

This instrument prepared by:
Sean Murrell, Esq.
Alek Maiberger, Esq.
MURRELL LAW, LLC
35 Durbin Station Court #106
Saint Johns, FL 32259

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AMENDED NOTICE OF RIVERBEND OWNERS ASSOCIATION, INC. UNDER § 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.

This Notice was originally recorded on February 24, 2023, in Book 4692, Page 443; however, this Amended Notice is being recorded to correct a scrivener's error in the Association name.

Instructions to recorder: Please index both the legal name of the association and the names shown in item 3.

The undersigned authority hereby certifies that at least two-thirds of all directors of Riverbend Owners Association, Inc. approved the preservation of the covenants and restrictions as described herein:

1. Association name: Riverbend Owners Association, Inc.
2. Mailing Address: 4213 County Road #218, Suite 1, Middleburg, Florida 32068
3. Physical Address: 4213 County Road #218, Suite 1, Middleburg, Florida 32068 (Awakenings Association Management, Inc. (Registered Agent))
4. Community name: Riverbend
5. Management Company: Awakenings Association Management, Inc., 4213 County Road #218, Suite 1, Middleburg, Florida 32068
6. This Notice does constitute a notice to preserve and protect covenants or restrictions from extinguishment under the Marketable Record Title Act, for a period of no less than thirty (30) years from the date of recording of this Notice.
7. The following covenants or restrictions affecting the community which the association desires to be preserved from extinguishment:
 - Declaration of Covenants, Conditions and Restrictions for Riverbend; Official Records of Clay County, Florida Book 1446, Page 2001.
 - First Amendment to Declaration of Covenants, Conditions and Restrictions for Riverbend; Official Records of Clay County, Florida Book 1466, Page 2116.
 - Second Amendment to Declaration of Covenants, Conditions and Restrictions for Riverbend; Official Records of Clay County, Florida Book 1577, Page 0553.
 - Third Amendment to Declaration of Covenants, Conditions and Restrictions for Riverbend; Official Records of Clay County, Florida Book 1580, Page 1344.
 - Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Riverbend; Official Records of Clay County, Florida Book 1635, Page 1498.
 - As further amended of record, all of the public records of Clay County, Florida.
8. The legal description of the community affected by the listed covenants or restrictions is attached hereto as "***Exhibit A.***"

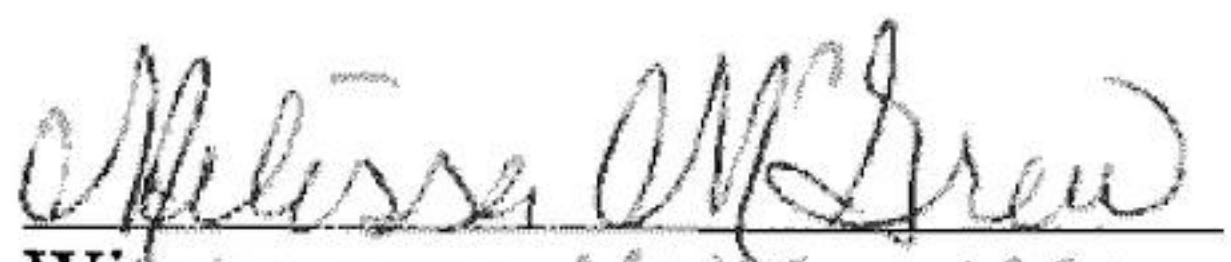
The undersigned further certifies and attests that the aforementioned preservation vote took place at a meeting for which a notice, stating the meeting's time and place and containing the statement of marketable title action described in Fla. Stat. 712.06(1)(b), was mailed or hand delivered to all members of the association not less than fourteen days (14) before the meeting date.

This notice is filed on behalf of Riverbend Owners Association, Inc. Witness my hand and seal this _____ day of _____, 2023.



Inc.,

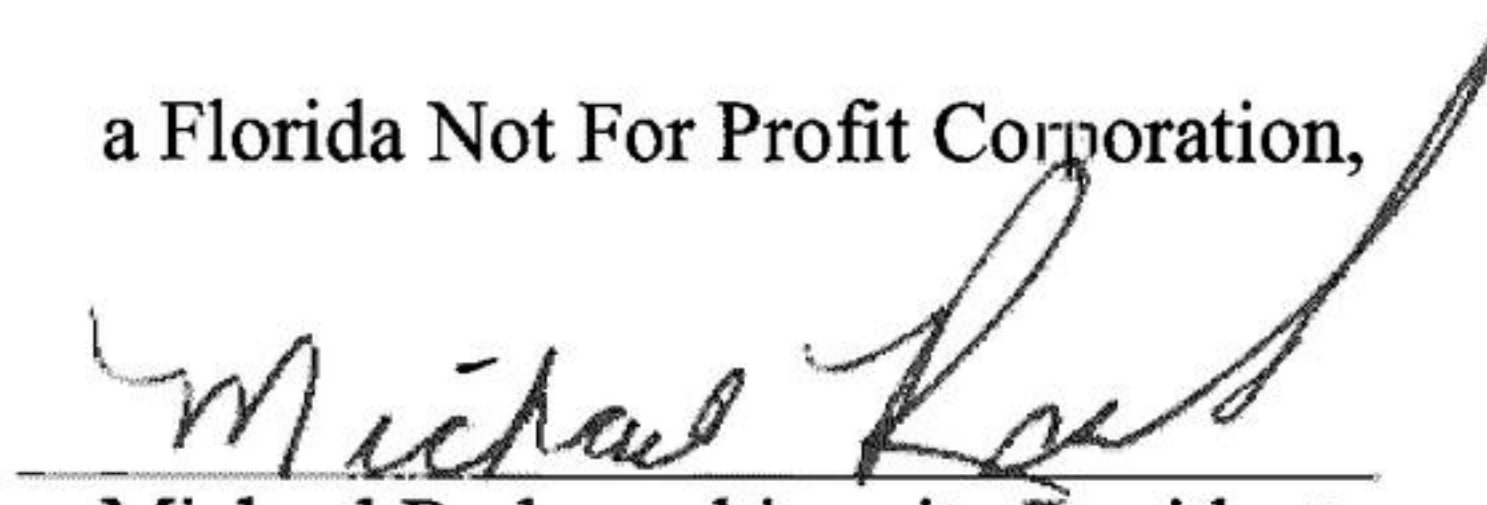
Witness name: Jayne Guber



Witness name: Melissa McGrew

Riverbend Owners Association,

a Florida Not For Profit Corporation,



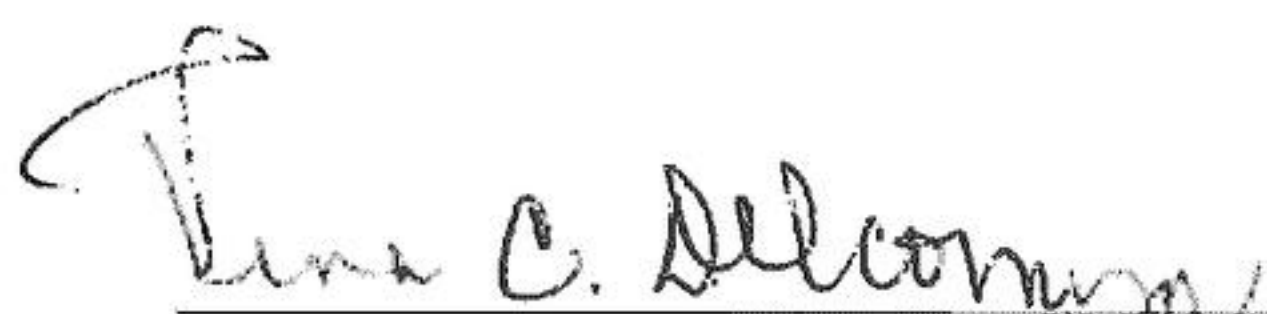
Michael Radwanski, as its President.

STATE OF FLORIDA

COUNTY OF Clay

The foregoing instrument was acknowledged before me, by means of [] physical presence OR [] online notarization, this 2 day of March 2023, by Michael Radwanski, as President of Riverbend Owners Association, Inc.

[☒] Personally Known, OR [] Produced as Identification:



NOTARY PUBLIC, STATE OF FLORIDA

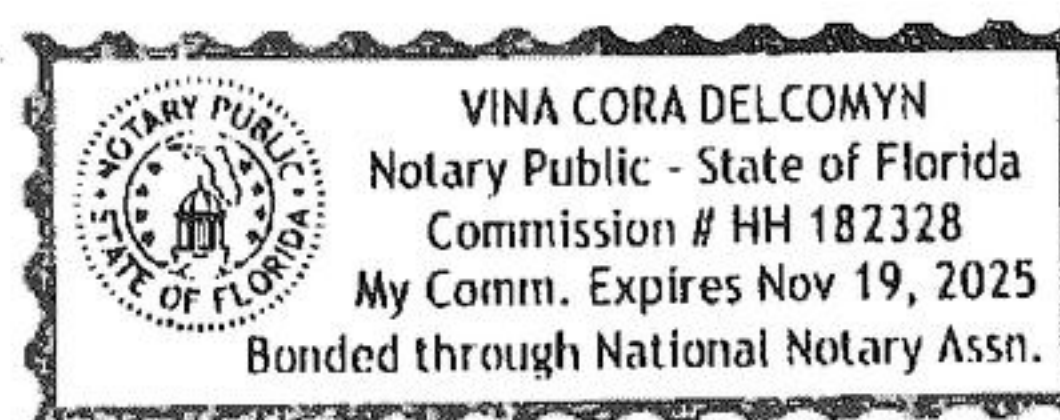


EXHIBIT A

Lots 1 thru 74, inclusive, RIVERBEND, as recorded in Plat Book 24, Pages 36, 37, 38, 39 and 40, of the public records of Clay County, Florida.