

PREPARED BY AND RETURN TO:
CHARLES W. BROWN, JR., ESQUIRE
CRABTREE LAW GROUP, P.A.
8777 San Jose Blvd., A-200
Jacksonville, Florida 32217

**NOTICE TO PRESERVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR
EDEN PLACE OWNERS ASSOCIATION, INC.**

NOTICE is hereby given pursuant to Chapter 712, Florida Statutes, that **EDEN PLACE OWNERS ASSOCIATION, INC.**, whose post office address 12620-3 Beach Blvd. #301, Jacksonville, FL 32246, desires to preserve the covenants and restrictions contained in the Declaration of Covenants, Conditions and Restrictions for Eden Place recorded at Official Records Book 8181, Page 1597, *et seq.*, of the current Public Records of Duval County, Florida, together with all amendments thereto, as may be amended from time to time (hereinafter the "Declaration").

The following is a full and complete description of the property affected by this Notice and more particularly described as:

attached hereto as Exhibit "A" and made part hereof as if fully set forth herein.

In accordance with Florida Statutes, Section 712.05, the members of **EDEN PLACE OWNERS ASSOCIATION, INC.**, were provided with at least seven (7) days notice of the board meeting at which a vote to preserve the covenants and restrictions in the Declaration was approved. At the meeting, by unanimous consent the Board of Directors voted to preserve the Declaration. Attached hereto as Exhibit "B" is an Affidavit signed by an officer of **EDEN PLACE OWNERS ASSOCIATION, INC.**, which affirms that a Statement of Marketable Title Action was mailed to all members of the Association with notice of the meeting of the Board of Directors.

DATED this 4 day of Nov, 2022.

[SIGNATURE PAGE TO FOLLOW]

Witnesses:

Kathy Crowley

Kathy Crowley
Print Name

**EDEN PLACE OWNERS
ASSOCIATION, INC.**

A Florida Not-For-Profit Corporation

Margie Slade

By:
Its: President

Angela Martin

Print Name Angela Martin

Attest By:

Feri Nelson

By:
Its: Secretary

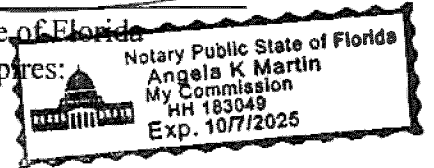
**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me [x] by physical presence or [] by online notarization, this 4th day of NOV, 2022, by Margie Slade, as President for and on behalf of Eden Place Owners Association, Inc. () to me well known or (X) who produced as identification, known to be the individual described in and who executed the foregoing instrument and acknowledged to and before me that they executed the foregoing instrument as President of Eden Place Owners Association, Inc., for the purposes therein expressed with due and regular corporate authority, and that said instrument is the free act and deed of such corporation.

Angela K Martin

Notary Public, State of Florida

My commission expires:



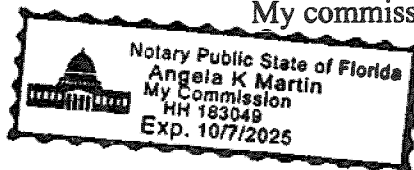
**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me [x] by physical presence or [] by online notarization, this 7th day of NOV, 2022, by Feri Nelson, as Secretary for and on behalf of Eden Place Owners Association, Inc. () to me well known or (X) who produced as identification, known to be the individual described in and who executed the foregoing instrument and acknowledged to and before me that they executed the foregoing instrument as Secretary of Eden Place Owners Association, Inc., for the purposes therein expressed with due and regular corporate authority, and that said instrument is the free act and deed of such corporation.

Angela K Martin

Notary Public, State of Florida

My commission expires:



EDEN PLACE

PLAT BOOK 50 PAGE 10

A REPLAT OF LOT 1, AS SHOWN ON THE PLAT OF DANESE HOMESTEAD AS RECORDED IN PLAT BOOK 7, PAGE 11 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, LYING WEST OF HOOD ROAD SOUTH (RIGHT-OF-WAY WITH VARIABLE WIDTHS).

SHEET 1 OF 4 SHEETS

CAPTION

ALL OF LOT 1, AS SHOWN ON THE PLAT OF DANESE HOMESTEAD, AS RECORDED IN PLAT BOOK 7, PAGE 11 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING WEST OF HOOD ROAD SOUTH (RIGHT-OF-WAY WITH VARIABLE WIDTHS).

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT HUTSON LAND COMPANY, INC. IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREIN KNOWN AS EDEN PLACE AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED THAT FIRST UNION NATIONAL BANK OF FLORIDA IS THE HOLDER OF THE MORTGAGE ON SAID LANDS AND THAT THIS PLAT MADE IN ACCORDANCE WITH SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. ALL RIGHT-OF-WAYS, NON-ACCESS EASEMENTS AND UNOBTSTRUCTED EASEMENTS FOR DRAINAGE UTILITIES AND SEWERS ARE HEREBY UNAVOIDABLY WITHOUT RESERVATION, DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS AND THAT ALL PRIVATE EASEMENTS ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE DEVELOPER AND ITS SUCCESSORS AND ASSIGNS. IF ANY OF SAID EASEMENTS, THE UNOBTSTRUCTED DRAINAGE EASEMENTS THROUGH AND ENTER THE DETENTION AREAS AND TREATMENT SYSTEMS SHOWN ON THIS PLAT ARE HEREBY UNAVOIDABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS AND ARE SUBJECT TO THE FOLLOWING CONVENIENTS WHICH SHALL RUN WITH THE LAND: (1) THE UNOBTSTRUCTED DRAINAGE EASEMENTS HEREBY DEDICATED SHALL REMAIN THE PROPERTY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS TO MAINTAIN AND OPERATE SAID DETENTION AREAS AND TREATMENT SYSTEMS WHICH THESE EASEMENTS INVESE. ALL WATER WHICH MAY FALL OR OR COME UPON ALL RIGHT-OF-WAYS HEREBY DEDICATED TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM RIGHT-OF-WAYS, FROM ADJACENT LAND, OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID DETENTION AREAS AND TREATMENT SYSTEMS WITHOUT LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGES, INJURIES OR LOSSES TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE UNOBTSTRUCTED DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS; (2) THE DETENTION AREAS AND TREATMENT SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJUTING PROPERTY OWNERS, AND THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS AND ANIMALS, SOIL, CHEMICALS OR ANY OTHER SUBSTANCE OR THING THAT MAY FALL OR OR COME WITHIN SAID DETENTION AREAS OR TREATMENT SYSTEMS WHICH THESE EASEMENTS TRAVERSE NOR ANY RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL OR WATER DEPTH WHICH RESPONSIBILITY SHALL BE THOSE OF THE ADJUTING OWNERS; (3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF ANY WATER LEVEL CONTROL DEVICES WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATED OR OF THE DETENTION AREAS AND TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE DETENTION AREAS AND TREATMENT SYSTEMS AND THAT WHICH RELATES TO THE EFFECT OF ANY SUCH MODIFICATION, INCLUDING, BUT NOT LIMITED TO THE RIGHT TO REMOVE ANY CONCRETE STRUCTURES OR ANY PART THEREOF. HUTSON LAND COMPANY, INC. DEVELOPER AND OWNER OF THE LANDS DESCRIBED AND CAPTIONED HEREIN, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SAID ACTION, DAMAGES, LIABILITIES AND EXPENSES IN CONNECTION WITH LOSS OF LIFE, BODY OR PERSONAL PROPERTY OR OTHER DAMAGE ARISING FROM OR CAUSE BY ANY OCCURRENCE IN UPON, OR AT OR FROM THE DETENTION AREAS AND TREATMENT SYSTEMS DESCRIBED HEREIN OR ANY PART THEREOF OR OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF HUTSON LAND COMPANY, INC., ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITH EDEN PLACE AND IDENTIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF HUTSON LAND COMPANY, INC. AND SHALL BE SUBJECT TO IT. THESE EASEMENTS DESIGNATED AS "U.A. EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

APPROVED

DATE: 9-13-95
For Director of Public Works
Philip R. ...
City Engineer

For General Council
By: *William ...*
9-18-95

APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA PURSUANT TO ORDINANCE NO. 95-228 OF THE CITY OF SAID CITY ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 13 DAY OF SEPTEMBER, A.D. 1995.

James C. ...
DIRECTOR OF PUBLIC WORKS

9/19/95
DATE

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENT TO BE EXECUTED BY THEIR RESPECTIVE AGENTS AND SEALS AFFIXED, THIS 30 DAY OF SEPTEMBER, A.D. 1995.
HUTSON LAND COMPANY, INC.

WITNESS *Elmore C. Cook*
ELMORE C. COOK

WITNESS *Donald P. ...*
DONALD P. ...
PRESIDENT
HUTSON LAND COMPANY, INC.

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF SEPTEMBER, A.D. 1995, BY DONALD P. ... PRESIDENT, HUTSON LAND COMPANY, INC., HE IS PERSONALLY KNOWN TO ME AND NO DUTY WAS TAKEN.

Elmore C. Cook
ELMORE C. COOK
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: 11-15-97

FIRST UNION NATIONAL BANK OF FLORIDA
WITNESS *Michael J. ...*
MICHAEL J. ...
WITNESS *Elizabeth Broome*
ELIZABETH BROOME
VICE PRESIDENT
FIRST UNION NATIONAL BANK OF FLORIDA

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF SEPTEMBER, A.D. 1995, BY ELIZABETH BROOME, VICE PRESIDENT, FIRST UNION NATIONAL BANK OF FLORIDA. SHE IS PERSONALLY KNOWN TO ME AND NO DUTY WAS TAKEN.

Michael J. ...
MICHAEL J. ...
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES:

ELBA A. GEORGE
BY COMMISSIONER OF STATE SERVICES
RECEIVED IN DUVAL
COUNTY CLERK
JACKSONVILLE, FLORIDA

PREPARED BY:
ALL AMERICAN SURVEYORS, INC.
6789 SHAW POSE BLVD., SUITE 301
JACKSONVILLE, FLORIDA 32217
(904) 738-2217
PSD NO. 80-048
DOWP, INC. 5007

EXHIBIT "A"
DUVAL COUNTY CLERK'S OFFICE
JACKSONVILLE, FLORIDA

CLERK'S CERTIFICATE 95-183238

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 50, PAGE 10 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SIGNED THIS 13 DAY OF SEPT., A.D. 1995.

Mary W. Cook
CLERK, MARY W. COOK

W. V. ...
DEPUTY CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREBY SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY COMES WITHIN ALL THE REQUIREMENTS OF CHAPTER NO. 177 OF THE LAWS OF THE STATE OF FLORIDA. I FURTHER CERTIFY THAT EVIDENCE OF THE SURVEY HAS BEEN PLACED AND THAT PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE ABOVE REFERENCED LAW AND THAT ALL THE SURVEY RULES AND REGULATIONS OF THE CITY OF JACKSONVILLE, EXISTING IN EFFECT HAVE BEEN COMPLIED WITH.

SIGNED THIS 13 DAY OF Feb., A.D. 1995.

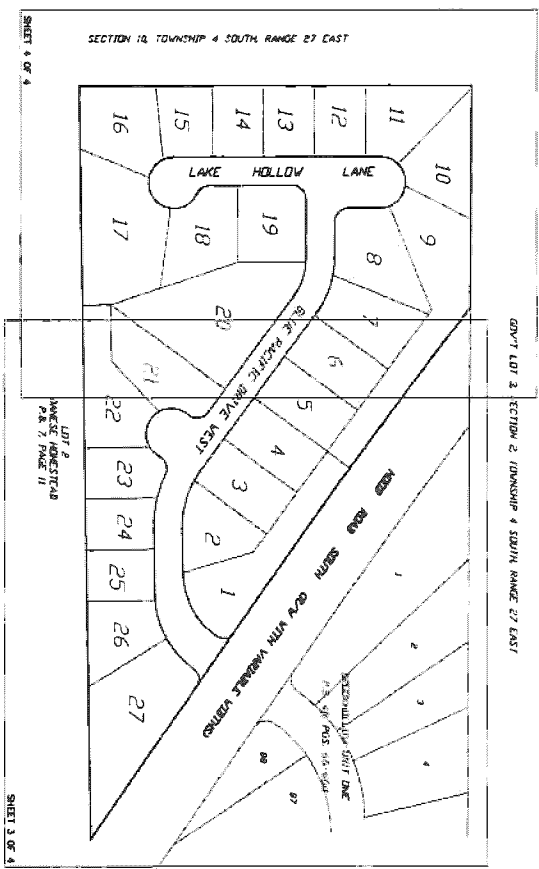
James ...
FLORIDA REGISTERED LAND SURVEYOR, NO. 2047
KEY SURVEYING SYSTEMS, INC.
JACKSONVILLE, FLORIDA

EDEN PLACE

PLAT BOOK **SD** PAGE **67A**

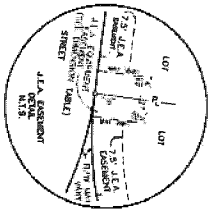
A REPLAT OF LOT 1, AS SHOWN ON THE PLAT OF DANESSE HOMESTEAD AS RECORDED IN PLAT BOOK 7, PAGE 11 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, LYING WEST OF HOOD ROAD SOUTH (RIGHT-OF-WAY WITH VARIABLE WIDTHS).

SHEET 2 OF 4 SHEETS



KEY MAP
SCALE: 1" = 100'

- GENERAL NOTES:**
- (1) BOUNDARIES SHOWN ARE BASED ON THE RECORDS OF THE CITY OF JACKSONVILLE, FLORIDA.
 - (2) BOUNDARIES SHOWN ARE BASED ON THE RECORDS OF THE CITY OF JACKSONVILLE, FLORIDA.
 - (3) BOUNDARIES SHOWN ARE BASED ON THE RECORDS OF THE CITY OF JACKSONVILLE, FLORIDA.
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 - (11) BOUNDARIES SHOWN ARE BASED ON THE RECORDS OF THE CITY OF JACKSONVILLE, FLORIDA.
 - (12) BOUNDARIES SHOWN ARE BASED ON THE RECORDS OF THE CITY OF JACKSONVILLE, FLORIDA.
 - (13) BOUNDARIES SHOWN ARE BASED ON THE RECORDS OF THE CITY OF JACKSONVILLE, FLORIDA.
 - (14) BOUNDARIES SHOWN ARE BASED ON THE RECORDS OF THE CITY OF JACKSONVILLE, FLORIDA.
 - (15) BOUNDARIES SHOWN ARE BASED ON THE RECORDS OF THE CITY OF JACKSONVILLE, FLORIDA.
 - (16) BOUNDARIES SHOWN ARE BASED ON THE RECORDS OF THE CITY OF JACKSONVILLE, FLORIDA.
 - (17) BOUNDARIES SHOWN ARE BASED ON THE RECORDS OF THE CITY OF JACKSONVILLE, FLORIDA.
 - (18) BOUNDARIES SHOWN ARE BASED ON THE RECORDS OF THE CITY OF JACKSONVILLE, FLORIDA.
 - (19) BOUNDARIES SHOWN ARE BASED ON THE RECORDS OF THE CITY OF JACKSONVILLE, FLORIDA.
 - (20) BOUNDARIES SHOWN ARE BASED ON THE RECORDS OF THE CITY OF JACKSONVILLE, FLORIDA.



VICINITY MAP
(N.T.S.)

SYMBOL	DESCRIPTION
1/4" S	TYPICAL 1/4" S
1/4" W	TYPICAL 1/4" W
1/4" E	TYPICAL 1/4" E
1/4" N	TYPICAL 1/4" N
1/4" S	TYPICAL 1/4" S
1/4" W	TYPICAL 1/4" W
1/4" E	TYPICAL 1/4" E
1/4" N	TYPICAL 1/4" N

PREPARED BY:
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 03-28-2011 BY 60322
(603) 738-2717
DWM, VOL. 25

EXHIBIT "B"

AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF DUVAL)

BEFORE ME this day personally appeared Margie Senter, who being first duly sworn, according to law, deposes and says:

1. I am the President of **EDEN PLACE OWNERS ASSOCIATION INC.**
2. A Notice of Meeting of the Board of Directors was mailed or hand delivered to all members of **EDEN PLACE OWNERS ASSOCIATION, INC.** in accordance with Florida Statutes, Section 712.05, and said Notice contained the following statement:

STATEMENT OF MARKETABLE TITLE ACTION

EDEN PLACE OWNERS ASSOCIATION, INC. (hereinafter the "Association") has taken action to ensure that the Declaration of Covenants, Conditions and Restrictions for Eden Place recorded at Official Records Book 8181, Page 1597, *et seq.*, of the current Public Records of Duval County, Florida, together with all amendments thereto and 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 Duval 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.

3. FURTHER AFFIANT SAYETH NAUGHT.

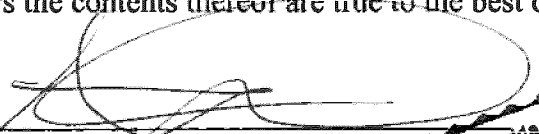
**EDEN PLACE OWNERS
ASSOCIATION, INC.**
A Florida Not-For-Profit Corporation

Margie Senter

By:
Its: President

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to (or affirmed) and subscribed before me [x] by physical presence or [] by online notarization, this 4th day of NOV, 2022, by Margie Slader, as President for and on behalf of Eden Place Owners Association, Inc., () to me well known or who produced as identification, who stated that they are the President of Eden Place Owners Association, Inc., that they have read the foregoing Affidavit, and swears the contents thereof are true to the best of their knowledge and belief.


Notary Public, State of Florida
My commission expires:
