

Prepared by/Return To:
McCabe & Ronsman
110 Solana Rd., Ste. 102
Ponte Vedra Beach, FL 32082

**NOTICE OF ARBOR OAKS OWNERS ASSOCIATION, INC., UNDER S. 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**

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

1. Legal name of association: Arbor Oaks Owners Association, Inc.

2. Mailing and physical addresses of association:

Mailing address: 7400 Baymeadows Way, Ste 317
Jacksonville, FL 32256

Physical address: 7400 Baymeadows Way, Ste 317
Jacksonville, FL 32256

3. Names of the subdivision plats or, if none, common name of community:

Sweetwater Creek South, Unit One West, according to the plat thereof recorded in Plat Book 50, Pages 10 through 10K, inclusive, of the Public Records of Duval County, Florida.

Sweetwater Creek South, Unit One East, according to the plat thereof recorded in Plat Book 50, Pages 13 through 13G, inclusive, of the Public Records of Duval County, Florida.

Sweetwater Creek South, Unit Two East, according to the plat thereof recorded in Plat Book 52, Pages 12 through 12H, inclusive, of the Public Records of Duval County, Florida.

Sweetwater Creek South, Unit Two West, according to the plat thereof recorded in Plat Book 53, Pages 62 through 62K, inclusive, of the Public Records of Duval County, Florida.

Sweetwater Creek South, Unit Three East, according to the plat thereof recorded in Plat Book 53, Pages 73 through 73G, inclusive, of the Public Records of Duval County, Florida.

Sweetwater Creek South, Unit Four East, according to the plat thereof recorded in Plat Book 54, Pages 77 through 77L, inclusive, of the Public Records of Duval County, Florida.

4. Name, address, and telephone number for management company, if any:

Associa CMC of Jacksonville
7400 Baymeadows Way, Ste 317
Jacksonville, FL 32256
(904) 367-8532

5. This notice does constitute a notice to preserve and protect covenants or restrictions from extinguishment under the Marketable Record Title Act.

6. The following covenants or restrictions affecting the community which the association desires to be preserved from extinguishment:

- a. Declaration of Covenants, Conditions, and Restrictions for Arbor Oaks Owners Association, Inc., recorded at Official Records Book 8216, Pages 919-937, of the Public Records of Duval County, Florida.

This notice shall also preserve any amendments to the Declaration or other covenants or restrictions affecting the community of record whether expressly set forth above or otherwise.

7. The legal description of the community affected by the listed covenants or restrictions is identified by reference to the recorded plats in **Section 3 above**.

This notice is filed on behalf of Arbor Oaks Owners Association, Inc., as of this 16th day of September, 2025.

Witnesses

Lisa Nichols
Signature of Witness 1
Lisa Nichols
Printed 7400 Baymeadows Way, Ste 317
Jacksonville, FL 32256

Melissa Goebeler
Signature of Witness 2
Melissa Goebeler
Printed 7400 Baymeadows Way, Ste 317
Jacksonville, FL 32256

Arbor Oaks Association, Inc.

Sue Levin
President
Sue Levin
Printed

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of September, 2025, by Lisa Nichols, CAM, as President of Arbor Oaks Owners Association, Inc.

Margaret C. Flowe
(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known or Produced Identification

Type of Identification Produced: _____.



ARBOR OAKS OWNERS ASSOCIATION, INC.

NOTICE & AGENDA
MEETING OF THE BOARD OF DIRECTORS

NOTICE IS HEREBY GIVEN that a meeting of the Board of Directors of Arbor Oaks Owners Association, Inc. will be held at the time, date, and location specified below:

DATE: September 16, 2025

TIME: 6:00 p.m.

LOCATION: South Mandarin Branch Library, 10125 San Jose Blvd., Jacksonville, FL 32223

STATEMENT: Filing a Notice of Preservation for the Association's Governing Documents will be considered.

The agenda for the meeting is as follows:

1. Call to order.
2. Proof of notice of meeting.
3. Determination of Quorum.
5. Consideration of proposed filing a Notice of Preservation for the governing documents of the Association pursuant to Section 720.3032 and Section 712.05(2)(b), Florida Statutes.
6. Adjournment.

Dated this 16 day of September, 2025.

Arbor Oaks Owners Association, Inc.

Sue Levin
, as President