

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 MANDARIN UNIT 2**

THIS NOTICE OF PRESERVATION OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MANDARIN GLEN UNIT 2 (“Notice”), which was duly approved by the Board of Directors of Mandarin Glen Owners Association, Inc. (“Association”) on the ___5th___ day of ___May___, 2023, is issued pursuant to Section 720.3032, Florida Statutes (2022) and Section 712.05(2)(b), Florida Statutes (2022), and serves to preserve 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: MANDARIN GLEN OWNERS ASSOCIATION, INC.
2. Mailing and Physical Addresses of the Association: 12058 San Jose Blvd., Suite 904, Jacksonville, FL 32223.
3. Name of the Affected Subdivision Plats: (1) Mandarin Glen Unit Two, Plat Book 48, pages 65 and 65A of the public records of Duval County, Florida; and (2) Mandarin Glen Unit Three, Plat Book 48, pages 95 and 95A of the public records of Duval County, Florida.
4. Name, address, and telephone number for management company, if any: Property Management Partners & Associates, Inc.; 12058 San Jose Blvd., Suite 904, Jacksonville, FL 32223; 904-460-2785
5. Intent of Association: This notice does constitute a notice to preserve and protect the covenants and 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: The Declaration of Covenants, Conditions and Restrictions for Mandarin Glen Unit 2, recorded in the Official Records of Duval County, Florida, Book 7819, Page 2377, *et seq.*, and all exhibits, amendments and supplemental declarations thereto, all of the Official Records of Duval County, Florida.
7. The legal description of the community affected by the listed covenants and restrictions is:

LEGAL DESCRIPTION

Lots 1A-D, 2A-D, 3A-D, 4A-D, 5A-D, 6A-D, 7A-D, 8A-D, 9A-D, 10A-D, 11A-D and 12A-D (inclusive), Tract "A" and the 24' Right-Of-Way according to the plat of Mandarin Glen Unit 2 as recorded in Plat Book 48, Page 65, et. seq., of the current public records of Duval County, Florida.

CAPTION

A part of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 4 South, Range 27 East, also known as the South 1/2 of Government Lot 12, of said Section, all lying in Duval County, Florida, and being more particularly described as follows: For a Point of Reference COMMENCE at the Southeast corner of Tract "A" as shown on the plat of Man-De-Lor as recorded in Plat Book 25, Page 4 of the Current Public Records of said County, the same being situated in the Westerly boundary of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 8; thence North 00°42'16" West, along said Westerly boundary, the same being the Easterly boundary of Lake Mandarin Unit Six as recorded in Plat Book 36, Pages 100, 100A, and 100B of said Current Public Records, 236.20 feet to an intersection with the Southerly right-of-way line of Ricky Drive (a 60 foot right of way as now established), said point being situate in a curve concave Northwesterly and having a radius of 230.00 feet; thence along and around the arc of said curve and along said Southerly right of way line, 176.14 feet, said arc being subtended by a chord bearing and distance of North 67°54'48" East, 171.87 feet, to an intersection with the Southerly boundary of Lake Mandarin Unit Eight-C as recorded in Plat Book 38, Pages 32, 32A, and 32B of the Current Public Records of said County; thence South 89°02'39" East along the Southerly boundary of said Lake Mandarin Unit Eight-C, a distance of 314.00 feet to the POINT OF BEGINNING. From the POINT OF BEGINNING thus described continue South 89°02'39" East along said Southerly boundary of Lake Mandarin Unit Eight-C and along the Southerly boundary of Lake Mandarin Unit Eight-D as recorded in Plat Book 38, Pages 33, 33A, and 33B of said Current Public Records, a distance of 505.04 feet; thence South 00°57'21" West, 142.93 feet to the intersection with the arc of a curve, concave Southerly and having a radius of 775.00 feet; thence Westerly along and around the arc of said curve, a distance of 50.46 feet, said arc being subtended by a chord bearing and distance of North 37°57'06" West, 50.45 feet; thence South 02°10'00" East, 95.51 feet; thence South 03°33'32" West, 161.30 feet; thence South 66°12'50" West, 167.30 feet; thence North 60°00'00" West, 140.00 feet; thence North 04°12'00" West, 157.50 feet; thence North 84°00'00" West, 127.50 feet; ;thence North 09°19'26" East, 81.31 feet; thence North 89°02'39" West, 50.00 feet; thence North 06°16'33" East, 64.28 feet; thence North 02°08'56" West, 88.13 feet to the POINT OF BEGINNING.

The lands thus described are subject to any and all easements of record.

Containing 3.8377 acres, more or less.

MANDARIN GLEN SUBSEQUENT PHASES OFFICIAL RECORDS

A part of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 4 South, Range 27 East, also known as the South 1/2 of Government Lot 12, of said Section, and a portion of the Northeast 1/4 of the Southwest 1/4 of said Section 8, Township 4 South, Range 27 East, also known as part of Government Lot 11, of said Section, Township, and Range all lying in Duval County, Florida, and being more particularly described as follows: For a Point of Reference COMMENCE at the Southeast corner of Tract "A" as shown on the plat of Man-De-Lor as recorded in Plat Book 25, Page 4 of the Public Records of said County, the same being situated in the Westerly boundary of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 8; thence North $00^{\circ}42'16''$ West, along said Westerly boundary, the same being the Easterly boundary of Lake Mandarin Unit Six as recorded in Plat Book 36, Pages 100, 100A, and 100B of said Public Records, 236.20 feet to an intersection with the Southerly right-of-way line of Ricky Drive; thence along a curve in said right-of-way line, said curve being concave to the Northwest and having a radius of 230.00 feet, a distance of 171.87 feet as measured along a chord bearing North $67^{\circ}54'48''$ East, to an intersection with the Southerly boundary of Lake Mandarin Unit Eight-C as recorded in Plat Book 38, Pages 32, 32A, and 32B of the Public Records of said County; thence South $89^{\circ}02'39''$ East along the Southerly boundary of said Lake Mandarin Unit Eight-C and along the Southerly boundary of Lake Mandarin Unit Eight-D as recorded in Plat Book 38, Pages 33, 33A, and 33B of said Public Records, a distance of 819.04 feet to the POINT OF BEGINNING. From the POINT OF BEGINNING thus described continue South $89^{\circ}02'39''$ East along said Southerly boundary of Lake Mandarin Unit Eight-C and along the Southerly boundary of Lake Mandarin Unit Eight-D, a distance of 410.53 feet to a point; run thence South $00^{\circ}25'30''$ East, along a Northerly prolongation of the Westerly boundary of Lake Mandarin Unit Nine-A as recorded in Plat Book 38, Pages 60, 60A, and 60B of said Public Records and along said Westerly boundary of Lake Mandarin Unit Nine-A, 604.57 feet; thence North $89^{\circ}58'30''$ West, 372.33 feet; thence North $35^{\circ}30'00''$ West, 142.00 feet; thence North $11^{\circ}10'00''$ West, 100.00 feet; thence North $03^{\circ}33'32''$ East, 161.30 feet; thence North $02^{\circ}10'00''$ West, 95.51 feet to the intersection with the arc of a curve, concave Southerly and having a radius of 775.00 feet; thence Easterly along and around the arc of said curve, a distance of 50.46 feet, said arc being subtended by a chord bearing and distance of South $87^{\circ}57'06''$ East, 50.45 feet; thence North $00^{\circ}57'21''$ East, 142.93 feet to the POINT OF BEGINNING.

The lands thus described are subject to any and all easements of record.

Containing 6.1823 acres, more or less.

(Mandarin Glen Unit 3); Parcel 8 on Survey of Richard Miller

See also the following plat maps: (1) Mandarin Glen Unit Two, Plat Book 48, pages 65 and 65A of the public records of Duval County, Florida; and (2) Mandarin Glen Unit Three, Plat Book 48, pages 95 and 95A of the public records of Duval County, Florida.

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 in the presence of.

Witness: [Signature]

Print name: Becky Lohman

Witness: [Signature]

Print name: Haley Powell

MANDARIN GLEN OWNERS ASSOCIATION, INC., a Florida non-profit corporation

By: [Signature]
Donna Phillips, President

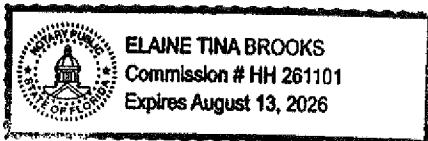
By: [Signature]
Suzanne Mulford, Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5th day of May, 2023, by Donna Phillips, as President of Mandarin Glen Owners Association, Inc., and Suzanne Mulford, as Vice President of Mandarin Glen 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}



[Signature]
SIGNATURE OF NOTARY

Elaine Tina Brooks
Name of Notary *(Typed, Printed or Stamped)*

MANDARIN GLEN OWNERS ASSOCIATION, INC.

PROOF OF NOTICE AFFIDAVIT

STATE OF FLORIDA
COUNTY OF DUVAL

BEFORE ME, the undersigned authority, personally appeared Donna Phillips, the President of Mandarin Glen 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, 2023 at 10 am Eastern Standard Time...
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 Mandarin Glen Unit 2 from extinguishment pursuant to the Marketable Record Title Act, Chapter 712, Florida Statutes:

Dated this 5th day of May, 2023.

MANDARIN GLEN OWNERS ASSOCIATION, INC., a Florida non-profit corporation

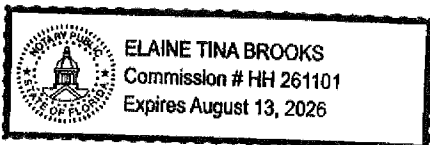
By: Donna Phillips, President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5th day of May, 2023, by Donna Phillips, as President of Mandarin Glen 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}



SIGNATURE OF NOTARY

Elaine Tina Brooks
Name of Notary (Typed, Printed or Stamped)

MANDARIN GLEN OWNERS ASSOCIATION, INC.

BOARD MEETING NOTICE
PRESERVATION OF THE MANDARIN GLEN UNIT TWO
GOVERNING DOCUMENTS

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

DATE: May 5, 2023
TIME: 10am Eastern Standard Time
LOCATION: Property Management Partners & Associates, Inc.
12058 San Jose Blvd., Suite 904
Jacksonville, FL 32223

Please contact Elaine Brooks at 904-460-2785 x13 or via email at elaine@pmpstjohns.com with any questions.

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 Mandaring Glen Unit 2.

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 Mandarin Glen Unit 2.
5. Adjournment

STATEMENT OF MARKETABLE TITLE ACTION

The Mandarin Glen Owners Association, Inc. ("Association") has taken action to ensure that The Declaration of Covenants, Conditions and Restrictions for Mandarin Glen Unit 2, recorded in the Official Records of Duval County, Florida, Book 7819, Page 2377, *et seq.*, and all exhibits thereto, and as amended from time to time, 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 2nd day of May, 2023

Mandarin Glen Owners Association, Inc.

Donna Phillips, President