

Return To:  
Charles W. Brown Jr., Esq.  
Crabtree Law Group P.A.  
8777 San Jose Blvd, Bld. A, Suite 200  
Jacksonville, FL 32217

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**DRAYTON PLACE OWNERS ASSOCIATION, INC., UNDER  
§ 720.3032, FLORIDA STATUTES,  
AND  
NOTICE TO PRESERVE AND PROTECT COVENANTS, CONDITIONS, 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 name(s) shown in item 3.

1. **Legal name of association:**  
DRAYTON PLACE OWNERS ASSOCIATION, INC.

2. **Mailing and physical addresses of association:**

**Mailing address:**

DRAYTON PLACE OWNERS ASSOCIATION, INC.  
c/o Spectrum Realty Services, LLC  
9803 Old St. Augustine Road, Suite 1  
JACKSONVILLE, FL 32257

**Physical address**

DRAYTON PLACE OWNERS ASSOCIATION, INC.,  
c/o Spectrum Realty Services, LLC  
9803 Old St. Augustine Road, Suite 1  
JACKSONVILLE, FL 32257

**Name of the subdivision plats:**

DRAYTON PLACE UNIT ONE-A, according to the plat thereof recorded in Plat Book 50, Pages 70 and 70A, of the current public records of Duval County, Florida.

DRAYTON PLACE UNIT ONE-B, according to the plat thereof recorded in Plat Book 51, Pages 89, 89A and 89B of the current public records of Duval County, Florida.

DRAYTON PLACE UNIT TWO-A, according to the plat thereof recorded in Plat Book 52, Pages 85 and 85A of the current public records of Duval County, Florida.

DRAYTON PLACE UNIT TWO-B, according to the plat thereof recorded in Plat Book 53, Pages 13 and 13A of the current public records of Duval County, Florida.

DRAYTON PLACE UNIT TWO-C, according to the plat thereof recorded in Plat Book 53, Pages 54 and 54A of the current public records of Duval County, Florida.

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

Name:	Spectrum Realty Services, LLC
Physical Address:	9803 Old St. Augustine Road, Suite 1 JACKSONVILLE, FL 32257
Mailing Address:	9803 Old St. Augustine Road, Suite 1 JACKSONVILLE, FL 32257
Telephone Number:	(904) 389-7311

4. **Notice of preservation:** This notice constitutes a notice to preserve and protect covenants, conditions, and restrictions from extinguishment under the Marketable Record Title Act.

5. **Covenants and restrictions to be preserved:** The following covenants or restrictions affecting the community which the association desires to be preserved from extinguishment:

**Declaration of Covenants, Conditions, and Restrictions for Drayton Place recorded at Official Records Book 8420, Page 2120, *et seq.*, of the Public Records of Duval County, Florida, together with its amendments thereto.**

6. **Legal description of community:** The legal description of the community affected by the listed covenants or restrictions is identified in the following plat(s) together with the legal description(s) attached hereto as **Exhibit "A"**


THIS NOTICE is filed on behalf of Drayton Place Owners Association, Inc., as of this 9 day of December, 2025.

WITNESSES:



Print Name: Charles W. Brown Jr.  
Address: 8777 San Jose Blvd  
Building A, Suite 200  
Jacksonville, FL 32217

**DRAYTON PLACE OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation

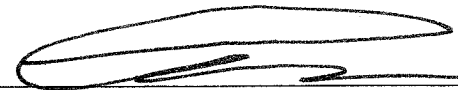
By:   
Ana Simmons  
Its: Vice-President and Authorized Signatory



Print Name: Hannah M. Middleton  
Address: 8777 San Jose Blvd  
Building A, Suite 200  
Jacksonville, FL 32217

STATE OF FLORIDA  
COUNTY OF DUVAL

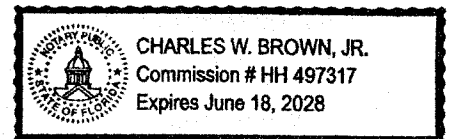
The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization, this 9 day of December, 2025, by Ana Simmons, as Vice President and Authorized Signatory for Drayton Place Owners Association, Inc., on behalf of the corporation.



(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: FL Drivers License















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**DRAYTON PLACE UNIT TWO-A**  
 BEING A PORTION OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

# Drayton Place Unit Two-A

BEING A PORTION OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 52 PAGE 35A  
 PAGE 2 OF 2 PAGES

**GENERAL NOTES AND LEGEND**

- 1) THE LOTS ARE TO BE CONVEYED TO THE BUYER BY A MEMORANDUM OF SALE.
- 2) THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 3) THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 4) THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 5) THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**LEGEND**

--- LOT BOUNDARIES  
 --- LOT CENTER LINES  
 --- LOT CORNERS  
 --- LOT AREA  
 --- LOT PERCENTAGE  
 --- LOT DIMENSIONS  
 --- LOT BEARING  
 --- LOT DISTANCE  
 --- LOT AREA  
 --- LOT PERCENTAGE  
 --- LOT DIMENSIONS  
 --- LOT BEARING  
 --- LOT DISTANCE

SYMBOL	DESCRIPTION
---	LOT BOUNDARIES
---	LOT CENTER LINES
---	LOT CORNERS
---	LOT AREA
---	LOT PERCENTAGE
---	LOT DIMENSIONS
---	LOT BEARING
---	LOT DISTANCE
---	LOT AREA
---	LOT PERCENTAGE
---	LOT DIMENSIONS
---	LOT BEARING
---	LOT DISTANCE



**LANDS OF SOUTHSIDE ESTATES BAPTIST CHURCH**  
 (ORV 7260, PG 490)

**KERNAN BOULEVARD**  
 (200' R/W - ELY PORTION PARCELED)

**CEHRIC DRIVE**

**DRAYTON PLACE UNIT ONE-A**  
 (PB 50, PGS 70-70A)

**DRAYTON PLACE UNIT ONE-B**  
 (PB 51, PGS 89-89B)

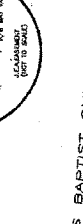
**DRAYTON PLACE UNIT ONE-C**  
 (PB 52, PGS 100-100A)

**DRAYTON PLACE UNIT ONE-D**  
 (PB 53, PGS 110-110A)

**DRAYTON PLACE UNIT ONE-E**  
 (PB 54, PGS 120-120A)

**DRAYTON PLACE UNIT ONE-F**  
 (PB 55, PGS 130-130A)

LOT NO.	AREA (SQ. FT.)	PERCENTAGE (%)	BEARING	DISTANCE
1	10,000	10.00	N 89° 36' 35" E	357.22 CH
2	10,000	10.00	N 89° 36' 35" E	357.22 CH
3	10,000	10.00	N 89° 36' 35" E	357.22 CH
4	10,000	10.00	N 89° 36' 35" E	357.22 CH
5	10,000	10.00	N 89° 36' 35" E	357.22 CH
6	10,000	10.00	N 89° 36' 35" E	357.22 CH
7	10,000	10.00	N 89° 36' 35" E	357.22 CH
8	10,000	10.00	N 89° 36' 35" E	357.22 CH
9	10,000	10.00	N 89° 36' 35" E	357.22 CH
10	10,000	10.00	N 89° 36' 35" E	357.22 CH
11	10,000	10.00	N 89° 36' 35" E	357.22 CH
12	10,000	10.00	N 89° 36' 35" E	357.22 CH
13	10,000	10.00	N 89° 36' 35" E	357.22 CH
14	10,000	10.00	N 89° 36' 35" E	357.22 CH
15	10,000	10.00	N 89° 36' 35" E	357.22 CH
16	10,000	10.00	N 89° 36' 35" E	357.22 CH
17	10,000	10.00	N 89° 36' 35" E	357.22 CH
18	10,000	10.00	N 89° 36' 35" E	357.22 CH
19	10,000	10.00	N 89° 36' 35" E	357.22 CH
20	10,000	10.00	N 89° 36' 35" E	357.22 CH
21	10,000	10.00	N 89° 36' 35" E	357.22 CH
22	10,000	10.00	N 89° 36' 35" E	357.22 CH



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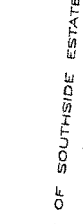
**DRAYTON PLACE UNIT ONE-C**  
 (PB 52, PGS 100-100A)

**DRAYTON PLACE UNIT ONE-D**  
 (PB 53, PGS 110-110A)

**DRAYTON PLACE UNIT ONE-E**  
 (PB 54, PGS 120-120A)

**DRAYTON PLACE UNIT ONE-F**  
 (PB 55, PGS 130-130A)

LOT NO.	AREA (SQ. FT.)	PERCENTAGE (%)	BEARING	DISTANCE
23	10,000	10.00	N 89° 36' 35" E	357.22 CH
24	10,000	10.00	N 89° 36' 35" E	357.22 CH
25	10,000	10.00	N 89° 36' 35" E	357.22 CH
26	10,000	10.00	N 89° 36' 35" E	357.22 CH
27	10,000	10.00	N 89° 36' 35" E	357.22 CH
28	10,000	10.00	N 89° 36' 35" E	357.22 CH
29	10,000	10.00	N 89° 36' 35" E	357.22 CH
30	10,000	10.00	N 89° 36' 35" E	357.22 CH
31	10,000	10.00	N 89° 36' 35" E	357.22 CH
32	10,000	10.00	N 89° 36' 35" E	357.22 CH
33	10,000	10.00	N 89° 36' 35" E	357.22 CH
34	10,000	10.00	N 89° 36' 35" E	357.22 CH
35	10,000	10.00	N 89° 36' 35" E	357.22 CH
36	10,000	10.00	N 89° 36' 35" E	357.22 CH
37	10,000	10.00	N 89° 36' 35" E	357.22 CH
38	10,000	10.00	N 89° 36' 35" E	357.22 CH
39	10,000	10.00	N 89° 36' 35" E	357.22 CH
40	10,000	10.00	N 89° 36' 35" E	357.22 CH



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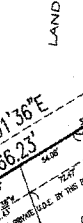
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**DRAYTON PLACE UNIT ONE-D**  
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 (PB 55, PGS 130-130A)

LOT NO.	AREA (SQ. FT.)	PERCENTAGE (%)	BEARING	DISTANCE
41	10,000	10.00	N 89° 36' 35" E	357.22 CH
42	10,000	10.00	N 89° 36' 35" E	357.22 CH
43	10,000	10.00	N 89° 36' 35" E	357.22 CH
44	10,000	10.00	N 89° 36' 35" E	357.22 CH
45	10,000	10.00	N 89° 36' 35" E	357.22 CH
46	10,000	10.00	N 89° 36' 35" E	357.22 CH
47	10,000	10.00	N 89° 36' 35" E	357.22 CH
48	10,000	10.00	N 89° 36' 35" E	357.22 CH
49	10,000	10.00	N 89° 36' 35" E	357.22 CH
50	10,000	10.00	N 89° 36' 35" E	357.22 CH
51	10,000	10.00	N 89° 36' 35" E	357.22 CH
52	10,000	10.00	N 89° 36' 35" E	357.22 CH
53	10,000	10.00	N 89° 36' 35" E	357.22 CH
54	10,000	10.00	N 89° 36' 35" E	357.22 CH
55	10,000	10.00	N 89° 36' 35" E	357.22 CH
56	10,000	10.00	N 89° 36' 35" E	357.22 CH
57	10,000	10.00	N 89° 36' 35" E	357.22 CH
58	10,000	10.00	N 89° 36' 35" E	357.22 CH
59	10,000	10.00	N 89° 36' 35" E	357.22 CH
60	10,000	10.00	N 89° 36' 35" E	357.22 CH



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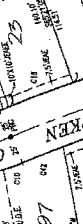
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 (PB 55, PGS 130-130A)

LOT NO.	AREA (SQ. FT.)	PERCENTAGE (%)	BEARING	DISTANCE
61	10,000	10.00	N 89° 36' 35" E	357.22 CH
62	10,000	10.00	N 89° 36' 35" E	357.22 CH
63	10,000	10.00	N 89° 36' 35" E	357.22 CH
64	10,000	10.00	N 89° 36' 35" E	357.22 CH
65	10,000	10.00	N 89° 36' 35" E	357.22 CH
66	10,000	10.00	N 89° 36' 35" E	357.22 CH
67	10,000	10.00	N 89° 36' 35" E	357.22 CH
68	10,000	10.00	N 89° 36' 35" E	357.22 CH
69	10,000	10.00	N 89° 36' 35" E	357.22 CH
70	10,000	10.00	N 89° 36' 35" E	357.22 CH
71	10,000	10.00	N 89° 36' 35" E	357.22 CH
72	10,000	10.00	N 89° 36' 35" E	357.22 CH
73	10,000	10.00	N 89° 36' 35" E	357.22 CH
74	10,000	10.00	N 89° 36' 35" E	357.22 CH
75	10,000	10.00	N 89° 36' 35" E	357.22 CH
76	10,000	10.00	N 89° 36' 35" E	357.22 CH
77	10,000	10.00	N 89° 36' 35" E	357.22 CH
78	10,000	10.00	N 89° 36' 35" E	357.22 CH
79	10,000	10.00	N 89° 36' 35" E	357.22 CH
80	10,000	10.00	N 89° 36' 35" E	357.22 CH



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**DRAYTON PLACE UNIT ONE-E**  
 (PB 54, PGS 120-120A)

**DRAYTON PLACE UNIT ONE-F**  
 (PB 55, PGS 130-130A)

LOT NO.	AREA (SQ. FT.)	PERCENTAGE (%)	BEARING	DISTANCE
81	10,000	10.00	N 89° 36' 35" E	357.22 CH
82	10,000	10.00	N 89° 36' 35" E	357.22 CH
83	10,000	10.00	N 89° 36' 35" E	357.22 CH
84	10,000	10.00	N 89° 36' 35" E	357.22 CH
85	10,000	10.00	N 89° 36' 35" E	357.22 CH
86	10,000	10.00	N 89° 36' 35" E	357.22 CH
87	10,000	10.00	N 89° 36' 35" E	357.22 CH
88	10,000	10.00	N 89° 36' 35" E	357.22 CH
89	10,000	10.00	N 89° 36' 35" E	357.22 CH
90	10,000	10.00	N 89° 36' 35" E	357.22 CH
91	10,000	10.00	N 89° 36' 35" E	357.22 CH
92	10,000	10.00	N 89° 36' 35" E	357.22 CH
93	10,000	10.00	N 89° 36' 35" E	357.22 CH
94	10,000	10.00	N 89° 36' 35" E	357.22 CH
95	10,000	10.00	N 89° 36' 35" E	357.22 CH
96	10,000	10.00	N 89° 36' 35" E	357.22 CH
97	10,000	10.00	N 89° 36' 35" E	357.22 CH
98	10,000	10.00	N 89° 36' 35" E	357.22 CH
99	10,000	10.00	N 89° 36' 35" E	357.22 CH
100	10,000	10.00	N 89° 36' 35" E	357.22 CH



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 (ORV 7260, PG 490)

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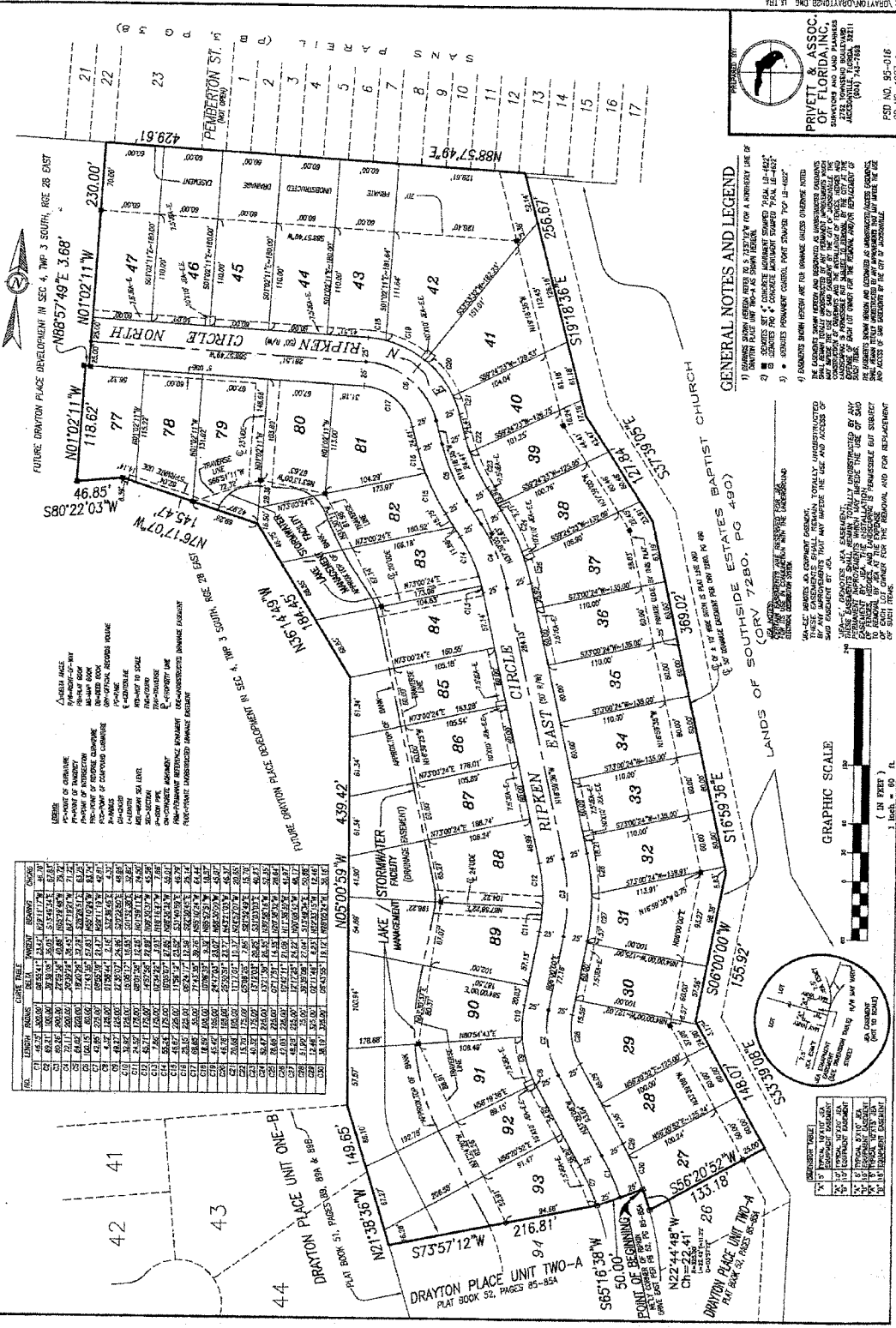
LOT NO.	AREA (SQ. FT.)	PERCENTAGE (%)	BEARING	DISTANCE
101	10,000	10.00	N 89° 36' 35" E	357.22 CH
102	10,000	10.00	N 89° 36' 35" E	357.22 CH
103	10,000	10.00	N 89° 36' 35" E	357.22 CH
104	10,000	10.00	N 89° 36' 35" E	357.22 CH
105	10,000	10.00	N 89° 36' 35" E	357.22 CH
106	10,000	10.00	N 89° 36' 35" E	357.22 CH



# Drayton Place Unit Two-B

BEING A PORTION OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

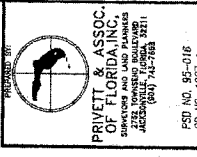
PLAT BOOK 53 PAGE 19A  
PAGE 2 OF 2 PAGES



LOT	AREA	PERCENT	AREA	PERCENT
27	10,000	100.00	10,000	100.00
28	10,000	100.00	10,000	100.00
29	10,000	100.00	10,000	100.00
30	10,000	100.00	10,000	100.00
31	10,000	100.00	10,000	100.00
32	10,000	100.00	10,000	100.00
33	10,000	100.00	10,000	100.00
34	10,000	100.00	10,000	100.00
35	10,000	100.00	10,000	100.00
36	10,000	100.00	10,000	100.00
37	10,000	100.00	10,000	100.00
38	10,000	100.00	10,000	100.00
39	10,000	100.00	10,000	100.00
40	10,000	100.00	10,000	100.00
41	10,000	100.00	10,000	100.00
42	10,000	100.00	10,000	100.00
43	10,000	100.00	10,000	100.00
44	10,000	100.00	10,000	100.00

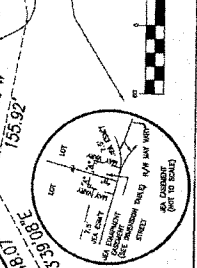
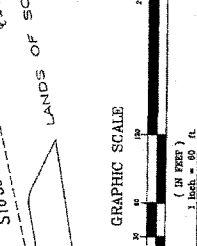
**GENERAL NOTES AND LEGEND**

- 1) BOUNDARY SURVEY FOR A HIGHWAY AS SHOWN ON PLAT BOOK 53 PAGE 19A.
- 2) BOUNDARY SURVEY FOR A HIGHWAY AS SHOWN ON PLAT BOOK 53 PAGE 19A.
- 3) BOUNDARY SURVEY FOR A HIGHWAY AS SHOWN ON PLAT BOOK 53 PAGE 19A.
- 4) BOUNDARY SURVEY FOR A HIGHWAY AS SHOWN ON PLAT BOOK 53 PAGE 19A.



**LEGEND**

- 1. AREA TO BE REMOVED
- 2. AREA TO BE ADDED
- 3. AREA TO BE CORRECTED
- 4. AREA TO BE RECLASSIFIED
- 5. AREA TO BE REZONED
- 6. AREA TO BE REDEVELOPED
- 7. AREA TO BE RECONSTRUCTED
- 8. AREA TO BE REIMPROVED
- 9. AREA TO BE REFINISHED
- 10. AREA TO BE REFINISHED
- 11. AREA TO BE REFINISHED
- 12. AREA TO BE REFINISHED
- 13. AREA TO BE REFINISHED
- 14. AREA TO BE REFINISHED
- 15. AREA TO BE REFINISHED
- 16. AREA TO BE REFINISHED
- 17. AREA TO BE REFINISHED
- 18. AREA TO BE REFINISHED
- 19. AREA TO BE REFINISHED
- 20. AREA TO BE REFINISHED



**LEGEND**

- 1. AREA TO BE REMOVED
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- 17. AREA TO BE REFINISHED
- 18. AREA TO BE REFINISHED
- 19. AREA TO BE REFINISHED
- 20. AREA TO BE REFINISHED

PRIVETT & ASSOC. OF FLORIDA INC. SURVEYORS AND LAND PLANNERS 1000 UNIVERSITY BLVD., SUITE 1000 JACKSONVILLE, FLORIDA 32201 (904) 742-7888

FSO NO. 95-016  
CS NO. 1987-6



