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Tower Place
1511 N. Westshore Blvd., Suite 1000
Tampa, Florida 33607

May 13, 2019

VIA EMAIL ONLY: SUSAN.DOWSWELL@FSRESIDENTIAL.COM

Lansbrook Master Association, Inc.
c/o Susan Dowswell, Manager

Re: Recorded Notice of Preservation of Covenants and Restrictions Under Marketable
Record Titles to Real Property Act
Client/Matter No. L22568-371303

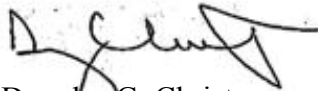
Dear Board of Directors:

Enclosed please find the recorded Notice of Preservation of Covenants and Restrictions Under Marketable Record Titles to Real Property Act, recorded with the Pinellas County Clerk of Court on May 13, 2019 at O.R. Book 20535, Page 936, et seq. (the "Notice"), which will serve to ensure that the recorded covenants or restrictions described by O.R. Book and Page in the Notice will continue to bind the real property legally described in the Notice as Exhibit "A". We have also maintained a copy for our records.

Please also note that the Notice should be considered to be part of, and added to, the official records of Lansbrook Master Association, Inc.

Please feel free to contact me should you have any questions regarding the Notice or if I can be of further assistance to Lansbrook Master Association, Inc. at this time.

Sincerely,



Douglas G. Christy
For the Firm

DGC/lv
Enclosure

ACTIVE: 12326245_1

Prepared by and returned to:

Douglas G. Christy, Esq.
Becker & Poliakoff, P.A.
1511 N. Westshore Blvd., Suite 1000
Tampa, FL 33607

**NOTICE OF PRESERVATION OF COVENANTS AND RESTRICTIONS UNDER
MARKETABLE RECORD TITLES TO REAL PROPERTY ACT**

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

1. The name of the entity filing this Notice of Preservation of Covenants and Restrictions Under Marketable Record Titles to Real Property Act (the "Notice") is **Lansbrook Master Association, Inc.**, a Florida corporation not for profit (the "Association"), whose mailing address is **FirstService Residential, 2870 Scherer Drive, N 100, St. Petersburg, Florida 33716**. The Articles of Incorporation of the Association were originally filed in the office of the Secretary of State on the 8th day of October 1987. The Association has been organized, in part, for the purpose of operating and administering the community known as **Lansbrook**, pursuant to the Declaration of Covenants, Conditions, Restrictions and Easements for Lansbrook Master Association, Inc., recorded at O.R. Book 6769, Page 799, *et seq.*, of the public records of Pinellas County, Florida, and which may have been amended from time to time.

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 and incorporates herein by this reference an Affidavit of Mailing of Notice to Association Members and Mailing of Statement of Marketable Title Action to Association Members 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 thereto and incorporates therein by this reference the Statement of Marketable Title Action which was mailed to all members of the Association as **composite Exhibit B**.

3. The lands affected by this Notice are part of a community commonly known as Lansbrook, are partially depicted and generally legally described, in part, at O.R. Book 6769, Pages 854-874, of the Public Records of Pinellas County, Florida, as more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by this reference, and are more commonly known as all phases of The Preserve at Lansbrook, a Condominium and Lots 1 through 74, inclusive, and Parcel A of the Ayelsford Phase 1 subdivision. In the event of any conflict between the legal descriptions set forth in O.R. Book 6769, Pages 854-874, of the Public Records of Pinellas County, Florida and the legal descriptions set forth in **Exhibit A**, the legal descriptions set forth in **Exhibit A** shall control.

4. The real property interest claimed under this Notice is the right to preserve for not less than thirty (30) years from the date of this filing those certain covenants, restrictions, easements and agreements described below:

(a) Declaration of Covenants, Conditions, Restrictions and Easements for Lansbrook Master Association, Inc., recorded at O.R. Book 6769, Page 799, *et seq.*, of the public records of Pinellas County, Florida, as amended from time to time, in accordance with the terms, provisions and conditions thereof;

(b) First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Lansbrook Master Association, Inc., recorded at O.R. Book 7662, Page 2190, *et seq.*, of the public records of Pinellas County, Florida, as amended from time to time, in accordance with the terms, provisions and conditions thereof;

(c) Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Lansbrook Master Association, Inc., recorded at O.R. Book 9692, Page 2360, *et seq.*, of the public records of Pinellas County, Florida, as amended from time to time, in accordance with the terms, provisions and conditions thereof;

(d) Certificate of Amendment to By-Laws of Lansbrook Master Association, Inc. Pertaining to the Declaration of Covenants, Conditions, Restrictions and Easements for Lansbrook Master Association, Inc., recorded at O.R. Book 10855, Page 334, *et seq.*, of the public records of Pinellas County, Florida, as amended from time to time, in accordance with the terms, provisions and conditions thereof; and

(e) Certificate of Amendment to By-Laws of Lansbrook Master Association, Inc. Pertaining to the Declaration of Covenants, Conditions, Restrictions and Easements for Lansbrook Master Association, Inc., recorded at O.R. Book 12894, Page 195, *et seq.*, of the public records of Pinellas County, Florida, as amended from time to time, in accordance with the terms, provisions and conditions thereof.

LANSBROOK MASTER ASSOCIATION, INC.,
a Florida corporation not for profit

[Signature]
Witness Signature

BY: [Signature]
James R. Donnelly, President

Row E.L. 172
Printed Name

Date: 3/25/19

[Signature]
Witness Signature

Bruce Justina
Printed Name

(CORPORATE SEAL)

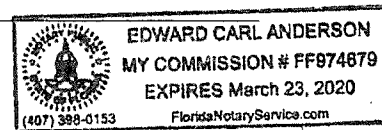
STATE OF FLORIDA :
COUNTY OF PINELLAS :

Sworn to (or affirmed) and subscribed before me this 25 day of March 2019
2019, by James R. Donnelly, President of Lansbrook Master Association, Inc., a Florida corporation
not for profit, on behalf of the corporation. He is personally known to me or who has produced
personally (type of identification) as identification.

[Signature]
Notary Public

Printed Name: Edward Carl Anderson

My commission expires: _____



The Preserve at Lansbrook

That portion of Section 28, Township 27 South, Range 16 East, Pinellas County, Florida being further described as follows:

Commence at the East 1/4 corner of Section 28; thence along the East-west centerline of said section, N. 89°14'36" W., 2493.08 feet to West right-of-way line of Tarpon Lake Boulevard (100' R/W) as recorded in O.R. Book 4831, Pages 396-399 of the public records of Pinellas County, Florida being a non-tangent curve concave southeasterly and having a radius of 2490.00 feet; thence Northeasterly along said curve and right of way line, 199.17 feet through a central angle of 04°34'59" (C.B. N. 11°04'00" E., 199.12 feet) to the POINT OF BEGINNING; thence leaving said line non-tangent, N. 72°14'27" W., 327.32 feet; thence S. 88°12'48" W., 361.03 feet; thence N. 32°00'00" E., 815.97 feet to the South right-of-way line of Lakefront Drive (108' R/W) as recorded in O.R. Book 6640, Pages 1941-1942 of the public records of Pinellas County, Florida being a non-tangent curve concave Northeasterly and having a radius of 1054.00 feet; thence Southeasterly along said curve and right-of-way line, 27.64 feet through a central angle of 01°30'09" (C.B. S. 61°14'10" E., 27.64 feet); thence continue along said right-of-way line, S. 61°59'14" E., 436.57 feet to a curve concave Southwesterly and having a radius of 35.00 feet; thence Southeasterly along said right-of-way line, 53.74 feet through a central angle of 87°58'48" (C.B. S. 17°59'50" E., 48.62 feet) to the West right-of-way line of said Tarpon Lake Boulevard being a reverse curve concave Southeasterly and having a radius of 2490.00 feet; thence Southwesterly along said right-of-way line 549.09 feet through a central angle of 12°38'05" (C.B. S. 19°40'32" W. 547.98 feet) to the POINT OF BEGINNING.

Aylesford at Lansbrook

Lots 1 through 74, inclusive, and Parcel A of AYLESFORD PHASE 1, a platted subdivision of Pinellas County, Florida, according to the plat thereof (the "Plat") recorded September 13, 1994, in Plat Book 111, at Pages 62 through 65 of the Public Records of Pinellas County, Florida.

ACTIVE: 10739150_1_DCHRISTY

**AFFIDAVIT OF MAILING OF NOTICE TO ASSOCIATION MEMBERS
AND MAILING OF STATEMENT OF MARKETABLE TITLE ACTION
TO ASSOCIATION MEMBERS**

I, the undersigned, as President of Lansbrook Master Association, Inc., a Florida corporation not for profit (the "Association") and whose name appears at the bottom of this affidavit, do hereby swear and affirm that the Notice of Meeting of Board of Directors of Lansbrook Master Association, Inc. for Preservation of Covenants and Restrictions Under Marketable Record Title Act held *March 25, 2019, at 7:00 P.M., at Lutheran Church of the Resurrection, 1555 Windmill Pointe Road, Palm Harbor, Florida 34685*, a true and correct copy of which is attached hereto and is incorporated herein by this reference as **Exhibit 1**, was mailed (or hand-delivered) to each Association Member on or before **March 23, 2019** at the address last furnished to the Association, as such address appears on the books of the Association. The Statement of Marketable Title Action, which was considered and approved at the Meeting of the Board of Directors of the Association, was included in the Notice of Meeting of Board of Directors of Lansbrook Master Association, Inc. for Preservation of Covenants and Restrictions Under Marketable Record Title Act.

Sworn to this 22 day of MARCH 2019.

LANSBROOK MASTER ASSOCIATION, INC.
a Florida corporation not for profit

BY: James R. Donnelly
James R. Donnelly, President

STATE OF FLORIDA :
COUNTY OF PINELLAS :

Sworn to (or affirmed) and subscribed before me this 22 day of March 2019, by James R. Donnelly, as President of Lansbrook Master Association, Inc., a Florida corporation not for profit, on behalf of the corporation. He is personally known to me or who has produced personally known (type of identification) as identification.

Edward Carl Anderson
Notary Public

Printed Name: Edward Carl Anderson

My commission expires: March 23, 2020

ACTIVE 1.22568.371303 12097693_1

State of Florida
County of Pinellas
On this 22 day of MARCH
before me personally appeared
James R. Donnelly
to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.
SEAL (signed) Edward Carl Anderson
NOTARY PUBLIC

**NOTICE OF MEETING OF BOARD OF DIRECTORS OF
LANSBROOK MASTER ASSOCIATION, INC.
FOR PRESERVATION OF COVENANTS AND RESTRICTIONS UNDER
MARKETABLE RECORD TITLE ACT**

TO ALL ASSOCIATION MEMBERS:

The Board of Directors of **Lansbrook Master Association, Inc.** will hold a meeting on *March 25, 2019, at 7:00 P.M., at Lutheran Church of the Resurrection, 1555 Windmill Pointe Road, Palm Harbor, Florida 34685.* An agenda item at the Meeting of the Board of Directors of **Lansbrook Master Association, Inc.** will be a vote on preservation of recorded covenants and restrictions that relate only to the lands depicted, legally described, and commonly known as all phases of The Preserve at Lansbrook, a Condominium and Lots 1 through 74, inclusive, and Parcel A of the Ayelsford Phase I subdivision, which are described in part at O.R. Book 6769, Pages 854-874, of the Public Records of Pinellas County, Florida, and are more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by this reference, in accordance with the Marketable Record Title Act and the legal descriptions set forth in **Exhibit A** shall control. The following is the Statement of Marketable Title Action that will be considered and adopted by the Board.

STATEMENT OF MARKETABLE TITLE ACTION

Lansbrook Master Association, Inc. (the "Association") has taken action and will be taking further action to ensure that the Declaration of Covenants, Conditions, Restrictions and Easements for Lansbrook Master Association, Inc., recorded at O.R. Book 6769, Page 799, *et seq.*, of the public records of Pinellas County, Florida, the First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Lansbrook Master Association, Inc., recorded at O.R. Book 7662, Page 2190, *et seq.*, of the public records of Pinellas County, Florida, the Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Lansbrook Master Association, Inc., recorded at O.R. Book 9692, Page 2360, *et seq.*, of the public records of Pinellas County, Florida, the Certificate of Amendment to By-Laws of Lansbrook Master Association, Inc. Pertaining to the Declaration of Covenants, Conditions, Restrictions and Easements for Lansbrook Master Association, Inc., recorded at O.R. Book 10855, Page 334, *et seq.*, of the public records of Pinellas County, Florida, and the Certificate of Amendment to By-Laws of Lansbrook Master Association, Inc. Pertaining to the Declaration of Covenants, Conditions, Restrictions and Easements for Lansbrook Master Association, Inc., recorded at O.R. Book 12894, Page 195, *et seq.*, of the public records of Pinellas County, Florida, all as amended from time to time, currently burdening the property of each and every member of the Association, retains its status with regard to the affected real property. To this end, the Association shall cause the notice required by Chapter 712, Florida Statutes, to be recorded in the Public Records of Pinellas 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 Florida Statutes.

LANSBROOK MASTER ASSOCIATION, INC.,
a Florida corporation not for profit

BY: _____

James R. Donnelly
James R. Donnelly, President