  
Tampa, Florida 33607

July 19, 2019

VIA EMAIL ONLY: [MMFITZY@AOL.COM](mailto:MMFITZY@AOL.COM)

The Sanctuary at Tampa Palms Homeowners Association, Inc.  
Attn: Maggie Wilson, Treasurer

Re: Recorded Notice of Preservation of Covenants and Restrictions Under Marketable  
Record Titles To Real Property Act  
Client/Matter No. P24836-384557

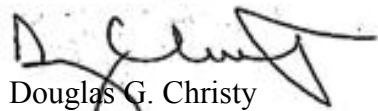
Dear Board of Directors and Maggie:

Enclosed with this letter please find the Notice of Preservation of Covenants and Restrictions Under Marketable Record Titles to Real Property Act, which was recorded with the Hillsborough County Clerk of the Courts on May 14, 2019 at O.R. Book 26622, Page 892, *et seq.* (the "Notice"). The recording of the Notice will serve to ensure that the governing documents of The Sanctuary at Tampa Palms Homeowners Association, Inc. described by O.R. Book and Page in the Notice will continue to bind the real property legally described in the Notice as Exhibit "B" under Chapter 712, Florida Statutes. We have also maintained a copy of the Notice for our records.

Please also note that the Notice should be considered to be part of, and added to, the official records of The Sanctuary at Tampa Palms Homeowners Association, Inc.

Please feel free to contact me should you have any questions regarding the Notice or if I can be of further assistance to The Sanctuary at Tampa Palms Homeowners Association, Inc. at this time.

Sincerely,



Douglas G. Christy  
For the Firm

DGC/lv  
Enclosure

ACTIVE: 12336750\_1

Prepared by and returned to:

Douglas G. Christy, Esq.  
Becker & Poliakoff, P.A.  
1511 N. Westshore Blvd., Suite 1000  
Tampa, FL 33607

**NOTICE OF PRESERVATION OF COVENANTS AND RESTRICTIONS UNDER  
MARKETABLE RECORD TITLES TO REAL PROPERTY ACT**

Pursuant to Chapter 712, Florida Statutes, the undersigned Claimant files this Notice of Preservation of Covenants and Restrictions Under Marketable Record Titles to Real Property Act and in support thereof states:

1. The name of the entity filing this Notice of Preservation of Covenants and Restrictions Under Marketable Record Titles to Real Property Act (the "Notice") is **The Sanctuary at Tampa Palms Homeowners Association, Inc.**, a Florida corporation not for profit (the "Association"), whose mailing address is **3018 N. U.S. Highway 301, Suite 950, Tampa, FL 33619**. The Articles of Incorporation of the Association were originally filed in the office of the Secretary of State on the 1<sup>st</sup> day of March 1989. The Association has been organized, in part, for the purpose of operating and administering the community known as **Tampa Palms Unit 4B**, pursuant to the Declaration of Covenants, Conditions and Restrictions of Tampa Palms Unit 4B, which was filed of record on April 13, 1989, at O.R. Book 5666, Page 10, *et seq.*, of the Public Records of Hillsborough County, Florida, and which may have been amended from time to time. The Association is a homeowners' association as that term is defined in Section 712.01(4), Florida Statutes and is authorized to file this Notice pursuant to Section 712.05, Florida Statutes.

2. The Association has sent a Statement of Marketable Title Action in the form set forth in Section 712.06(1)(b), Florida Statutes, to all members of the Association and attaches hereto and incorporates herein by this reference an Affidavit of Mailing of Notice to Association Members and Mailing of Statement of Marketable Title Action to Association Members executed by a member of the Board of Directors of the Association affirming that the Board of Directors of the Association caused the Statement of Marketable Title Action to be mailed to all members of the Association and further attaches thereto and incorporates therein by this reference the Statement of Marketable Title Action which was mailed to all members of the Association as **composite Exhibit A**.

3. The lands affected by this Notice are commonly known as Tampa Palms Unit 4B and are depicted and legally described at Plat Book 68, Pages 6-1 to 6-5, of the Public Records of Hillsborough County, Florida, a true and correct copy of which is attached hereto and incorporated herein by this reference as **Exhibit B**.

4. The real property interest claimed under this Notice is the right to preserve for not less than thirty (30) years from the date of this filing only those certain covenants, restrictions, easements and agreements described below:

(a) Declaration of Covenants, Conditions and Restrictions of Tampa Palms Unit 4B, which was filed of record on April 13, 1989, at O.R. Book 5666, Page 10, *et seq.*, of the Public Records of Hillsborough County, Florida, in accordance with the terms, provisions and conditions thereof;

(b) First Amendment to Declaration of Covenants, Conditions and Restrictions of Tampa Palms Unit 4B, which was filed of record on May 16, 1989, at O.R. Book 5691, Page 1326, *et seq.*, of the Public Records of Hillsborough County, Florida;

(c) Second Amendment to Declaration of Covenants, Conditions and Restrictions of Tampa Palms Unit 4B, which was filed of record on April 12, 1990, at O.R. Book 5951, Page 1033, *et seq.*, of the Public Records of Hillsborough County, Florida;

(d) Amendment to Declaration of Covenants, Conditions and Restrictions of Tampa Palms Unit 4B Owners Association, Inc., which was filed of record on February 28, 1994, at O.R. Book 7303, Page 953, *et seq.*, of the Public Records of Hillsborough County, Florida;

(e) Certificate of Amendment to the Declaration of Covenants, Conditions and Restrictions of Tampa Palms Unit 4B Owners Association, Inc., which was filed of record on February 23, 1995, at O.R. Book 7677, Page 485, *et seq.*, of the Public Records of Hillsborough County, Florida;

(f) Certificate of Amendment to the Declaration of Covenants, Conditions and Restrictions of The Sanctuary at Tampa Palms Formally Known as Tampa Palms Unit 4B, which was filed of record on October 28, 2003, at O.R. Book 13251, Page 1083, *et seq.*, of the Public Records of Hillsborough County, Florida;

(g) Certificate of Amendment to By-Laws of The Sanctuary at Tampa Palms Owners Association, Inc., Which Was Formerly Known as Tampa Palms Unit 4B Owners Association, Inc. A Nonprofit Corporation, which was filed of record on October 28, 2003, at O.R. Book 13251, Page 1116, *et seq.*, of the Public Records of Hillsborough County, Florida;

(h) Certificate of Amendment to Articles of Incorporation of the Sanctuary at Tampa Palms Owners Association, Inc., Which Was Formerly Known as Tampa Palms Unit 4B Owners Association, Inc., which was filed of record on October 28, 2003, at O.R. Book 13251, Page 1127, *et seq.*, of the Public Records of Hillsborough County, Florida;

(i) Certificate of Amendment to the Declaration of Covenants, Conditions and Restrictions of The Sanctuary at Tampa Palms, which was filed of record on March 3, 2011, at O.R. Book 20388, Page 1578, *et seq.*, of the Public Records of Hillsborough County, Florida; and

(j) Fourth Amended and Restated Amendment to Declaration of Covenants, Conditions and Restrictions of The Sanctuary at Tampa Palms, which was filed of record on April 13, 2016, at O.R. Book 24007, Page 1710, *et seq.*, of the Public Records of Hillsborough County, Florida.

**THE SANCTUARY AT TAMPA PALMS  
HOMEOWNERS ASSOCIATION, INC.,**  
a Florida corporation not for profit

*William A. Schneider*  
Witness Signature  
William A. Schneider  
Printed Name

BY: *William Edwards*  
William Edwards, President  
Date: 3-15-19

*Patrick Fahey*  
Witness Signature  
PATRICK FAHEY  
Printed Name

(CORPORATE SEAL)

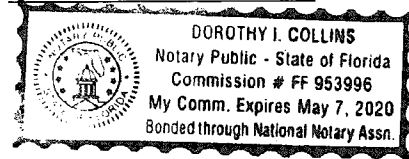
STATE OF FLORIDA :  
COUNTY OF HILLSBOROUGH :

Sworn to (or affirmed) and subscribed before me this 15 day of March 2019, by William Edwards, as President of The Sanctuary at Tampa Palms Homeowners Association, Inc., a Florida corporation not for profit, on behalf of the corporation. He is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

*Dorothy J. Collins*  
Notary Public

Printed Name: Dorothy E. Collins

My commission expires: \_\_\_\_\_



**AFFIDAVIT OF MAILING OF NOTICE TO ASSOCIATION MEMBERS  
AND MAILING OF STATEMENT OF MARKETABLE TITLE ACTION  
TO ASSOCIATION MEMBERS**

I, the undersigned, as President of The Sanctuary at Tampa Palms Homeowners Association, Inc., a Florida corporation not for profit (the "Association") and whose name appears at the bottom of this affidavit, do hereby swear and affirm that the Notice of Special Meeting of Board of Directors of The Sanctuary at Tampa Palms Homeowners Association, Inc. for Preservation of Covenants and Restrictions Under Marketable Record Titles to Real Property Act held March 15th, 2019, at 10:30 AM at 16101 Compton Drive, Tampa, Florida 33647, a true and correct copy of which is attached hereto and is incorporated herein by this reference as Exhibit 1, was mailed (or hand-delivered) to each Association Member on March 5, 2019 at the address last furnished to the Association, as such address appears on the books of the Association. The Statement of Marketable Title Action, which was considered and approved at the Special Meeting of the Board of Directors of the Association, was included in the Notice of Special Meeting of Board of Directors of The Sanctuary at Tampa Palms Homeowners Association, Inc. for Preservation of Covenants and Restrictions Under Marketable Record Titles to Real Property Act.

Sworn to this 15 day of March 2019.

**THE SANCTUARY AT TAMPA PALMS  
HOMEOWNERS ASSOCIATION, INC.,**  
a Florida corporation not for profit

*W Edwards*  
By: William Edwards, President

STATE OF FLORIDA :  
COUNTY OF HILLSBOROUGH :

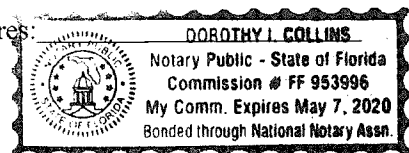
Sworn to (or affirmed) and subscribed before me this 15 day of March 2019, by William Edwards, as President of The Sanctuary at Tampa Palms Homeowners Association, Inc., a Florida corporation not for profit, on behalf of the corporation. He is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

*Dorothy J Collins*  
Notary Public

Printed Name: Dorothy Collins

My commission expires:

ACTIVE: S22723/372190:11971001\_1







# TAMPA PALMS UNIT 4B

## A REPLAT OF TAMPA PALMS UNIT 4B

SECTIONS 34 & 35, TOWNSHIP 27 SOUTH, RANGE 19 EAST  
CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK 138 PAGE 10-2

**ORDER OF THE CIRCUIT COURT**

State of Florida, County of Hillsborough, ss. I, Clerk of the Circuit Court, do hereby certify that the following is a true and correct copy of the original of the within and foregoing plat as the same is on file in the Public Records of Hillsborough County, Florida, Book 138, Page 10-2.

Witness my hand and seal of office this 21st day of March, 1988.

*[Signature]*  
Clerk of the Circuit Court

*[Signature]*  
Attorney for the Applicant

*[Signature]*  
Attorney for the Respondent

**ORDER OF SUPERVISORS OF TAMPA PALMS CEMETERY DEVELOPMENT DISTRICT**

The undersigned, as a Board of Supervisors of the Tampa Palms Cemetery Development District, do hereby certify that the following is a true and correct copy of the original of the within and foregoing plat as the same is on file in the Public Records of Hillsborough County, Florida, Book 138, Page 10-2.

Witness my hand and seal of office this 21st day of March, 1988.

*[Signature]*  
Supervisor

*[Signature]*  
Supervisor

*[Signature]*  
Supervisor

**CITY OF TAMPA**

The undersigned, as a Board of Commissioners of the City of Tampa, do hereby certify that the following is a true and correct copy of the original of the within and foregoing plat as the same is on file in the Public Records of Hillsborough County, Florida, Book 138, Page 10-2.

Witness my hand and seal of office this 21st day of March, 1988.

*[Signature]*  
Mayor

*[Signature]*  
Commissioner

*[Signature]*  
Commissioner

I hereby certify that the copy of the City of Tampa approved on 21st day of March, 1988.

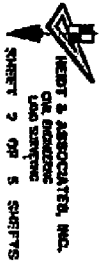
*[Signature]*  
City Clerk

*[Signature]*  
Attorney for the Applicant

*[Signature]*  
Attorney for the Respondent

*[Signature]*  
Supervisor

*[Signature]*  
Supervisor

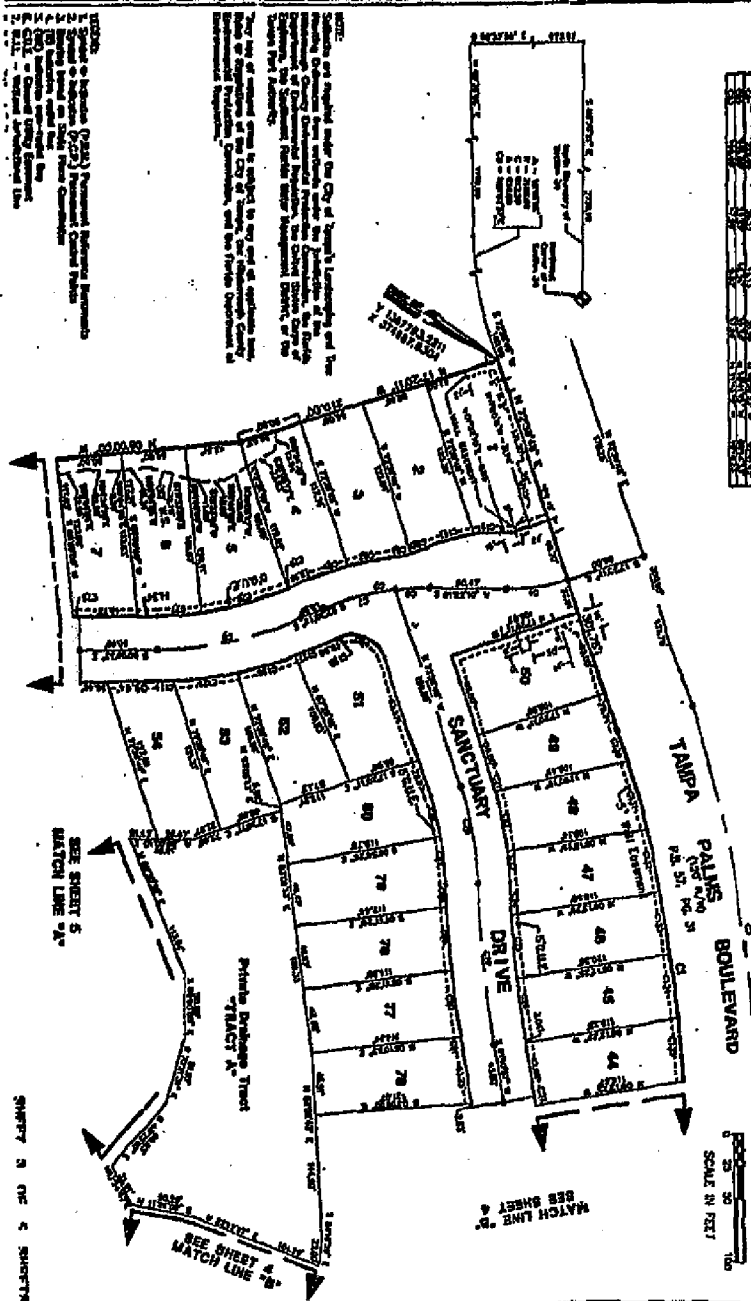
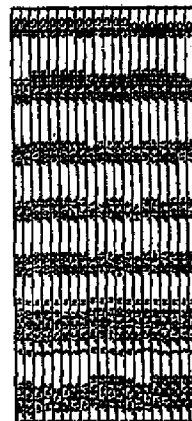
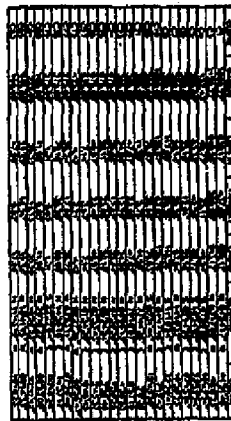




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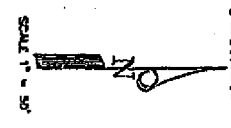
SECTIONS 34 & 35, TOWNSHIP 27 SOUTH, RANGE 19 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

## TAMPA PALMS UNIT 4B A REPLAT OF TAMPA PALMS UNIT 4B



NOTICE: This plat is subject to the City of Tampa's Landmarks and Historic Resources Ordinance, Chapter 21A, Part II, Section 21A.04, and the City of Tampa's Ordinance, Chapter 21A, Part II, Section 21A.05, which require the City of Tampa to review and approve any proposed changes to the plat.

NOTICE: This plat is subject to the City of Tampa's Ordinance, Chapter 21A, Part II, Section 21A.06, which requires the City of Tampa to review and approve any proposed changes to the plat.



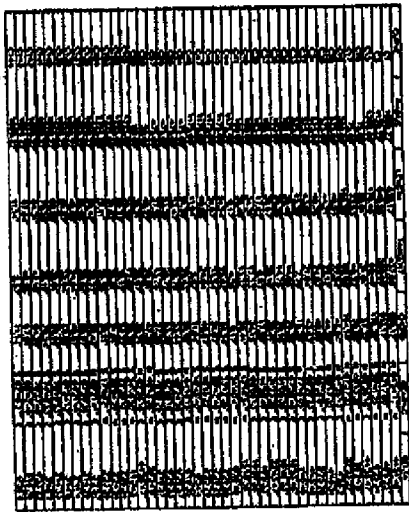
SEE SHEET 5  
MATCH LINE "A"

SEE SHEET 4  
MATCH LINE "B"

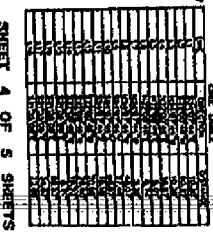
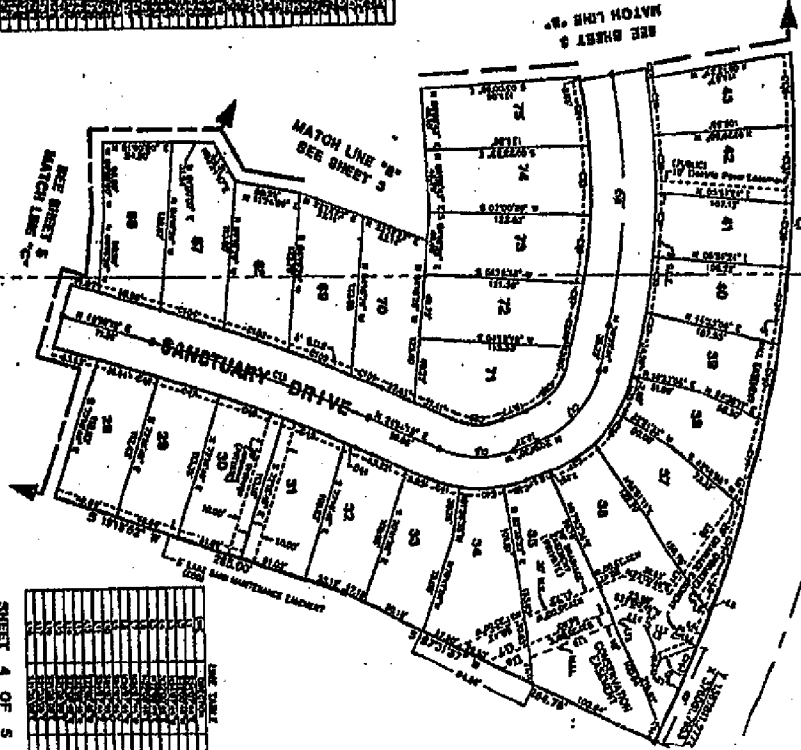
DATE: 06/18/18 DRAWN: 6/18/18

THIS IS NOT A  
CERTIFIED COPY

**TAMPA PALMS UNIT 4B**  
A REPLAT OF TAMPA PALMS UNIT 4B  
SECTIONS 34 & 35, TOWNSHIP 27 SOUTH, RANGE 19 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA



LEGEND  
Shaded areas indicate (1) Areas Reserved for the City of Tampa  
(2) Areas Reserved for the State of Florida  
(3) Areas Reserved for the County of Hillsborough  
(4) Areas Reserved for the City of Tampa  
(5) Areas Reserved for the State of Florida  
(6) Areas Reserved for the County of Hillsborough  
(7) Areas Reserved for the City of Tampa  
(8) Areas Reserved for the State of Florida  
(9) Areas Reserved for the County of Hillsborough  
(10) Areas Reserved for the City of Tampa



DATE: 10/15/10  
DRAWN BY: [illegible]

