

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
GREENLAND HIDEAWAY HOMEOWNERS' ASSOCIATION, INC.**

NOTICE is hereby given pursuant to Chapter 712, Florida Statutes, that **GREENLAND HIDEAWAY HOMEOWNERS' 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 Greenland Hideaway recorded at Official Records Book 7837 Page 1288, *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 **GREENLAND HIDEAWAY HOMEOWNERS' 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 **GREENLAND HIDEAWAY HOMEOWNERS' 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 6th day of NOV, 2022.

[SIGNATURE PAGE TO FOLLOW]

Witnesses:

Kathy Cravey

Kathy Cravey

Print Name

Angela Martin

Print Name

**GREENLAND HIDEAWAY
HOMEOWNERS' ASSOCIATION, INC.
A Florida Not-For-Profit Corporation**

[Signature]

By:
Its: President

[Signature]

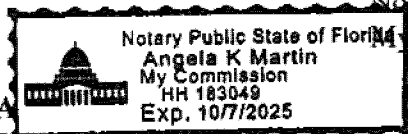
Attest By:
By:
Its: Secretary

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me [x] by physical presence or [] by online notarization, this 18 day of NOV, 2022, by Richard Kusmirek as President for and on behalf of Greenland Hideaway Homeowners' Association, Inc. () to me well known or () who produced Drivers License 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 Greenland Hideaway Homeowners' 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.

[Signature]

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 18 day of NOV, 2022, by Victor Miller, as Secretary for and on behalf of Greenland Hideaway Homeowners' Association, Inc. () to me well known or () who produced Drivers License 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 Greenland Hideaway Homeowners' 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.

[Signature]

Notary Public, State of Florida
My commission expires:



GREENLAND HIDEAWAY

PART OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 27 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 48, PAGE 77A

SHEET TWO OF THREE SHEETS.

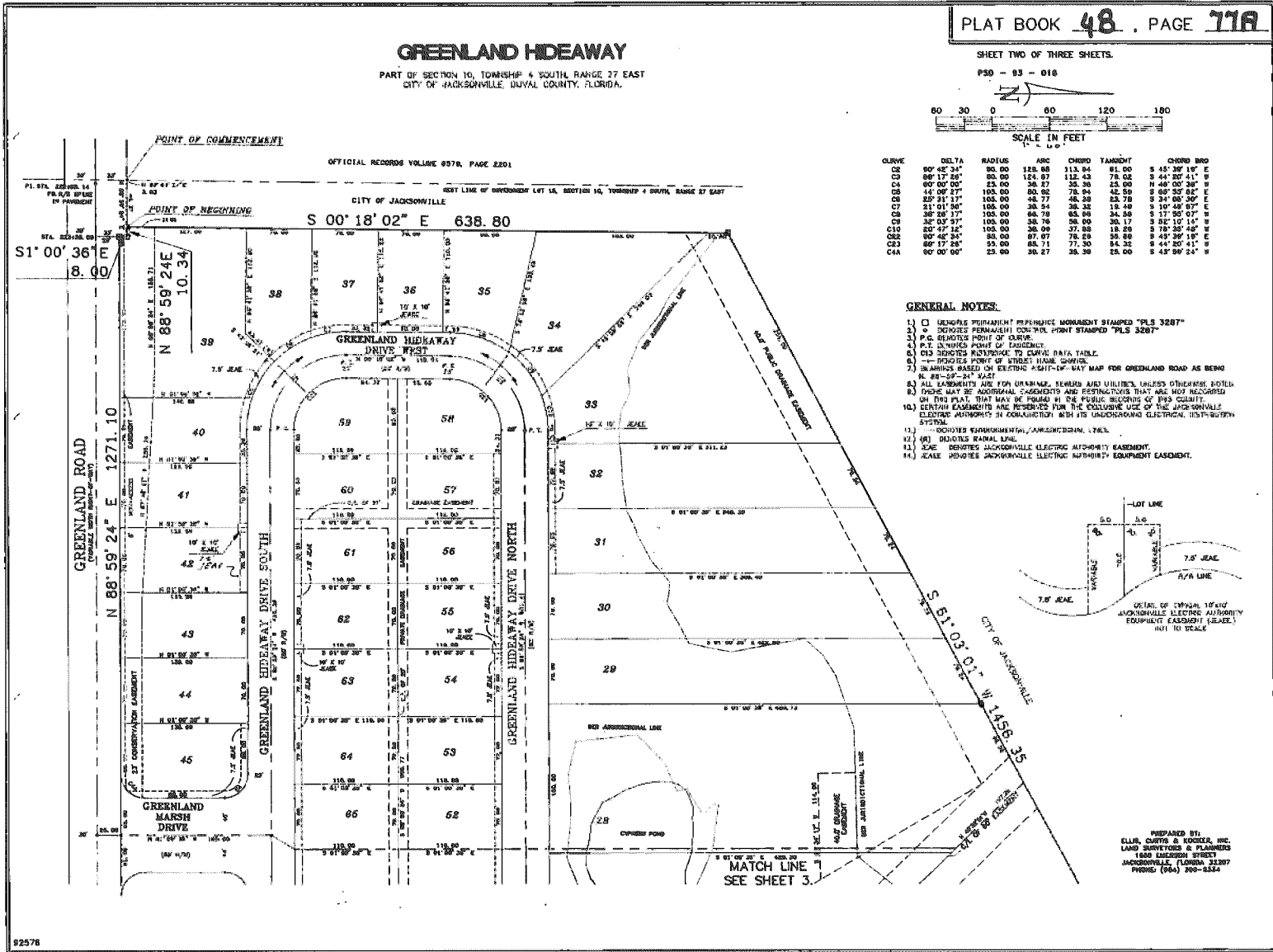
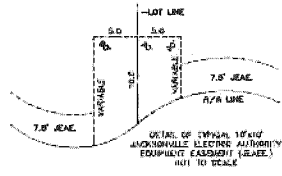
PSD - 93 - 016



CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BPO
C1	80° 42' 34"	80.00	128.88	113.84	81.00	5 45' 39" 17" E
C2	80° 17' 26"	80.00	124.87	112.43	78.02	5 44' 20" 41" E
C3	80° 00' 00"	25.00	38.27	35.36	25.00	0 46' 00" 30" E
C4	44° 09' 27"	105.00	80.82	78.84	42.59	8 09' 53' 58" E
C5	29° 31' 11"	105.00	48.77	48.28	24.79	5 34' 58' 58" E
C6	21° 01' 56"	105.00	38.32	38.32	18.48	5 10' 48' 07" E
C7	38° 28' 17"	105.00	64.78	63.66	34.29	5 17' 50' 07" E
C8	32° 03' 31"	105.00	38.78	38.00	30.17	5 02' 10' 14" E
C9	20° 47' 12"	105.00	36.09	37.88	18.89	5 18' 30' 40" E
C10	20° 47' 12"	105.00	36.09	37.88	18.89	5 18' 30' 40" E
C11	80° 17' 26"	80.00	124.87	112.43	78.02	5 44' 20" 41" E
C12	80° 17' 26"	80.00	124.87	112.43	78.02	5 44' 20" 41" E
C13	80° 17' 26"	80.00	124.87	112.43	78.02	5 44' 20" 41" E
C14	80° 00' 00"	25.00	38.27	35.36	25.00	0 46' 00" 30" E

GENERAL NOTES.

- 1) □ DENOTES PERMANENT REFERENCE MONUMENT STAMPED "PLS 3287"
- 2) * DENOTES PERMANENT CONCRETE POINT STAMPED "PLS 3287"
- 3) P.O. DENOTES POINT OF CURVE.
- 4) P.T. DENOTES POINT OF TANGENCY.
- 5) C.D. DENOTES CURVE DATA TABLE.
- 6) — DENOTES POINT OF STREET NAME CHANGE.
- 7) DIMENSIONS BASED ON EXISTING "AS-BUILT" MAP FOR GREENLAND ROAD AS BEING N. 88° 59' 24" EAST.
- 8) ALL EASEMENTS ARE FOR UTILITY, FURNACE AND UTILITY, UNLESS OTHERWISE NOTED.
- 9) THERE MAY BE ADDITIONAL EASEMENTS AND RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 10) EASEMENT AGREEMENTS ARE REQUIRED FOR THE FUTURE USE OF THE "GREENLAND" ELECTRIC AUTHORITY IN CONNECTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 11) — DENOTES ENVIRONMENTAL/AESTHETIC LINE.
- 12) (M) DENOTES RAILROAD LINE.
- 13) E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
- 14) E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT.

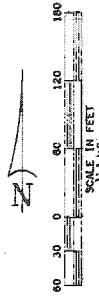


PREPARED BY:
CLAY, CURTIS & FORBES, INC.
LAND SURVEYORS & PLANNERS
1600 LANTANA STREET
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 390-5554

PLAT BOOK 48, PAGE 71B

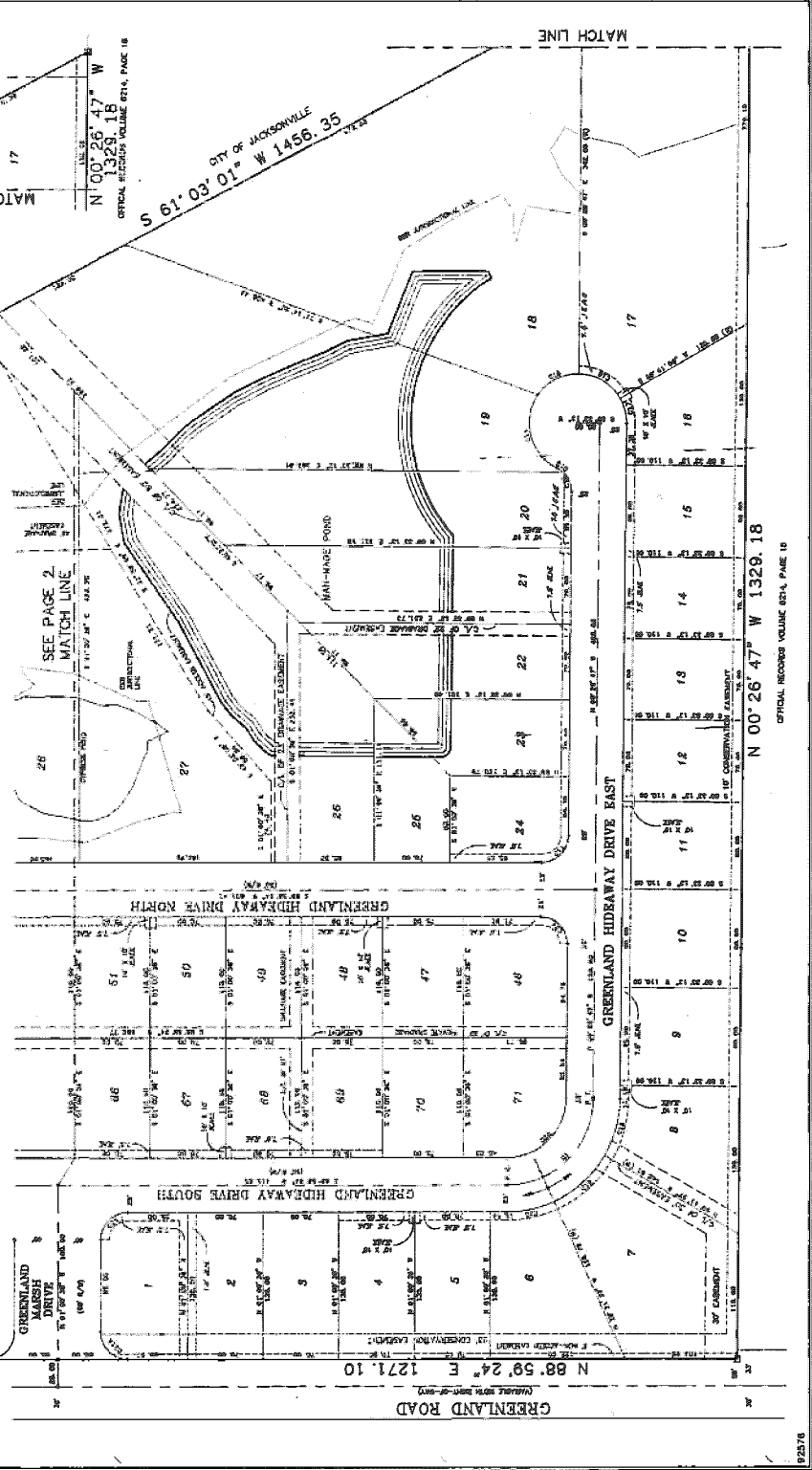
SHEET THREE OF THREE SHEETS
P&D - 83 - 010

GREENLAND HIDEAWAY
PART OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 27 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



DATE: 08/20/2010
DRAWN BY: J. W. BROWN, INC.
CHECKED BY: J. W. BROWN, INC.
PROJECT: GREENLAND HIDEAWAY

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEG	CHORD END
C1	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C2	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C3	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C4	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C5	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C6	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C7	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C8	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C9	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C10	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C11	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C12	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C13	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C14	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C15	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C16	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C17	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C18	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C19	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C20	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C21	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C22	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C23	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C24	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C25	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C26	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C27	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C28	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C29	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C30	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C31	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C32	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C33	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C34	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C35	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C36	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C37	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C38	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C39	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C40	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C41	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C42	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C43	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C44	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C45	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C46	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C47	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C48	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C49	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C50	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C51	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C52	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C53	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C54	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C55	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C56	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C57	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C58	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C59	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E
C60	90° 00' 00"	100.00	157.08	100.00	74.24	N 44° 18' 15" E	N 44° 18' 15" E



OFFICIAL RECORDS VOLUME 8374, PAGE 10

82576

EXHIBIT "B"

AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF DUVAL)

BEFORE ME this day personally appeared Richard Kushi^{rec} who being first duly sworn, according to law, deposes and says:

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

STATEMENT OF MARKETABLE TITLE ACTION

GREENLAND HIDEAWAY HOMEOWNERS' ASSOCIATION, INC. (hereinafter the "Association") has taken action to ensure that the Declaration of Covenants, Conditions and Restrictions for Greenland Hideaway recorded at Official Records Book 7837 Page 1288, *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.

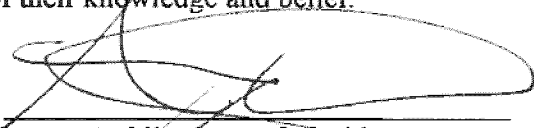
3. FURTHER AFFIANT SAYETH NAUGHT.

**GREENLAND HIDEAWAY
HOMEOWNERS' ASSOCIATION, INC.
A Florida Not-For-Profit Corporation**


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 18th day of NOV, 2022, by Richard Kusmirek as President for and on behalf of Greenland Hideaway Homeowners' Association, Inc., () to me well known or () who produced Drivers License as identification, who stated that they are the President of Greenland Hideaway Homeowners' 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:

