

Prepared By and Return To:
Ryan C. Fong, Esquire
DHN Attorneys, PA
448 S. Alafaya Trail Unit 8
Orlando, Florida 32828

DOC # 20230423753
07/27/2023 15:37 PM Page 1 of 6
Rec Fee: \$52.50
Deed Doc Tax: \$0.00
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Intangible Tax: \$0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: SIMPLIFILE LC

**NOTICE OF PRESERVATION OF USE RESTRICTIONS
UNDER THE MARKETABLE RECORD TITLE ACT**

NOTICE of Weston Park Homeowners 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.

Instructions to recorder: Please index both the legal name of the association and the names shown in item 3.

1. **Legal name of association:** Weston Park Homeowners Association, Inc.
2. **Mailing and physical address:** 1073 Willa Springs Dr., Suite 2001, Winter Springs, FL 32708
3. **Names of the subdivision plats, or if non common name of community:** Lots 1-7, inclusive, and Tract "A" and "B", Weston Park, according to the plat thereof, as recorded in Plat Book 31, Page 149, Public Records of Orange County, Florida.
4. **Name, address and telephone number for management company:** ASC Property Services, Inc.; 1073 Willa Springs Dr., Suite 2001, Winter Springs, FL 32708; 407-636-6060
5. This notice does constitute a notice to preserve and protect covenants or restrictions from extinguishment under the Marketable Record Title Act.
6. **The following covenants or restrictions affecting the community which the association desires to be preserved from extinguishment:**

Document

O.R.

Book

Page

C & R Bylaws Weston Park Subdivision Covenants and Restrictions
Weston Park

4645

3388

Declaration of Amended and Restated Covenants, Conditions and
Restrictions of Weston Park Homeowners Association, Inc.

4774

0555

Plat

Book

Page

Plat of Weston Park

31

149

7. The legal description of the community affected by the listed covenants or restrictions is:

Lots 1-7, inclusive, and Tract "A" and "B", Weston Park, according to the plat thereof, as recorded in Plat Book 31, Page 149, Public Records of Orange County, Florida.

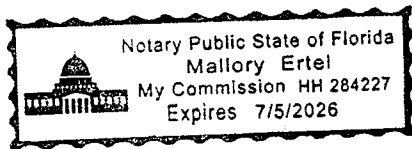
[Signature and Notary Page to Follow]

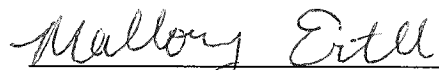
This notice is filed on behalf of Weston Park Homeowners Association, Inc. as of July 27, 2023.

Weston Park Homeowners Association, Inc.


By: Ryan C. Fong, Esq.
As its: Attorney

SWORN TO AND SUBSCRIBED before me by means of [☒] physical presence or [☐] online notarization this 27th day of July 2023, by Ryan C. Fong, Esq. who is the attorney for Weston Park Homeowners Association, Inc. who is (☒) personally known to me or (☐) have produced _____ as identification.




NOTARY PUBLIC
Print Name: Mallory Ertel
My Commission Expires: 7/5/2026

Prepared By and Return To:
Ryan C. Fong, Esquire
DHN Attorneys, PA
448 S. Alafaya Trail, Unit 8
Orlando, Florida 32828

**WESTON PARK HOMEOWNERS ASSOCIATION, INC.'S
AFFIDAVIT IN SUPPORT OF MARKETABLE RECORD TITLE ACTION**

STATE OF FLORIDA)
COUNTY OF Orange)

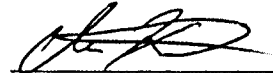
BEFORE ME, the undersigned authority, personally appeared Chris Harmon who is the President of Weston Park Homeowners Association, Inc. ("Association") ("Affiant"), who, being by me duly sworn, says:

1. That Affiant has personal knowledge of the facts contained in this Affidavit and who is a Director on the Association's Board of Directors.
2. That the purpose of this Affidavit is to support, confirm and verify the actions taken by the Association to preserve its covenants and restrictions recorded in the Public Records of Orange County, Florida in compliance with Chapter 712, Florida Statutes ("Marketable Record Title Act").
3. That on June 13, 2023 the Board of Directors for the Association conducted a meeting ("Board Meeting") to take marketable record title action to preserve its covenants and restrictions recorded in the Public Records of Orange County, Florida in compliance with the Marketable Record Title Act.
4. That, on the 26 day of May, 2023, the Association caused copies of the Statement of Marketable Title Action, the original of which is attached to this Affidavit as Exhibit "A", to be mailed to the members of the Association, more than seven (7) days prior to the Board Meeting.
5. That, at the Board Meeting, a majority of the Directors on the Association's Board of Directors approved the Statement of Marketable Title Action, the preservation of the Association's covenants and restrictions recorded in the Public Records of Orange County, Florida and, more particularly, the preservation of covenants and restrictions described in, and incorporated into, the Statement of Marketable Title Action.

6. That the original Statement of Marketable Title Action attached to this Affidavit of Exhibit
"A" is being recorded in the Public Records of Orange County, Florida pursuant to Section 712.06, Florida
Statutes.

FURTHER AFFIANT SAITH NOT.

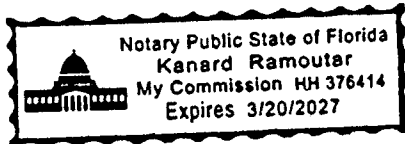
AFFIANT



By: Chris Harmon
As its: President

STATE OF FLORIDA)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me by means of (☒) physical presence or ()
online notarization this 11 day of July, 2023, by Christopher Harmon who is
the President of Weston Park Homeowners Association, Inc., a Florida corporation, on behalf of the
corporation. He/she is () personally known to me or (☒) has produced driver license as identification.



NOTARY PUBLIC

Print Name: Kanard Ramoutar
My Commission Expires: 3-20-2027

STATEMENT OF MARKETABLE TITLE ACTION

Weston Park Homeowners Association, Inc. ("Association") has taken action to ensure that the C & R Bylaws Weston Park Subdivision Covenants and Restrictions Weston Park, recorded, amendments, supplements, and 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 Orange 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.

Legal Description:

A portion of land lying in Section 10, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Begin at the southwest corner of "Johio Glen Subdivision" according to the plat thereof recorded in Plat Book 20, Pages 14 & 15, Public Records of Orange County, Florida; thence run *N 89°43'12"* along the south line thereof and along the north line of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 10, a distance of 1294.46 feet to the southeast corner of said "Johio Glen Subdivision" and a point on the west line of "Coventry at Ocoee Phase 1" according to the plat thereof recorded in Plat Book 21, Pages 125, 126, & 127, Public Records of Orange County, Florida; thence run *S 00°00'32" E*, along the west line thereof and along the east line at the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 10, a distance of 663.14 feet to a point in the north line of "Richfield" according to the plat thereof recorded in Plat Book 25, Pages 102 & 103, Public Records of Orange County, Florida; thence run *S 89°47'49" W*, along the north line thereof and along the south line of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 10, a distance of 1293.71 feet to a point on the east right of way line of Johip Shores Road; thence run *N 00°04'24" W*, along said east right of way line, parallel with and 30 feet east of the west line of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 10, a distance of 661.40 feet from the Point of Beginning.

Containing 19.6 acres, more or less.

Lots 1-72 inclusive, and Tract "A" and B", WESTON PARK, according to the plat thereof, as recorded in Plat Book 31, Page 149, Public Records of Orange County, Florida.

COVENANTS OR RESTRICTIONS BEING PRESERVED WHICH AFFECT THE LAND:

The covenants or restrictions being preserved are set forth on the Plat(s) and in the governing documents identified herein after as (the "Governing Documents"). Copies of the Governing Documents containing the covenants or restrictions being preserved are recorded in the Public Records of Orange County, Florida as follows:

<u>Document</u>	<u>O.R.</u> <u>Book</u>	<u>Page</u>
C & R Bylaws Weston Park Subdivision Covenants and Restrictions Weston Park	4645	3388
Declaration of Amended and Restated Covenants, Conditions and Restrictions of Weston Park Homeowners Association, Inc.	4774	0555
	<u>Plat</u> <u>Book</u>	<u>Page</u>
Plat of Weston Park	31	149

Dated this 11 day of July, 2023.

Witnesses

Weston Park Homeowners Association, Inc.

Witness: [Signature]
Print Name: Tabitha Bentley

By: Christopher C Harman
As its: PRESIDENT

Witness: [Signature]
Print Name: Matthew Conklin

STATE OF FLORIDA)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 11 day of July, 2023, by Christopher Harman who is the President of Weston Park Homeowners Association, Inc., a Florida corporation, on behalf of the corporation. He/she is () personally known to me or (☒) has produced Florida License as identification.

[Signature]
NOTARY PUBLIC

Print Name: Kanard Ramoutar

My Commission Expires: 3-20-2027

