

11/01/11 10:00:00 AM 11/01/11 10:00:00 AM 11/01/11 10:00:00 AM 11/01/11 10:00:00 AM 11/01/11 10:00:00 AM 11/01/11 10:00:00 AM 11/01/11 10:00:00 AM 11/01/11 10:00:00 AM 11/01/11 10:00:00 AM 11/01/11 10:00:00 AM

This instrument prepared by and
should be returned to:

Elizabeth A. Lanham-Patrie, Esq.
TAYLOR & CARLS, P.A.
150 N. Westmonte Dr.
Altamonte Springs, FL 32714
(407) 660-1040

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 07606 Pgs 0738 - 741; (4pgs)
CLERK'S # 2011078931
RECORDED 07/26/2011 03:00:45 PM
RECORDING FEES \$5.50
RECORDED BY J Eckenroth(all)

**NOTICE OF PRESERVATION OF
DECLARATION OF RESTRICTIONS:
BEAR CREEK ESTATES**

THIS NOTICE is being recorded pursuant to Sections 712.05 and 712.06, Florida Statutes, in order to preserve the easements, restrictions, covenants, conditions and all other provisions of the following documents:

1. Declaration of Restrictions: Bear Creek Estates recorded on April 20, 1982 in Official Records Book 1388, Page 600, Public Records of Seminole County, Florida; and
2. First Amendment to Declaration of Restrictions: Bear Creek Estates recorded on June 14, 1991 in Official Records Book 2305, Page 1403, Public Records of Seminole County, Florida

(hereinafter collectively referred to as the "Declaration").

The property affected by this Notice is described as:

All of BEAR CREEK ESTATES, as per map or plat recorded Plat Book 26, Pages 57, 58 and 59, of the Public Records of Seminole County, Florida.

The name and address of the homeowners' association filing this Notice on behalf of the Members is Bear Creek Estates Homeowners Association, Inc., a Florida nonprofit corporation, c/o Premier Property Management, Attn: Anita Roberts, 735 Primera Blvd., Suite 110, Lake Mary, FL 32746 (hereinafter "Association").

Attached hereto as Exhibit "A" is an Affidavit executed by the President of the Association affirming that the meeting's date, time, place and the statement required by Section 712.06(1)(b), Florida Statutes, was mailed to the Members at least seven (7) days prior to the Special Board of Directors Meeting, where the Board of Directors approved the preservation of the Declaration.

By their signatures below, the President and Secretary of the Association hereby certify that preservation of the Declaration was duly approved by at least two-thirds (2/3) of the members of the Board of Directors at a Special Board of Directors Meeting held on July 7, 2011.

EXECUTED at Winter Springs (city), Seminole County, Florida, on this 7 day of July, 2011.

WITNESSES:

[Signature]

Print Name: Stephen F. Fricke

[Signature]

Print Name: Scott Ripston

[Signature]

Print Name: Joe Rouch

[Signature]

Print Name: Scott Ripston

BEAR CREEK ESTATES HOMEOWNERS
ASSOCIATION, INC.

By: [Signature]

Print Name: J. Michael Bass
President

Address: 776 Bear Creek Circle
Winter Springs FL 32708

Attest: [Signature]

Print Name: Renuka Sivanesan
Secretary

Address: 765 Bear Creek Circle
Winter Springs FL 32708

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING INSTRUMENT was acknowledged before me this 7 day of July, 2011, by J. Michael Bass and Renuka Sivanesan, as the President and Secretary, respectively, of **BEAR CREEK ESTATES HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, who (check one) ☒ are personally known to me or ☐ produced _____ (type of identification) as identification. They acknowledged executing this document in the presence of two subscribing witnesses, freely and voluntarily, under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid on this 7 day of July, 2011.

Anita Roberts

Notary Public - State of Florida

Print Name: Anita Roberts

Commission No.: EE007311

My Commission Expires: August 5, 2014

Bce001 MRTA notice of preservation



ANITA ROBERTS
MY COMMISSION # EE 007311
EXPIRES: August 5, 2014
Bonded Thru Budget Notary Services

EXHIBIT "A"

AFFIDAVIT OF MICHAEL J. BASS

STATE OF FLORIDA
COUNTY OF SEMINOLE

BEFORE ME, the undersigned authority personally appeared **MICHAEL J. BASS**, who, after first being duly sworn, deposes and says:

1. I am the President of Bear Creek Estates Homeowners Association, Inc. (the "Association"), and I have personal knowledge of the matters contained herein and know them to be true and correct.

2. That the Board of Directors Meeting was scheduled for July 7, 2011, at 6:30 p.m. That the Board of Directors of the Association caused a notice setting forth the date, time, place and the statement set forth below to be mailed to the Members of the Association not less than seven (7) days prior to the Board of Directors meeting, at which the Board of Directors voted to preserve the Declaration of Restrictions: Bear Creek Estates recorded in Official Records Book 1388, Page 600; and First Amendment to Declaration of Restrictions: Bear Creek Estates recorded in Official Records Book 2305, Page 1403, all of the Public Records of Seminole County, Florida (hereinafter collectively the "Declaration"), burdening the property of the Members of the Association pursuant to Chapter 712, Florida Statutes.

STATEMENT OF MARKETABLE TITLE ACTION

The Bear Creek Estates Homeowners Association, Inc. (the "Association") has taken action to ensure that the Declaration of Restrictions: Bear Creek Estates recorded in Official Records Book 1388, Page 600; and First Amendment to Declaration of Restrictions: Bear Creek Estates recorded in Official Records Book 2305, Page 1403, all of the Public Records of Seminole County, Florida (hereinafter collectively the "Declaration"), as may be amended from time to time, 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 Seminole 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.

FURTHER AFFIANT SAYETH NAUGHT.

J. Michael Bass
Affiant, Michael J. Bass — J. MICHAEL BASS

Sworn and subscribed before me
this 7 day of July, 2011

Anita Roberts
Anita Roberts
(Print Name)
Notary Public at Large
My Commission Expires:
Commission No.:



ANITA ROBERTS
MY COMMISSION # EE 007311
EXPIRES: August 5, 2014
Bonded Thru Budget Notary Services

Personally Known ☒ or Produced Identification _____
Type of Identification Produced _____

Bce001 MRTA Affidavit