

Prepared by/return to:  
Hans C. Wahl, Esq.  
Cobb & Gonzalez, P.A.  
4655 Salisbury Rd., Suite 200  
Jacksonville, FL 32256

**NOTICE OF PRESERVATION OF THE DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
IBIS POINT**

THIS NOTICE OF PRESERVATION OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR IBIS POINT ("Notice"), which was duly approved by the Board of Directors of Ibis Point Owners Association, Inc. ("Association") on the 5th day of MAY, 2026, is issued pursuant to Section 720.3032, Florida Statutes and Section 712.05(2)(b), Florida Statutes, and serves to preserve and protect the covenants, conditions, restrictions, and easements described herein from potential 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 in item 3.

1. Name of the Association: IBIS POINT OWNERS ASSOCIATION, INC.

2. Mailing and Physical Addresses of the Association:

Mailing address: c/o BCM Services, Inc.  
920 3<sup>rd</sup> St., Suite B  
Neptune Beach, FL 32266

Physical address: 13801 Ibis Point Blvd.  
Jacksonville, FL 32224

3. Names of the Affected Subdivision Plats:

All lots shown on the Plat of IBIS POINT UNIT ONE, according to the Plat thereof recorded in Plat Book 50, Pages 56 – 56D, Public Records of Duval County, Florida.

All lots shown on the Plat of IBIS POINT UNIT TWO – A, according to the Plat thereof recorded in Plat Book 51, Pages 46 – 46C, Public Records of Duval County, Florida.

All lots shown on the Plat of IBIS POINT UNIT TWO – B, according to the Plat thereof recorded in Plat Book 52, Pages 18 – 18A, Public Records of Duval County, Florida.

All lots shown on the Plat of IBIS POINT UNIT THREE, according to Plat thereof recorded in Plat Book 52, Pages 70 – 70C, Public Records of Duval County, Florida.

4. Name, address, and telephone number for management company, if any: BCM Services, Inc.; 920 3<sup>rd</sup> St., Suite B, Neptune Beach, FL 32266; 904-242-0666.
5. Intent of Association: This notice does constitute a notice to preserve and protect the covenants or restrictions from extinguishment under the Marketable Record Title Act.
6. The following covenants and restrictions affecting the community which the Association desires to be preserved from extinguishment:
  - a. Declaration of Covenants, Conditions and Restrictions for Ibis Point recorded in the Official Records of Duval County, Florida, on June 19, 1996, at Book 8372, Pg. 1871 *et seq.*, and all other exhibits, amendments, and supplemental declarations thereto, and as may have been amended from time to time, all of the Official Records of Duval County, Florida.
  - b. Special Amendment to Declaration of Covenants, Conditions and Restrictions for Ibis Point and Notice of Formation of Ibis Point Owners Association, Inc., recorded in the Official Records of Duval County, Florida on October 2, 1996, at Book 8450, Pg. 1961 *et seq.*
  - c. Special Amendment to Declaration of Covenants, Conditions and Restrictions for Ibis Point, recorded in the Official Records of Duval County, Florida on February 7, 1997, at Book 8542, Pg. 1367 *et seq.*
  - d. Special Amendment to Declaration of Covenants, Conditions and Restrictions for Ibis Point, recorded in the Official Records of Duval County, Florida on December 10, 1997, at Book 8797, Pg. 1958 *et seq.*
  - e. Supplemental Declaration of Covenants, Conditions and Restrictions for Ibis Point – Unit One, recorded in the Official Records of Duval County, Florida on May 28, 1999, at Book 9306, Pg. 1778 *et seq.*
7. The legal description of the community affected by the listed covenants and restrictions is:

# IBIS POINT UNIT ONE

PART OF THE BARTOLEMEO DE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

## CAPTION

A PORTION OF THE BARTOLEMEO DE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF MARSH SOUND, AS SHOWN ON PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGES 70 THROUGH 70C OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY AND RUN NORTH 17° 35' 41" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAN PABLO ROAD, (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) FOR A DISTANCE OF 358.49 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 6664, PAGE 180, CURRENT PUBLIC RECORDS; THENCE NORTH 72° 24' 19" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6664, PAGE 180, A DISTANCE OF 663.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 17° 35' 41" WEST, ALONG THE EASTERLY LINE OF SAID LANDS, AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 1,914.03 FEET TO A POINT LYING IN THE SOUTHERLY BOUNDARY OF ATLANTIC HIGHLANDS, AS SHOWN ON PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 37, CURRENT PUBLIC RECORDS; THENCE NORTH 72° 24' 19" EAST, ALONG SAID SOUTHERLY BOUNDARY OF ATLANTIC HIGHLANDS, A DISTANCE OF 296.14 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 7137, PAGE 2021, CURRENT PUBLIC RECORDS; THENCE SOUTH 17° 36' 16" EAST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 1,023.21 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 72° 24' 25" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7137, PAGE 2021, A DISTANCE OF 605.60 FEET; THENCE SOUTH 17° 35' 35" EAST, A DISTANCE OF 155.00 FEET; THENCE SOUTH 72° 24' 25" WEST, A DISTANCE OF 27.47 FEET; THENCE SOUTH 17° 35' 35" EAST, A DISTANCE OF 107.50 FEET; THENCE SOUTH 72° 24' 25" WEST, A DISTANCE OF 180.00 FEET; THENCE SOUTH 17° 35' 35" EAST, A DISTANCE OF 2.50 FEET; THENCE SOUTH 72° 24' 25" WEST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 17° 35' 35" EAST, A DISTANCE OF 80.00 FEET TO A POINT OF CURVATURE; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.0 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62° 35' 35" EAST, 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 17° 35' 35" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 72° 24' 25" WEST, A DISTANCE OF 86.72 FEET; THENCE SOUTH 17° 35' 35" EAST, A DISTANCE OF 310.00 FEET; THENCE SOUTH 72° 24' 25" WEST, A DISTANCE OF 108.70 FEET; THENCE SOUTH 17° 35' 41" EAST, A DISTANCE OF 198.26 FEET; THENCE SOUTH 38° 20' 54" EAST, A DISTANCE OF 144.55 FEET; THENCE SOUTH 07° 30' 02" WEST, A DISTANCE OF 442.74 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF MARSH SOUND - UNIT TWO-A, AS SHOWN ON PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGES 40 THROUGH 40C, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 84° 46' 39" WEST, ALONG SAID NORTHERLY BOUNDARY OF MARSH SOUND - UNIT TWO-A, AND ALONG THE NORTHERLY BOUNDARY OF AFOREMENTIONED MARSH SOUND, A DISTANCE OF 1,003.76 FEET TO THE POINT OF BEGINNING.

# IBIS POINT UNIT TWO ~ A

PART OF THE BARTOLEMEO DE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

## CAPTION

A PORTION OF THE BARTOLEMEO DE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 134, AS SHOWN ON THE PLAT OF IBIS POINT - UNIT ONE, AS RECORDED IN PLAT BOOK 50, PAGES 56 THROUGH 56D OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND RUN NORTH 17° 35' 41" WEST, ALONG THE EASTERLY TERMINUS OF IBIS POINT BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY), TO AND ALONG THE EASTERLY LINE OF LOTS 142 AND 143, SAID IBIS POINT - UNIT ONE, A DISTANCE OF 198.26 FEET TO THE NORTHEAST CORNER OF SAID LOT 143; THENCE NORTH 72° 24' 25" EAST, ALONG THE SOUTHERLY LINE OF LOT 144, SAID IBIS POINT - UNIT ONE, A DISTANCE OF 108.70 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 80° 33' 35" EAST, A DISTANCE OF 97.04 FEET; THENCE NORTH 82° 27' 34" EAST, A DISTANCE OF 124.75 FEET TO A POINT ON A CURVE; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 175.0 FEET, AN ARC DISTANCE OF 28.86 FEET TO A POINT OF REVERSE CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27° 14' 23" WEST, 28.83 FEET; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 175.0 FEET, AN ARC DISTANCE OF 76.44 FEET TO A POINT OF REVERSE CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE SOUTH 19° 27' 02" WEST, 75.83 FEET; DEPARTING FROM SAID CURVE, RUN NORTH 65° 25' 24" EAST, A DISTANCE OF 64.0 FEET TO A POINT OF COMPOUND CURVE; RUN THENCE IN NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 125.0 FEET, AN ARC DISTANCE OF 20.74 FEET TO A POINT OF REVERSE CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27° 12' 42" EAST, 20.71 FEET; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 225.0 FEET, AN ARC DISTANCE OF 59.64 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE NORTH 24° 22' 11" EAST, 59.47 FEET; THENCE NORTH 82° 27' 34" EAST, A DISTANCE OF 82.72 FEET; THENCE NORTH 56° 32' 06" EAST, A DISTANCE OF 262.55 FEET; THENCE NORTH 03° 42' 02" EAST, A DISTANCE OF 119.85 FEET; THENCE NORTH 87° 20' 58" EAST, A DISTANCE OF 718.36 FEET TO A POINT LYING IN THE EASTERLY LINE OF THE AFOREMENTIONED BARTOLEMEO DE CASTRO Y. FERRER GRANT, SECTION 38; THENCE SOUTH 16° 31' 19" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 980.27 FEET TO ITS INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF MARSH SOUND - UNIT TWO-A, AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGES 40 THROUGH 40C, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 84° 46' 39" WEST, ALONG LAST MENTIONED EASTERLY PROLONGATION, A DISTANCE OF 548.17 FEET; THENCE NORTH 05° 13' 21" WEST, A DISTANCE OF 305.0 FEET; THENCE NORTH 65° 44' 03" WEST, A DISTANCE OF 197.94 FEET; THENCE NORTH 64° 55' 53" WEST, A DISTANCE OF 103.74 FEET; THENCE NORTH 54° 30' 56" WEST, A DISTANCE OF 102.59 FEET; THENCE SOUTH 82° 27' 34" WEST, A DISTANCE OF 110.0 FEET; THENCE SOUTH 07° 32' 26" EAST, A DISTANCE OF 25.0 FEET; THENCE SOUTH 82° 27' 34" WEST, A DISTANCE OF 185.0 FEET; THENCE SOUTH 07° 32' 26" EAST, A DISTANCE OF 35.0 FEET; THENCE SOUTH 82° 27' 34" WEST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 07° 32' 26" EAST, A DISTANCE OF 5.0 FEET; THENCE SOUTH 82° 27' 34" WEST, A DISTANCE OF 209.52 FEET TO THE MOST EASTERLY CORNER OF PREVIOUSLY MENTIONED LOT 134, IBIS POINT - UNIT ONE; THENCE NORTH 38° 20' 54" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 134, A DISTANCE OF 144.55 FEET TO THE POINT OF BEGINNING.

# IBIS POINT UNIT TWO ~ B

PART OF THE BARTOLEMEO DE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

## CAPTION

A PORTION OF THE BARTOLEMEO DE CASTRO Y. FERRER GRANT, SECTION 18, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF LOT 141, AS SHOWN ON THE PLAT OF IBIS POINT UNIT ONE, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN PLAT BOOK 50, PAGES 58, 58A, 58B, 58C AND 58D, THENCE RUN NORTH 84° 46' 39" EAST, ALONG THE NORTH BOUNDARY LINE OF MARSH SOUND UNIT TWO A, AS RECORDED IN SAID CURRENT PUBLIC RECORDS IN PLAT BOOK 49, PAGES 40, 40A, 40B AND 40C, TO AND ALONG THE NORTH BOUNDARY OF MARSH SOUND UNIT TWO B, AS RECORDED IN SAID CURRENT PUBLIC RECORDS IN PLAT BOOK 51, PAGES 10, 10A, 10B, 10C AND 10D, A DISTANCE OF 1,048.54 FEET TO THE SOUTHWEST CORNER OF LOT 89, AS SHOWN ON THE PLAT OF IBIS POINT UNIT TWO A, AS RECORDED IN SAID CURRENT PUBLIC RECORDS IN PLAT BOOK 51, PAGES 46, 46A, 46B AND 46C; RUN THENCE NORTH 05° 13' 21" WEST, ALONG THE WEST LINE OF SAID LOT 89 AND ALONG THE WEST LINE OF LOTS 90, 91, 92 AND 93, SAID IBIS POINT UNIT TWO A, A DISTANCE OF 305.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 93; RUN THENCE THE FOLLOWING TEN (10) COURSES AND DISTANCES ALONG A SOUTHERLY LINE OF SAID IBIS POINT UNIT TWO A: 1ST COURSE, NORTH 65° 44' 03" WEST, 197.94 FEET; 2ND COURSE, NORTH 64° 55' 53" WEST, 103.74 FEET; 3RD COURSE, NORTH 54° 30' 56" WEST, 102.59 FEET; 4TH COURSE, SOUTH 82° 27' 34" WEST, 110.00 FEET; 5TH COURSE, SOUTH 07° 32' 26" EAST, 25.00 FEET; 6TH COURSE, SOUTH 82° 27' 34" WEST, 185.00 FEET; 7TH COURSE, SOUTH 07° 32' 26" EAST, 35.00 FEET; 8TH COURSE, SOUTH 82° 27' 34" WEST, 110.00 FEET; 9TH COURSE, SOUTH 07° 32' 26" EAST, 5.00 FEET; 10TH COURSE, SOUTH 82° 27' 34" WEST, 209.52 FEET TO THE SOUTHWEST CORNER OF LOT 131, SAID IBIS POINT UNIT TWO A; RUN THENCE SOUTH 07° 30' 02" WEST, ALONG THE EAST LINE OF LOTS 134, 135, 136, 137, 138, 139, 140 AND 141, OF PREVIOUSLY MENTIONED IBIS POINT UNIT ONE, A DISTANCE OF 442.74 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 10.22 ACRES, MORE OR LESS.

A PORTION OF THE BARTOLOMEO DE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF MARSH SOUND, AS SHOWN ON PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGES 70 THROUGH 70C OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY AND RUN NORTH 17° 35' 41" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAN PABLO ROAD, (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) FOR A DISTANCE OF 358.49 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 6664, PAGE 180, CURRENT PUBLIC RECORDS; THENCE NORTH 72° 24' 19" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6664, PAGE 180, A DISTANCE OF 663.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 17° 35' 41" WEST, ALONG THE EASTERLY LINE OF SAID LANDS, AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 1,914.03 FEET TO A POINT LYING IN THE SOUTHERLY BOUNDARY OF ATLANTIC HIGHLANDS, AS SHOWN ON PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 37, CURRENT PUBLIC RECORDS; THENCE NORTH 72° 24' 19" EAST, ALONG SAID SOUTHERLY BOUNDARY OF ATLANTIC HIGHLANDS, A DISTANCE OF 296.14 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 7137, PAGE 2021, CURRENT PUBLIC RECORDS; THENCE SOUTH 17° 36' 16" EAST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 1,023.21 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 72° 24' 25" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7137, PAGE 2021, A DISTANCE OF 1,614.59 FEET TO A POINT LYING IN THE EASTERLY LINE OF THE AFOREMENTIONED BARTOLOMEO DE CASTRO Y. FERRER GRANT, SECTION 38; THENCE SOUTH 16° 31' 19" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 1,806.76 FEET TO ITS INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF THE AFOREMENTIONED MARSH SOUND; THENCE SOUTH 84° 46' 39" WEST, ALONG SAID NORTHERLY BOUNDARY AND EASTERLY PROLONGATION THEREOF, A DISTANCE OF 2,600.47 FEET TO THE POINT OF BEGINNING.

# IBIS POINT UNIT THREE

PART OF THE BARTOLEMEO DE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

## CAPTION

A PORTION OF THE BARTOLEMEO DE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF LOT 43, IBIS POINT UNIT ONE, AS RECORDED IN PLAT BOOK 50, PAGES 56 THROUGH 56D OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND RUN NORTH 72° 24' 25" EAST, ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 7137, PAGE 2021, A DISTANCE OF 1,008.99 FEET TO A POINT ON THE EASTERLY LINE OF SAID BARTOLEMEO DE CASTRO Y. FERRER GRANT, SECTION 38; THENCE SOUTH 16° 31' 19" EAST, ALONG SAID EASTERLY GRANT LINE, 826.49 FEET TO THE NORTHEAST CORNER OF LOT 75, IBIS POINT UNIT TWO A, AS RECORDED IN PLAT BOOK 51, PAGES 46 THROUGH 46C OF SAID CURRENT PUBLIC RECORDS; RUN THENCE THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF SAID IBIS POINT - UNIT TWO A: 1) SOUTH 87° 20' 58" WEST, 718.36 FEET; 2) SOUTH 03° 42' 02" WEST, 119.85 FEET; 3) SOUTH 56° 32' 06" WEST, 262.55 FEET 4) SOUTH 82° 27' 34" WEST, 82.72 FEET TO A POINT ON A CURVE; 5) RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 59.64 FEET TO A POINT OF REVERSE CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24° 22' 11" WEST, 59.47 FEET; 6) RUN IN SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 20.74 FEET TO A POINT OF REVERSE CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27° 12' 42" WEST, 20.71 FEET; 7) DEPARTING SAID CURVE RUN SOUTH 65° 25' 24" WEST, 64.00 FEET TO A POINT OF CURVATURE; 8) RUN IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 76.44 FEET TO A POINT OF REVERSE CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19° 27' 02" EAST, 75.83 FEET; 9) RUN IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 28.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27° 14' 23" EAST, 28.83 FEET; 10) SOUTH 82° 27' 34" WEST, 124.75 FEET; 11) NORTH 80° 33' 35" WEST, 97.04 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT 144, OF PREVIOUSLY MENTIONED IBIS POINT UNIT ONE; RUN THENCE THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES ALONG THE EASTERLY LINE OF SAID IBIS POINT - UNIT ONE: 1) NORTH 17° 35' 35" WEST, 310.00 FEET; 2) NORTH 72° 24' 25" EAST, 86.72 FEET; 3) NORTH 17° 35' 35" WEST, 50.00 FEET TO A POINT OF CURVATURE; 4) RUN IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62° 35' 35" WEST, 35.36 FEET; 5) NORTH 17° 35' 35" WEST, 80.00 FEET; 6) NORTH 72° 24' 25" EAST, 70.00 FEET; 7) NORTH 17° 35' 35" WEST, 2.50 FEET; 8) NORTH 72° 24' 25" EAST, 180.00 FEET; 9) NORTH 17° 35' 35" WEST, 107.50 FEET; 10) NORTH 72° 24' 25" EAST, 27.47 FEET; 11) NORTH 17° 35' 35" WEST, 155.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 21.17 ACRES, MORE OR LESS.

Which is all land more particularly described as follows:

All lots shown on the Plat of IBIS POINT UNIT ONE, according to the Plat thereof recorded in Plat Book 50, Pages 56 – 56D, Public Records of Duval County, Florida.

All lots shown on the Plat of IBIS POINT UNIT TWO – A, according to the Plat thereof recorded in Plat Book 51, Pages 46 – 46C, Public Records of Duval County, Florida.

All lots shown on the Plat of IBIS POINT UNIT TWO – B, according to the Plat thereof recorded in Plat Book 52, Pages 18 – 18A, Public Records of Duval County, Florida.

All lots shown on the Plat of IBIS POINT – UNIT THREE, according to Plat thereof recorded in Plat Book 52, Pages 70 – 70C, Public Records of Duval County, Florida.

This Notice is filed on behalf of Ibis Point Owners Association, Inc. as of the 5TH day of MAY, 2026.

IN WITNESS WHEREOF, the Association has executed this Notice in the manner and form sufficient to bind it as of the date set forth above.

Signed, sealed and delivered

IBIS POINT OWNERS ASSOCIATION, INC., a Florida non-profit corporation

Witness: Nicole Szaran

By: Janis Russell  
Janis Russell, President

Print name: Nicole Szaran

Address: 13874 Ibis Point Blvd  
Jacksonville FL 32224

Witness: [Signature]

By: [Signature]  
James Weber, Secretary

Print name: Andy Turner

Address: 1720 9 St W Inver Beach  
FL 32250

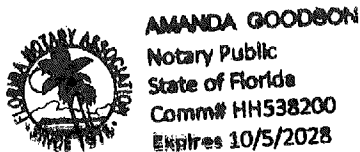
STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5th day of MAY, 2026, by Janis Russell, as President, and James Weber, as Secretary, of Ibis Point Owners Association, Inc., a Florida non-profit corporation, on behalf of the corporation. Such persons did take an oath and: (Notary must check applicable box).

- is/are personally known to me.
- produced a current driver's license as identification.
- produced \_\_\_\_\_ as identification.

{Notary Seal must be affixed}

Amanda Goodson  
SIGNATURE OF NOTARY



Amanda Goodson  
Name of Notary (Typed, Printed or Stamped)

**IBIS POINT OWNERS ASSOCIATION, INC**

**BOARD MEETING NOTICE**

**PRESERVATION OF  
IBIS POINT OWNERS ASSOCIATION, INC.'S  
GOVERNING DOCUMENTS**

**NOTICE IS HEREBY GIVEN** that a meeting of the Board of Directors of IBIS POINT OWNERS ASSOCIATION, INC., will be held at the date, hour, and location specified below:

DATE: Wednesday, May 5th  
TIME: 5:30 pm Daylight Saving Time  
LOCATION: 920 3<sup>rd</sup> St, Suite B  
Neptune Beach, FL 32266

The purpose of the meeting will be to consider and vote on the Notice of Preservation of the Declaration of Covenants, Conditions and Restrictions for Ibis Point.

The agenda for the Board of Director meeting is as follows:

1. Call to order
2. Determination of a quorum
3. Proof of Notice of Meeting
4. New Business
  - a. Consideration of and Board of Director vote to approve the Notice of Preservation of the Declaration of Covenants, Conditions and Restrictions for Ibis Point.
5. Adjournment

**STATEMENT OF MARKETABLE TITLE ACTION**

The Ibis Point Owners Association, Inc. ("Association") has taken action to ensure that the Declaration of Covenants, Conditions and Restrictions for Ibis Point, recorded in the Official Records of Duval County, Florida, at Book 8372, Page 1871 *et seq.*, and all exhibits, amendments and supplemental declarations thereto, and as may be amended from time to time, each currently burdening the property of each and every member of the Association, retains its status with regard to the affected real property. 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.

This Board of Director meeting is open to all members who wish to attend.

Dated this 20 day of April, 2026

Ibis Point Owners Association, Inc.

Janis Russell  
Janis Russell, President

IBIS POINT OWNERS ASSOCIATION, INC

PROOF OF NOTICE AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF DUVAL

BEFORE ME, the undersigned authority, personally appeared Janis Russell, the President of Ibis Point Owners Association, Inc. ("Association"), who, after being duly sworn, deposes and says that:

1. A notice of the meeting of the Association's Board of Directors held on the 5th day of MAY, 2026 at 5:30 pm Eastern Standard Time, that included the Statement of Marketable Title Action as required by Section 712.06(1)(b), Florida Statutes, was mailed or hand delivered to the members of the Association, at the address that appears on the books of the Association, prior to the date of the Board of Director meeting listed above and in accordance with the Association's governing documents; and
2. The purpose of the above-mentioned meeting of the Association's Board of Directors was to preserve the Declaration of Covenants, Conditions and Restrictions for Ibis Point from extinguishment pursuant to the Marketable Record Title Act, Chapter 712, Florida Statutes:

Dated this 20th day of APRIL, 2026.

IBIS POINT OWNERS ASSOCIATION, INC., a Florida non-profit corporation

By: Janis Russell  
Janis Russell, President


STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20th day of APRIL, 2026, by Janis Russell, as President of Ibis Point Owners Association, Inc., a Florida non-profit corporation, on behalf of the corporation. Such person did take an oath and: *(Notary must check applicable box).*

- is/are personally known to me.
- produced a current driver's license as identification.
- produced \_\_\_\_\_ as identification.

{Notary Seal must be affixed}

Amanda Goodson  
SIGNATURE OF NOTARY



**AMANDA GOODSON**  
Notary Public  
State of Florida  
Comm# HH538200  
Expires 10/5/2028

Amanda Goodson  
Name of Notary *(Typed, Printed or Stamped)*