

Prepared by:

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Winter Park, FL 32789
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**SUMMARY NOTICE OF PRESERVATION
PURSUANT TO MARKETABLE RECORD TITLE ACT**

Notice of Villas of Lake Destiny Homeowners Association, Inc., under s. 720.3032, Florida Statutes, and notice to preserve and protect covenants or 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.

Villas of Lake Destiny Homeowners Association, Inc. (“Association”), a Florida not-for-profit corporation, is a homeowners association subject to Chapter 720, Florida Statutes. The Association desires to preserve the covenants and restrictions affecting the Association from extinguishment under Chapter 712, Florida Statutes, Marketable Record Title Act. The Association has taken action to ensure that the following documents, 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 affected real property.

1. ASSOCIATION:

The legal name of the Association preserving the covenants and restrictions is as follows:

Villas of Lake Destiny Homeowners Association, Inc.

2. ADDRESSES OF ASSOCIATION:

The mailing and physical addresses of the Association are as follows:

Mailing Address:

686 N. Hunt Club Blvd., Ste. 180
Longwood, FL 32779

Physical Address:

1010 Winderly Pl.
Maitland, FL 32751

3. SUBDIVISION PLATS/COMMUNITY NAMES:

The names of the affected subdivision plats, or if not applicable, the common name of the community is/are as follows:

Plat Name

VILLAS OF LAKE DESTINY, recorded in Plat Book 36, Page 127, *et seq.*, of the Public Records of Orange County, Florida

4. MANAGEMENT COMPANY, IF ANY:

The name, address, and telephone number of the current community association management company or community association manager serving the Association is as follows:

Signature Management Solutions
 686 N. Hunt Club Blvd., Ste. 180
 Longwood, FL 32779
 (407) 379-1455

5. NOTICE:

This notice **does** constitute a notice to preserve and protect covenants or restrictions from extinguishment under the Marketable Record Title Act.

6. COVENANTS OR RESTRICTIONS AFFECTED:

The covenants or restrictions affecting the community which the Association desires to be preserved from extinguishment are as follows:

Document Name	O.R. Book	Page(s)
Declaration of Covenants and Conditions for Villas of Lake Destiny	5118	4419, <i>et seq.</i>
Certificate of Amendment to Declaration of Covenants and Conditions for Villas of Lake Destiny	5651	2552, <i>et seq.</i>
Certificate of Amendment to Declaration of Covenants and Conditions for Villas of Lake Destiny	5795	1482, <i>et seq.</i>
First Amendment to the Declaration of Covenants and Conditions for Villas of Lake Destiny	6349	447, <i>et seq.</i>
Second Amendment to the Declaration of Covenants and Conditions for Villas of Lake Destiny	9303	2641, <i>et seq.</i>

Certificate of Secretary to Amendment of Declaration of Covenants and Conditions for Villas of Lake Destiny	9303	2651, <i>et seq.</i>
Third Amendment to the Declaration of Covenants and Conditions for Villas of Lake Destiny	9784	4646, <i>et seq.</i>
Articles of Incorporation of Villas of Lake Destiny Homeowners Association, Inc.	5118	4391, <i>et seq.</i>
By-Laws of Villas of Lake Destiny Homeowners Association, Inc.	5118	4397, <i>et seq.</i>
Certificate of Secretary to Repeal of the By-Laws of Villas of Lake Destiny Homeowners Association, Inc. and Adoption of the First Amended By-Laws of Villas of Lake Destiny Homeowners Association, Inc.	9303	2650, <i>et seq.</i>
First Amended By-Laws of Villas of Lake Destiny Homeowners Association, Inc.	9303	2652, <i>et seq.</i>

Any and all other recorded amendments, supplements and additions to the above referenced documents, all as may be amended from time to time.

7. LAND(S) AFFECTED:

The legal description(s) of the community affected by the listed covenants or restrictions is (“Property”):

Plat Name	Plat Book	Page(s)
VILLAS OF LAKE DESTINY	36	127, <i>et seq.</i>

By and through its undersigned authorized representative, and pursuant to Chapters 712 and 720, Florida Statutes, the Association does hereby preserve and extend for the maximum duration permitted by law the covenants or restrictions imposed on the Property affected by this Summary Notice.

[Remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, the Association has caused these presents to be executed in its name, this 26 day of MARCH, 2024.

Signed, sealed and delivered in the presence of:

VILLAS OF LAKE DESTINY HOMEOWNERS ASSOCIATION, INC.

WITNESS 1:

Nancy Post
(Sign)
Nancy Post
(Print)
1010 WINDERLEY PL #120
(Post Office Address)
MAITLAND, FL 32751
(City/State/Zip)

By:

PRESIDENT:

R. Foss
(Sign)
R. FOSS
(Print)
1010 WINDERLEY #125
(Post Office Address)
MAITLAND FL 32751
(City/State/Zip)

WITNESS 2:

Vickie McGee
(Sign)
Vickie McGee
(Print)
1010 Winderley Pl. #124
(Post Office Address)
Maitland FL 32751
(City/State/Zip)

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 26th day of March, 2024, by R. Foss, as President of VILLAS OF LAKE DESTINY HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or who has produced Florida driver license as identification.

NOTARY PUBLIC

Janice B. Altman (Sign)
Janice B. Altman (Print)

State of Florida, At Large
My Commission Expires:



JANICE B. ALTMAN
Commission # HH 230214
Expires March 9, 2026

IN WITNESS WHEREOF, the Association has caused these presents to be executed in its name, this 26th day of March, 2024.

Signed, sealed and delivered in the presence of:

VILLAS OF LAKE DESTINY HOMEOWNERS ASSOCIATION, INC.

WITNESS 1:

SECRETARY:

Nancy Post
(Sign)
Nancy Post
(Print)
1010 Winderley Pl #120
(Post Office Address)
Maitland, FL 32751
(City/State/Zip)

Attested: Steven Wood
(Sign)
Steven Wood
(Print)
1010 Winderley Pl. #121
(Post Office Address)
Maitland FL 32751
(City/State/Zip)

WITNESS 2:

[Signature]
(Sign)
1010 Winderley Pl #124
(Print)
Maitland FL 32751
(Post Office Address)
Maitland FL 32751
(City/State/Zip)

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 26th day of March, 2024, by Steven Wood, as Secretary of VILLAS OF LAKE DESTINY HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or who has produced Florida Driver License as identification.

NOTARY PUBLIC

Janice B. Altman (Sign)
Janice B. Altman (Print)

State of Florida, At Large
My Commission Expires:



JANICE B. ALTMAN
Commission # HH 230214
Expires March 9, 2026