

THIS INSTRUMENT PREPARED BY (RETURN TO):

Marty Platts, Esq.
BECKER & POLIAKOFF, P.A.
625 North Flagler Drive, 7th Floor
West Palm Beach, FL 33401

(100112)
**NOTICE OF PRESERVATION OF USE RESTRICTIONS
UNDER MARKETABLE RECORD TITLE ACT**

Pursuant to Chapter 712, Florida Statutes, the undersigned Claimant files this Notice and in support thereof states:

1. The name and address of the entity filing this Notice is **Villas of Palm Beach Property Owners Association, Inc.** (the "Association"), a Florida corporation, not-for-profit, whose mailing address is P.O. Box 16944, West Palm Beach, Florida 33416, the Articles of Incorporation of which were originally filed in the office of the Secretary of State on May 5, 1981, the Association having been organized for the purpose of operating and administering the community known as Villas of Palm Beach, pursuant to the recorded covenants pertaining thereto which were filed of record on May 12, 1981, at Official Records Book 3519, Page 1331, et. seq., of the Public Records of Palm Beach County, Florida, as the foregoing may be amended in accordance with the terms, provisions and conditions thereof.

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 an Affidavit executed by a member of the Board of Directors of the Association affirming that the Board of Directors caused the Statement of Marketable Title Action to be mailed to all members of the Association and further attaches the original 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 depicted and legally described as follows:

See Exhibit "B" attached hereto

4. The real property interest claimed under this Notice is the right to preserve for thirty (30) years from the date of this filing those certain use restrictions, covenants, and agreements set forth in the Declaration of Protective Covenants for Villas of Palm Beach, recorded on May 12, 1981, at Official Records Book 3519, Page 1331, et. seq., of the Public Records of Palm Beach County, Florida, as amended from time to time in accordance with the terms, provisions and conditions thereof.

Dated this 16 day of DECEMBER, 2010.

[Signature Page to Follow]

VILLAS OF PALM BEACH PROPERTY OWNERS
ASSOCIATION, INC.

[Signature]
Witness Signature

BY:

[Signature]
President

LUIS A. BILLODO
Printed Name

[Signature]
Witness Signature

ATTEST:

[Signature]
Secretary

GLORIA MARQUEZ
Printed Name

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 2nd day of March 2010 by Maria Esther Queiroz as President and Bambor Fanto as Secretary of Villas of Palm Beach Property Owners Association, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification. If no type of identification is indicated, the above-named persons are personally known to me.

Notary Public [Signature]

Printed Name
State of Florida

My Commission Expires.



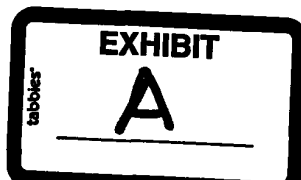
STATEMENT OF
MARKETABLE TITLE ACTION

Villas of Palm Beach Property Owners Association, Inc. (the "Association") has taken action to ensure that the Declaration of Covenants for Villas of Palm Beach, recorded on May 12, 1981, at Official Records Book 3516, Page 1331 et. seq., as 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 Palm Beach 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 and the applicable Statute.

**VILLAS OF PALM BEACH PROPERTY
OWNERS ASSOCIATION, INC.**

By: *Maica Esther Suarez* President

Attest: *Bernie Jants* Secretary



AFFIDAVIT OF MAILING AND POSTING OF NOTICE TO LOT OWNERS
AND MAILING OF STATEMENT OF MARKETABLE TITLE ACTION
TO LOT OWNERS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, personally appeared Bambi Fanto, who after being duly sworn, deposes and says that the Statement of Marketable Title Action approved at the special meeting of the Board of Directors of Villas of Palm Beach Property Owners Association, Inc. for preservation of use restrictions under Marketable Record Title Act held Jan. 26th, 2011, at 5:45 p..M. at 4967 Saratoga Rd., was mailed in accordance with the Bylaws and applicable law. The notice was mailed to each lot owner at the address last furnished to the Association, as such address appears on the books of the Association, on December 24th, 2010. The notice was also posted on December 24th, 2010 in the location designated by Board Rule, as required by law. The Statement of Marketable Title Action, which was considered and approved at the Special Meeting of the Board of Directors, was included in the above-referenced Notice.

**VILLAS OF PALM BEACH PROPERTY OWNERS
ASSOCIATION, INC.**

By: Gloria Marquez

The foregoing instrument was acknowledged before me this 24 day of January, 2011, by GLORIA MARQUEZ as OFFICE MANAGER of Villas of Palm Beach Property Owners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He/she is personally known to me, or has produced FL DL M 62228940800 as identification and did take an oath. If no type of identification is indicated, the above-named person is personally known to me.

Gloria Marquez (Signature)

Maranyeli Maclean (Print Name)

Notary Public, State of Florida at Large

ACTIVE: 3147483_1



This is not a certified copy

SCHEDULE "B"

LEGAL DESCRIPTION

BEING THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 50 FEET THEREOF FOR RIGHT-OF-WAY OF FOREST HILL BOULEVARD AND THE SOUTH 40 FEET FOR RIGHT-OF-WAY OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. 8

CONTAINING 38.116 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS AND RESERVATIONS OF RECORD.

B3519 P1345



This is Not a Survey

SCHEDULE "C"

LEGAL DESCRIPTION (LAKE AND RECREATION AREA)

BEING A PARCEL OF LAND IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 12 AND THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD (A 100 FOOT WIDE RIGHT-OF-WAY AS NOW LAID OUT AND IN USE); THENCE N 88°46'16"W ALONG AFORESAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 40.05 FEET; THENCE S 01°29'44"E A DISTANCE OF 410.58 FEET; THENCE S 88°30'16"W A DISTANCE OF 418.33 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE S 01°29'44"E A DISTANCE OF 245.96 FEET; THENCE N 88°30'16"E A DISTANCE OF 78.33 FEET; THENCE S 01°29'44"E A DISTANCE OF 26.39 FEET; THENCE S 88°30'16"W A DISTANCE OF 78.33 FEET; THENCE S 01°29'44"E A DISTANCE OF 248.61 FEET; THENCE S 50°41'03"E A DISTANCE OF 134.16 FEET; THENCE N 88°47'49"W A DISTANCE OF 295.08 FEET; THENCE N 01°30'05"W A DISTANCE OF 280.50 FEET; THENCE N 28°29'39"W A DISTANCE OF 99.11 FEET; THENCE N 68°26'32"W A DISTANCE OF 99.24 FEET; THENCE S 21°33'28"W A DISTANCE OF 69.04 FEET; THENCE S 01°30'05"E A DISTANCE OF 17.12 FEET; THENCE S 88°29'55"W A DISTANCE OF 46.67 FEET; THENCE N 01°30'05"W A DISTANCE OF 286.93 FEET; THENCE S 88°46'16"E A DISTANCE OF 403.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.026 ACRES MORE OR LESS.

B3519 P1346