

Prepared by/Return To:  
McCabe & Ronsman  
Attn: James Roche, Esq.  
111 Solana Rd., Ste. B  
Ponte Vedra Beach, FL 32082

**NOTICE OF MATANZAS SHORES OWNER'S 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 on item 3.

1. Legal name of association: Matanzas Shores Owner's Association, Inc.

2. Mailing and physical addresses of association:

Mailing address: c/o Leland Management  
6972 Lake Gloria Blvd.  
Orlando, FL 32809

Physical address: 110 East Collector Road  
Palm Coast, FL 32137

3. Name of the subdivision plat or, if none, common name of community:

The association is a master association comprised of several sub-associations and therefore there is no subdivision plat for Matanzas Shores. A Master Development for Matanzas Shores is recorded at Book 0619, Page 1222 of the Official Records of Flagler County, Florida. The common name of the community is Matanzas Shores.

The following is a list of subdivision plats for some of the communities within Matanzas Shores which are subject to the covenants and restrictions for Matanzas Shores:

a. The Subdivision Plat of Lakeside at Matanzas Shores, Map Book 28, Pages 63-65 of the Official Records of Flagler County, Florida.

b. The Subdivision Plat of Sea Colony, Map Book 27, Pages 30-39, of the Official Records of Flagler County, Florida.

4. Name, address, and telephone number for management company, if any:

Leland Management  
6972 Lake Gloria Blvd.  
Orlando, FL 32809

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:

- a. Declaration of Covenants, Conditions, and Restrictions for Matanzas Shores Book 0403, Pages 0928-1008, of the Official Records of Flagler County, Florida.
- b. Conservation Easement.  
Book 0525, Pages 0139-145, of the Official Records of Flagler County, Florida.
- c. Amendment to Declaration of Covenants, Conditions and Restrictions for Matanzas Shores  
Book 633, Pages 1838-1845 of the Official Records of Flagler County, Florida.
- d. Amendment to Declaration of Covenants, Conditions and Restrictions for Matanzas Shores  
Book 642, Pages 633-636 of the Official Records of Flagler County, Florida.
- e. Amendment to Declaration of Covenants, Conditions and Restrictions for Matanzas Shores  
Book 671, Pages 828-831 of the Official Records of Flagler County, Florida.
- f. Amendment to the Declaration of Covenants, Conditions, and Restrictions for Matanzas Shores  
Book 813, Pages 430-437 of the Official Records of Flagler County, Florida.
- g. Resolution 2010-01 Resolution and Revoke Resolution 2005-01 Resolution to provide for delinquent assessments late fees, interest, and reasonable attorneys fees and legal collection by filing a continuing lien to encumber a member's property.  
Book 1784, Pages 216-217 of the Official Records of Flagler County, Florida.
- h. Memorandum of Agreement  
Book 2154, Pages 804-811 of the Official Records of Flagler County, Florida.
- i. Articles of Amendment of the Articles of Incorporation of Matanzas Shores Owner's Association, Inc.  
Book 2185, Pages 1538-1539 of the Official Records of Flagler County, Florida.
- j. Certificate of Amendment of the Bylaws of Matanzas Shores Owner's Association, Inc.  
Book 2185, Pages 1540-1543 of the Official Records of Flagler County, Florida.

k. Certificate of Amendment of the Declaration of Covenants, Conditions, and Restrictions for Matanzas Shores.

Book 2248, Pages 71-72 of the Official Records of Flagler County, Florida.

l. Reciprocal Easement Agreement

Book 2263, Pages 38-47 of the Official Records of Flagler County, Florida..

7. The legal description of the community affected by the listed covenants or restrictions is attached as Exhibit A.

This notice is filed on behalf of Matanzas Shores Owner's Association, Inc. as of January 29, 2019.

Witnesses

Matanzas Shores Owner's Association, Inc.

*[Handwritten Signature]*

Signature of Witness 1

*Karen Y Hegarty*  
President

Donnie Wilson  
Printed

Karen Y Hegarty  
Printed

*[Handwritten Signature]*

Signature of Witness 2

Drit Masters  
Printed

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of JANUARY, 2019, by KAREN Y HEGARTY, as President of Matanzas Shores Owner's Association, Inc., on behalf of the company.

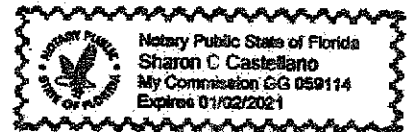
*[Handwritten Signature]*

(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known or Produced Identification

Type of Identification Produced: \_\_\_\_\_



REC 0403 PAGE 0980

## EXHIBIT A

## LEGAL DESCRIPTION OF PARCEL WEST OF A-1-A.

A parcel of land lying in Section 38, Township 10 South, Range 31 East, as described in O.R. Book 30, Pages 270, 286 and 418 and O.R. Book 31, Page 1 of the Public Records of Flagler County, Florida, being more particularly described as follows:

From a Point of Reference being a point where the Westerly projection of the South line of Section 38, Township 10 South, Range 31 East, intersects with the East line of the 500 foot right of way of the Intracoastal Waterway, Thence N. 17°14'46" W. along said East right of way a distance of 551.91 feet to the Northwest corner of Willow Woods Subdivision as recorded in Map Book 5, Page 76; Public Records of Flagler County, Florida, Thence N. 69°39'06" E. along the North line of Willow Woods Subdivision a distance of 65.45 feet to an Iron Rod being the Point Of Beginning and the location of the Mean High Water Line; Thence N. 18°58'04" W. a distance of 203.20 feet; Thence N. 16°45'08" W. a distance of 201.06 feet; Thence N. 15°19'37" W. a distance of 146.46 feet; Thence leaving said Mean High Water Line N. 47°46'01" E. along the South line of a parcel of land described in O.R. Book 34, Page 682, Public Records of Flagler County, Florida, a distance of 329.31 feet; Thence N. 17°14'46" W. a distance of 329.00 feet to the Northeastly corner of lands described in O.R. Book 50, Page 477, Public Records of Flagler County, Florida, Thence S. 67°46'01" W. a distance of 319.29 feet along the North line of said lands to the Mean High Water Line; Thence along said Mean High Water Line the following courses; Thence N. 10°28'24" E. a distance of 206.56 feet; Thence N. 15°41'48" W. a distance of 199.41 feet; Thence N. 08°08'58" E. a distance of 210.03 feet; Thence N. 02°18'57" W. a distance of 116.98 feet; Thence N. 26°36'16" W. a distance of 114.12 feet; Thence N. 48°41'04" W. a distance of 115.04 feet; Thence N. 48°19'36" W. a distance of 91.38 feet; Thence N. 24°50'56" W. a distance of 209.96 feet; Thence N. 16°47'13" W. a distance of 183.63 feet; Thence N. 14°05'37" W. a distance of 202.97 feet; Thence N. 13°07'42" W. a distance of 200.14 feet; Thence N. 14°28'36" W. a distance of 197.95 feet; Thence N. 13°44'49" W. a distance of 199.63 feet; Thence N. 07°36'30" W. a distance of 198.74 feet; Thence N. 04°41'14" E. a distance of 149.03 feet; Thence N. 15°21'39" W. a distance of 257.33 feet; Thence N. 05°42'44" W. a distance of 74.83 feet; Thence leaving said Mean High Water Line N. 69°39'06" E. along the South line of Lot 14 of Dupont Estates a subdivision as recorded in Map Book 3, Page 17, Public Records of Flagler County, Florida, a distance of 2826.34 feet to the West right of way line of State Road A-1-A as presently located; Thence 624.49 feet along said Westerly right of way line along a curve to the right (concave Northwest) having a Radius of 1183.24 feet, a Central Angle of 30°14'02" a Chord Bearing of S. 05°14'32" E. and a Chord distance of 617.15 feet to a Point of Tangency; Thence S. 09°52'29" W. a distance of 675.00 feet to a Point of Curvature; Thence 1219.90 feet along a curve to the left (concave Easterly) having a Central Angle of 38°16'16", a radius of 1363.24 feet a Chord bearing of S. 15°45'39" E. and a Chord distance of 1179.60 feet, to a Point of Tangency; Thence S. 41°23'47" E. and a distance of 675.00 feet to a Point of Curvature; Thence 585.77 feet along a curve to the right (concave Westerly) having a Central Angle of 28°21'53" a Radius of 1183.24 feet, a Chord bearing of S. 27°12'50" E. and a Chord distance of 579.81 feet; Thence leaving said West right of way line of State Road A-1-A, S. 69°39'06" W. along the North line of lands described in O.R. Book 28, Page 535, and Willow Woods Subdivision, described in Map Book 5, Page 76, Public Records of, Flagler County, Florida, a distance of 2959.09 feet to the POINT OF BEGINNING of this description.

Containing 225.1063 Acres more or less.

Exhibit A Sheet 1 of 3

REC 0403 PAGE 0981

## LEGAL DESCRIPTION OF PARCEL EAST OF A1A

A parcel of land lying in Section 38, Township 10 South, Range 31 East, described in O.R. Book 30, Pages 270, 286 and 418 and O.R. Book 31, Page 1 of the Public Records of Flagler County, Florida, being more particularly described as follows:

From a Point Of Reference being a point where the Westerly projection of the South line of Section 38, Township 10 South, Range 31 East, intersects with the East line of the 500 foot right of way of the Intracoastal Waterway; Thence N. 17° 14' 46" W. along said East right of way a distance of 551.91 feet to the Northwest corner of Willow Woods Subdivision, as recorded in Map Book 5, Page 76, Public Records of Flagler County, Florida; Thence N. 69° 39' 06" E. along the North line of Willow Woods Subdivision, a distance of 3257.21 feet to a non-tangent curve of the East line of a 180.00 foot right of way of State Road A-1-A and the Point Of Beginning of this description; Thence 170.80 feet along said easterly right of way line, along a curve to the left, (concave Westerly), having a Radius of 2914.79 feet, a Central Angle of 03° 21' 26", a Chord Bearing of N. 03° 29' 28" E. and a Chord distance of 170.77 feet; Thence leaving curve at a Point of Tangency, N. 41° 23' 47" W. a distance of 1385.95 feet to a Point of Curvature; Thence a distance of 1058.82 feet along a curve to the right, (concave Easterly), having a Radius of 1183.24 feet, a Central Angle of 51° 16' 16", a Chord Bearing of N. 13° 45' 39" W. and a Chord distance of 1023.85 feet to a Point of Tangency; Thence N. 09° 52' 29" E. a distance of 662.64 feet; Thence N. 21° 17' 09" E. a distance of 125.87 feet; Thence N. 10° 17' 52" E. a distance of 211.82 feet; Thence N. 20° 21' 28" W. a distance of 420.80 feet; Thence departing the East right of way of State Road A-1-A, N. 69° 39' 16" E. along the South line of lands recorded in O.R. Book 196, Page 527 and 528, said land also being the South line of Lot 25 of Dupont Estate, a subdivision as recorded in Map Book 3, Page 17, all recorded in the Public Records of Flagler County, Florida, a distance of 275.06 feet to a point on the Mean High Water Line of the Atlantic Ocean; Thence along said Mean High Water Line, the following courses; S. 20° 14' 50" E. a distance of 350.00 feet; Thence S. 20° 11' 03" E. a distance of 564.39 feet; Thence S. 18° 42' 33" E. a distance of 514.07 feet; Thence S. 21° 11' 54" E. a distance of 538.16 feet; Thence S. 19° 55' 07" E. a distance of 525.23 feet; Thence S. 19° 48' 20" E. a distance of 484.87 feet; Thence S. 18° 12' 42" E. a distance of 500.96 feet; Thence leaving the Mean High Water Line of the Atlantic Ocean S. 69° 39' 06" W. along the North line of Lot 23, Block 1 and Lot 23, Block 2 of Coquina Beach Subdivision as recorded in Map Book 3, Page 34, Public Records of Flagler County, Florida, a distance of 396.85 feet to the Point Of Beginning of this description.

Containing 54.1969 Acres more or less.

LEGAL DESCRIPTION: DEAUVILLE BEACH SUBDIVISION (SOUTH PARCEL)  
DATE: APRIL 26, 1984  
PREPARED BY: CLYDE ROESCH

REC 0403 PAGE 0982

ALL OF DEAUVILLE BEACH SUBDIVISION AS RECORDED IN MAP BOOK 5, PAGE 73 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF SECTIONS 20 AND 39, TOWNSHIP 10 SOUTH, RANGE 31 EAST, BEGINNING AT A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 39, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE RUN SOUTH 67° 35' 54" WEST ALONG THE SOUTH LINE OF SAID SECTION 39, 1690.06 FEET TO THE EAST LINE OF THE 100 FOOT RIGHT-OF-WAY OF STATE ROAD A-1-A; THENCE NORTH 34° 00' 26" WEST ALONG SAID EAST RIGHT-OF-WAY 502.26 FEET TO A POINT OF CURVATURE; THENCE 951.92 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A CENTRAL ANGLE OF 19° 22' 36", A CHORD BEARING OF NORTH 04° 19' 08" WEST AND A CHORD DISTANCE OF 947.39 FEET TO A POINT OF TANGENCY; THENCE NORTH 05° 22' 10" EAST 146.81 FEET TO THE SOUTHERLY LINE OF THE 50 FOOT RIGHT-OF-WAY OF BAY DRIVE AS PLATTED IN THE SECOND ADDITION TO MARINELAND ACRES AND RECORDED IN MAP BOOK 5, PAGES 60 - 62; THENCE LEAVING SAID RIGHT-OF-WAY OF STATE ROAD A-1-A NORTH 76° 23' 10" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF BAY DRIVE 1526.37 FEET TO THE EAST LINE OF SECTION 39, TOWNSHIP 10 SOUTH, RANGE 31 EAST; THENCE SOUTH 11° 17' 23" EAST ALONG THE EAST LINE OF SAID SECTION 39, 121.40 FEET; THENCE LEAVING SAID EAST LINE OF SECTION 39 NORTH 89° 15' 20" EAST ALONG THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 187, PAGE 0297 OF THE PUBLIC RECORDS OF FLAGLER COUNTY FLORIDA, 1927.00 FEET TO THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN; THENCE SOUTH 23° 01' 36" EAST ALONG SAID MEAN HIGH WATER LINE 534.04 FEET; THENCE SOUTH 31° 07' 32" EAST 547.50 FEET TO THE SOUTH LINE OF GOVERNMENT LOT 1, SECTION 20, TOWNSHIP 20 SOUTH, RANGE 31 EAST; THENCE LEAVING SAID MEAN HIGH WATER LINE SOUTH 88° 23' 22" WEST ALONG SAID SOUTH LINE OF GOVERNMENT LOT 1, SAID LINE ALSO BEING THE NORTH LINE OF ARMAND BEACH EAST, A SUBDIVISION RECORDED IN MAP BOOK 8, PAGE 22 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA 2126.82 FEET TO THE EAST LINE OF SECTION 39, TOWNSHIP 10 SOUTH, RANGE 31 EAST; THENCE SOUTH 11° 17' 23" EAST ALONG SAID EAST LINE 140.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL CONTAINING 102.6188 ACRES, MORE OR LESS.

UNOFFICIAL