

**Parkwood Lane at Bluewater Bay Owners Association, Inc.**

**PO Box 5062**

**Niceville, FL 32578**

**850-897-9202**

**donaldsonfirst@aol.com**

Parkwood Lane Owners:

The Association has quite a few ongoing activities over the past few months and without being able to meet with the owners we wish to keep everyone informed.

John Rafferty and William Freund have been appointed to the Board of Directors and join Steve Sadowski. Members appointed to the Board serve until the next election. It is anticipated later this summer we can schedule an Association meeting to review the 2020 budget and elect new officers. It will be a great opportunity for all residents to meet their neighbors and renew interest in the Association.

Under the Florida Statutes, the Association Covenants and Restrictions must be renewed every 30 years. A copy of the renewal document is enclosed which will be filed in May if we are able to assemble a meeting under the current social distancing restrictions.

With the Spring weather and social distancing guidelines it is a great time to look around your home for any projects that can be done. Many of you will notice the algae (especially on the north side of the houses) which needs to be cleaned annually which will extend the life expectancy of your siding and greatly improve the curb appearance. There are many small companies that are looking for exterior work that can provide this service for you.

Please review the enclosed statement for accuracy. If you have any questions, please contact the Association office at the information above.

EXTENSION OF DECLARATION OF COVENANTS, RESTRICTIONS AND CONDITIONS

PARKWOOD LANE AT BLUEWATER BAY OWNERS ASSOCIATION, INC.

THE UNDERSIGNED, being the duly elected and acting President of Parkwood Lane at Bluewater Bay Owners Association, Inc., a Florida corporation not for profit, does hereby certify that the Declaration of Covenants, Conditions and Restrictions were extended by a vote of not less than 2/3rds of the Board of Directors in accordance with the Florida Marketable Record Title Act, on August 26, 2020 at a meeting of the Board of Directors when a quorum was present, after due notice was mailed or hand delivered to each owners not less that (7) days prior to said meeting.

The sole community operated Parkwood Place Property Owners Association, Inc. is Parkwood Place Property Owners, a planned community. The initial Declaration of Covenants, Conditions and Restrictions for Parkwood Lane at Bluewater Bay Owners Association was found at Official Records Book 1575, Page 1941 et.seq., all in the public records of Okaloosa County, Florida.

ATTEST:

Parkwood Lane at Bluewater Bay Owners Association, Inc.

By: Steve Sadowski  
Steve Sadowski, Its President

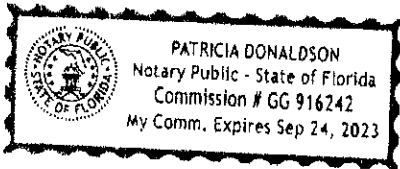
Michael John Rafferty Jr.  
Witness  
William E. Fredinis  
Witness

STATE OF Florida

COUNTY OF Okaloosa

Before me, the undersigned authority appeared Steve Sadowski, to me personally known or produced FL DL as identification and known to be the President of Parkwood Lane at Bluewater Bay Owners Association, Inc. a Florida non-profit corporation, and acknowledged to and before me that the execution of the foregoing instrument was for the uses and purposes therein stated.

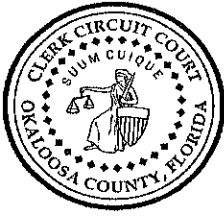
WITNESS my hand and official seal this 26 day of August 2020.



Patricia Donaldson  
NOTARY PUBLIC  
My Commission Expires: 9/24/2023

STATE OF FLORIDA

COUNTY OF OKALOOSA



**JD Peacock II**  
Okaloosa County, Florida  
Clerk of Courts and County Comptroller  
101 E. James Lee Blvd, Room 108  
Crestview, FL 32536  
(850) 689-5000

**CUSTOMER INFORMATION**

**TRANSACTION INFORMATION**

() PARKWOOD LANE AT BLUEWATER BAY OWNERS AS: Transaction #: 1721163 Source Code: SHO  
Receipt #: 1996948 Return Code: SHO  
Cashier Date: 08/28/2020 Location: Main  
Print Date: 08/28/2020  
Cashier By: jkauffmann

**NOTICE** CFN: 3386512 Book: 3487 Page: 3730

From: PARKWOOD LANE AT BLUEWATER BAY To:  
RECORDING FEE \$18.50

<b>PAYMENT: CHECK</b>	<b>1726</b>	<b>AMOUNT:</b>	<b>\$18.50</b>
<b>Void / Revised Reason:</b>			
<b>Total Payments: \$ 18.50</b>	<b>Total Fees: \$ 18.50</b>	<b>Shortage: \$ 0.00</b>	
<b>Overage: \$ 0.00</b>	<b>Total Change Returned: \$ 0.00</b>		

**PARKWOOD LANE AT BLUEWATER BAY OWNERS ASSOCIATION, INC.**

**P.O. BOX 5062**

**NICEVILLE, FL 32578**

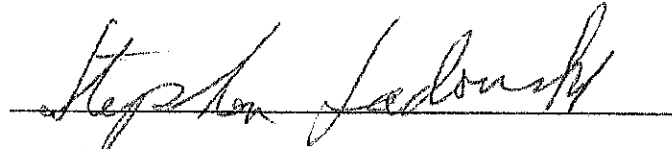
**PROOF OF NOTICE**

STATE OF FLORIDA

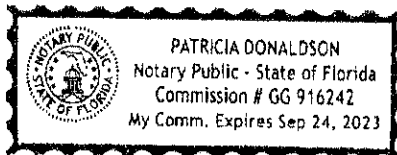
COUNTY OF OKALOOSA

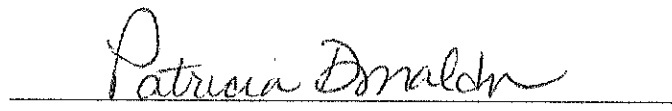
The undersigned Director of the Parkwood Lane at Bluewater Bay Owners Association, Inc. swears that notice of the August 26, 2020 Board of Directors meeting was mailed or hand delivered to each member at the address last furnished to the Association at least seven days prior to the Board of Directors meeting.

Dated this 26<sup>th</sup> day of August 2020.

  
\_\_\_\_\_  
President

The foregoing notice was acknowledged before me this 26 day of August 2020 by Steve Sadowski, President of the Parkwood Lane at Bluewater Bay Owners Association, Inc.



  
\_\_\_\_\_  
Notary Public

(a) The name or description of the claimant or the homeowners' association desiring to preserve any covenant or restriction and the name and particular post office address of the person filing the claim or the homeowners' association.

(b) The name and post office address of an owner, or the name and post office address of the person in whose name said property is assessed on the last completed tax assessment roll of the county at the time of filing, who, for purpose of such notice, shall be deemed to be an owner; provided, however, if a homeowners' association is filing the notice, then the requirements of this paragraph may be satisfied by attaching to and recording with the notice an affidavit executed by the appropriate member of the board of directors of the homeowners' association affirming that the board of directors of the homeowners' association caused a statement in substantially the following form to be mailed or hand delivered to the members of that homeowners' association:

#### STATEMENT OF MARKETABLE TITLE ACTION

The [name of homeowners' association] (the "Association") has taken action to ensure that the [name of declaration, covenant, or restriction], recorded in Official Records Book Page , of the public records of County, Florida, as may be 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 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.

(c) A full and complete description of all land affected by such notice, which description shall be set forth in particular terms and not by general reference, but if said claim is founded upon a recorded instrument or a covenant or a restriction, then the description in such notice may be the same as that contained in such recorded instrument or covenant or restriction, provided the same shall be sufficient to identify the property.

(d) A statement of the claim showing the nature, description, and extent of such claim or, in the case of a covenant or restriction, a copy of the covenant or restriction, except that it shall not be necessary to show the amount of any claim for money or the terms of payment.

(e) If such claim is based upon an instrument of record or a recorded covenant or restriction, such instrument of record or recorded covenant or restriction shall be deemed sufficiently described to identify the same if the notice includes a reference to the book and page in which the same is recorded.

(f) Such notice shall be acknowledged in the same manner as deeds are acknowledged for record.

(2) Such notice shall be filed with the clerk of the circuit court of the county or counties where the land described therein is situated, together with a true copy thereof. The clerk shall enter, record, and index said notice in the same manner that deeds are entered, recorded, and indexed, as though the claimant were the grantee in the deed and the purported owner were the grantor in a deed, and the clerk shall charge the same fees for recording thereof as are charged for recording deeds. In those counties where the circuit court clerk maintains a tract index, such notice shall also be indexed therein.

(3) The person providing the notice referred to in s. 712.05 shall:

(a) Cause the clerk of the circuit court to mail by registered or certified mail to the purported owner of said property, as stated in such notice, a copy thereof and shall enter on the original, before recording the same, a certificate showing such mailing. For preparing the certificate, the claimant shall pay to the clerk the service charge as prescribed in s. 28.24(8) and the necessary costs of mailing, in addition to the recording charges as prescribed in s. 28.24(12). If the notice names purported owners having more than one address, the person filing the same shall furnish a true copy for each of the several addresses stated, and the clerk shall send one such copy to the purported owners named at each respective address. Such certificate shall be sufficient if the same reads substantially as follows:

I hereby certify that I did on this , mail by registered (or certified) mail a copy of the foregoing notice to each of the following at the address stated:

(Clerk of the circuit court)  
of County, Florida,  
By (Deputy clerk)

The clerk of the circuit court is not required to mail to the purported owner of such property any such notice that pertains solely to the preserving of any covenant or restriction or any portion of a covenant or restriction; or

(b) Publish once a week, for 2 consecutive weeks, the notice referred to in s. 712.05, with the official record book and page number in which such notice was recorded, in a newspaper as defined in chapter 50 in the county in which the property is located.

(4) Failure of any purported owner to receive the mailed notice shall not affect the validity of the notice or vitiate the effect of the filing of such notice.

History.-s. 6, ch. 63-133; s. 5, ch. 77-354; s. 7, ch. 82-205; s. 57, ch. 95-211; s. 4, ch. 97-202; s. 2, ch. 2003-79; s. 110, ch. 2003-402; s. 3, ch. 2010-104.

Select Year:

## The 2016 Florida Statutes

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[Title XL](#)[Chapter 712](#)[View Entire](#)

### REAL AND PERSONAL MARKETABLE RECORD TITLES TO REAL PROPERTY

#### 712.05 Effect of filing notice.—

(1) A person claiming an interest in land or a homeowners' association desiring to preserve a covenant or restriction may preserve and protect the same from extinguishment by the operation of this act by filing for record, during the 30-year period immediately following the effective date of the root of title, a written notice in accordance with this chapter. Such notice preserves such claim of right or such covenant or restriction or portion of such covenant or restriction for up to 30 years after filing the notice unless the notice is filed again as required in this chapter. A person's disability or lack of knowledge of any kind may not delay the commencement of or suspend the running of the 30-year period. Such notice may be filed for record by the claimant or by any other person acting on behalf of a claimant who is:

- (a) Under a disability;
- (b) Unable to assert a claim on his or her behalf; or
- (c) One of a class, but whose identity cannot be established or is uncertain at the time of filing such notice of claim for record.

Such notice may be filed by a homeowners' association only if the preservation of such covenant or restriction or portion of such covenant or restriction is approved by at least two-thirds of the members of the board of directors of an incorporated homeowners' association at a meeting for which a notice, stating the meeting's time and place and containing the statement of marketable title action described in s. [712.06\(1\)\(b\)](#), was mailed or hand delivered to members of the homeowners' association at least 7 days before such meeting. The homeowners' association or clerk of the circuit court is not required to provide additional notice pursuant to s. [712.06\(3\)](#). The preceding sentence is intended to clarify existing law.

(2) It shall not be necessary for the owner of the marketable record title, as herein defined, to file a notice to protect his or her marketable record title.

History.—s. 5, ch. 63-133; s. 798, ch. 97-102; s. 3, ch. 97-202; s. 1, ch. 2003-79; s. 7, ch. 2014-133.

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Select Year:

## The 2016 Florida Statutes

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[Title XL](#)[Chapter 712](#)[View Entire](#)

### REAL AND PERSONAL MARKETABLE RECORD TITLES TO REAL PROPERTY

#### 712.06 Contents of notice; recording and indexing.—

(1) To be effective, the notice referred to in s. [712.05](#) shall contain: