

NOTICE OF PRESERVATION OF RESTRICTIONS

**BY
WATERFORD MASTER OWNERS ASSOCIATION, INC.**

**UNDER
MARKETABLE RECORD TITLE ACT**

July 20, 2018

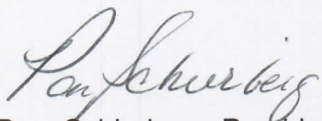
Members,

The Marketable Record Title Act (MRTA) is a Florida law intended to make title searches easier by only requiring the searcher to look back 30 years for encumbrances on real estate. The law provides that encumbrances older than 30 years may expire if they are not preserved by a notice recorded and filed in the public land records.

Because of MRTA, it's important that homeowner associations preserve their covenants, conditions, and restrictions every 30 years. To that end, a Special Meeting of the Board of Directors has been called to vote on the preservation of Waterford Master Owners Association's Covenants, Conditions, and Restrictions. The meeting will be held on Thursday, August 2, 2018, 4:00 pm at the Sports Club. The vote to preserve requires that two-thirds of the Board (five) approve to preserve; member vote is not required.

As always, attendance at this meeting is open to all owners / members of the Association. Agenda for the meeting is on the reverse side of this notice. See attached for additional details, required by law and prepared by counsel.

Best regards,



Pam Schierberg, President
Waterford Master Owners Association, Inc.

AGENDA

SPECIAL MEETING

Board of Directors

Waterford Master Owners Association, Inc. (WMOA)

August 2, 2018

4:00 pm

1. CALL TO ORDER / PROPER NOTICE / QUORUM PRESENT

2. HOMEOWNER COMMENTS

3. BUSINESS

Marketable Records Title Act

Preserving WMOA Declaration of Covenants, Conditions, and Restrictions

4. HOMEOWNER COMMENTS / QUESTIONS

5. MOTION TO ADJOURN

WATERFORD MASTER OWNERS ASSOCIATION, INC.

**NOTICE OF BOARD OF DIRECTORS VOTE
REGARDING PRESERVATION OF COVENANTS**

On August 2, 2018, at 4:00 p.m., at Waterford Sports Club, 1460 Gleneagles Drive, Venice, Florida, the Board of Directors of Waterford Master Owners Association, Inc., will vote on whether to preserve certain covenants, conditions, and restrictions within the Waterford master subdivision. The following is additional information regarding this matter.

STATEMENT OF MARKETABLE TITLE ACTION

Waterford Master Owners Association, Inc. ("Association"), has taken action to ensure that the following documents, as may be amended from time to time, currently burdening the property of each and every member of the Association, retain their status as the source of marketable title with regard to the transfer of a member's residence.

1. Master subdivision

- a. Master Declaration of Covenants, Conditions and Restrictions for Waterford, recorded at Official Records Book 2033, Page 1922
- b. Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Waterford Master Owners Association, Inc. (Revised 2017), recorded at Official Records Instrument # 2017054566
- c. Surveyor's Affidavit Confirming Omission on Plat in Accordance with Florida Statutes Chapter 177.141, recorded at Official Records Book 2301 Page 1996
- d. Surveyor's Affidavit Confirming Error on Plat in Accordance with Florida Statutes Chapter 177.141, recorded at Official Records Book 2301 Page 1998

2. Tract I (Brenner Park)

- a. Declaration of Restrictions for a Portion of Tract "I" of Waterford, recorded at Official Records Book 2229 Page 2620
- b. Declaration of Restrictions for a Portion of Tract "I" of Waterford, recorded at Official Records Book 2319 Page 1733 (Lots 18-28, 30)
- c. First Amendment to Declarations of Restrictions for a Portion of Tract "I" of Waterford, recorded at Official Records Book 2363 Page 2854 (Lots 1-30)

- d. Declaration of Restrictions for a Portion of Tract "I" of Waterford, recorded at Official Records Book 2597 Page 1074 (Lots 33-45)

3. Tract J

a. Lots 1-17, 58-65

- i. Declaration of Restrictions for a Portion of Tract "J" of Waterford, recorded at Official Records Book 2092 Page 735
- ii. First Amendment to Declarations [*sic*] of Restrictions for a Portion of Tract "J" of Waterford, recorded at Official Records Book 2363 Page 2851

b. Lots 18-57

- i. Declaration of Restrictions for a Portion of Tract "J" of Waterford, recorded at Official Records Book 2128 Page 2302
- ii. First Amendment to Declarations [*sic*] of Restrictions for a Portion of Tract "J" of Waterford, recorded at Official Records Book 2363 Page 2850

4. Tract K and Phases One-A and One-B

a. Lots 1-14, 18-94

- i. Declaration of Restrictions for a Portion of Tract "K" of Waterford, recorded at Official Records Book 2036 Page 1078
- ii. Declaration of Restrictions for a Portion of Tract "K" of Waterford, recorded at Official Records Book 2101 Page 964 (re-recorded)
- iii. Amendment to Declarations [*sic*] of Restrictions for a Portion of Tract "K" of Waterford Phases One A and One B (Lots 1 through 14; 18 through 94), recorded at Official Records Book 2101, Page 973 (Lots 1-14, 18-63)
- iv. Second Amendment to Declarations [*sic*] of Restrictions for a Portion of Tract "K" of Waterford, recorded at Official Records Book 2363, Page 2853

b. Lots 95-118, 159-174

- i. Declaration of Restrictions for a Portion of Tract "K" of Waterford, recorded at Official Records Book 2089 Page 2006
- ii. Declaration of Restrictions for a Portion of Tract "K" of Waterford, recorded at Official Records Book 2106 Page 949 (re-recorded)

iii. First Amendment to Declarations [*sic*] of Restrictions for a Portion of Tract “K” of Waterford, recorded at Official Records Book 2363 Page 2852

c. Lots 119-158, 175-201

i. Declaration of Restrictions for a Portion of Tract “K” of Waterford, recorded at Official Records Book 2126 Page 2274

ii. First Amendment to Declarations [*sic*] of Restrictions for a Portion of Tract “K” of Waterford, recorded at Official Records Book 2363, Page 2855

all of the public records of Sarasota County, Florida, all as amended (collectively “Preserved Documents”). To this end, the Association shall cause the notice required by chapter 712, Florida Statutes, to be recorded in the public records of Sarasota 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.