

Prepared by: Alan Jensen
935 3rd St N
Jacksonville Beach FL 32250

**NOTICE OF MARKETABLE TITLE ACTION
PURSUANT TO SECTION 712.05 FLORIDA STATUTES**

NOTICE pursuant to Section 712.05, Florida Statutes, is hereby given that, **NEPTUNE BY THE SEA HOMEOWNERS ASSOCIATION, INC.**, a Florida non-profit corporation, (the "Association"), intends to preserve certain covenants, conditions and restrictions currently burdening the property of each and every member of the Association and all of the land shown in the plat recorded in Plat Book 39, pages 55, 55A and 55B of the public records of Duval County, Florida. As required by Section 712.06, Florida Statutes, the following information is provided:

1. The name and address of the Association is:

Neptune By The Sea Homeowners Association, Inc.
c/o Tony Mazzola, President
529 Birch Court
Neptune Beach, FL 32266

2. The Board of Directors of the Association has mailed or hand delivered the Statement of Marketable Title Action required by Section 712.06, Florida Statutes to all property owners and members of the Association, see Affidavit attached as Exhibit "A".

3. The property to which this Notice applies is more particularly described on Exhibit "B" which is attached hereto and incorporated herein by this reference.

4. The covenants, conditions and restrictions to which this Notice applies are the Covenants and Restrictions For **Neptune By The Sea** as originally recorded on November 30, 1984 in O.R. Volume 5884, pages 1943-48, and a certified copy of which was recorded on May 4, 2018 in O.R. Volume 18376, pages 2400-05, of the current public records of Duval County, Florida, as they may have been amended from time to time.

25 IN WITNESS WHEREOF, the undersigned has signed and sealed these presents the day of June, 2018.

Signed, sealed and delivered in our presence:

Neptune By The Sea Homeowners Association, Inc.

By [Signature]
Tony Mazzola, President

[Signature]
Witness print name Alan Jensen

[Signature]
Witness print name SANDRA K. GODWIN

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 25th day of June, 2018, by Tony Mazzola, President, of the Neptune By The Sea Homeowners Association, Inc., who having acknowledged that he is duly authorized to execute same on behalf of said entity, and who is personally known to me or who has produced N/A as identification.

Sandra K. Godwin
Notary Public, state and county aforesaid.

My commission expires:



EXHIBIT 'A'

**AFFIDAVIT PURSUANT TO
SECTION 712.06 (1)(b) FLORIDA STATUTES**

STATE OF FLORIDA

DUVAL COUNTY

Before me, the undersigned authority, personally appeared Tony Mazzola (Affiant"), who being sworn states and says:

1. I am the President of the Neptune By The Sea Homeowners Association, Inc. (the "Association"), and have personal knowledge of the facts contained in this Affidavit.

2. The Association is responsible for the real property located in Duval County, Florida, more particularly described on Exhibit "A-1" attached hereto and incorporated herein, (the "Property").

3. This Affidavit is given to satisfy the requirements of Section 712.06(1)(b), Florida Statutes, in regard to Neptune By The Sea.

4. I verify that the Association has caused a Statement of Marketable Title Action, in the form attached hereto as Exhibit "A-2," to be mailed or hand delivered to all of the members of the Association on the ___ day of _____, 2018.

5. Each and every statement contained herein is true and correct.

TONY MAZZOLA

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by TONY MAZZOLA, who is personally known to me or who has produced _____ as identification.

Notary Public, state and county aforesaid.

My commission expires:

**AFFIDAVIT PURSUANT TO
SECTION 712.06 (1)(b) FLORIDA STATUTES**

STATE OF FLORIDA

DUVAL COUNTY

Before me, the undersigned authority, personally appeared Tony Mazzola (Affiant"), who being sworn states and says:

1. I am the President of the Neptune By The Sea Homeowners Association, Inc. (the "Association"), and have personal knowledge of the facts contained in this Affidavit.

2. The Association is responsible for the real property located in Duval County, Florida, more particularly described on Exhibit "A-1" attached hereto and incorporated herein, (the "Property").

3. This Affidavit is given to satisfy the requirements of Section 712.06(1)(b), Florida Statutes, in regard to Neptune By The Sea.

4. I verify that the Association has caused a Statement of Marketable Title Action, in the form attached hereto as Exhibit "A-2," to be mailed or hand delivered to all of the members of the Association on the 11 day of June, 2018.

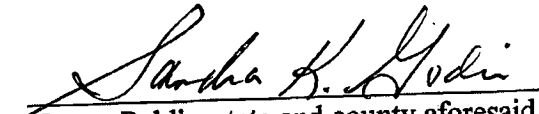
5. Each and every statement contained herein is true and correct.



TONY MAZZOLA

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 25th day of June, 2018, by **TONY MAZZOLA**, who is personally known to me or who has produced N/A as identification.



Notary Public, state and county aforesaid.

My commission expires:



EXHIBIT A-2**STATEMENT OF MARKETABLE TITLE ACTION**

The Neptune By The Sea Homeowners Association, Inc. (the "Association") has taken action to ensure that the Covenants and Restrictions For **Neptune By The Sea** originally recorded in O.R. Volume 5884, pages 1943-48, and a certified copy of which was subsequently recorded in O.R. Volume 18376, pages 2400-05, of the current public records of Duval County, Florida, as they may have been amended from time to time, currently burdening the property of each and every member of the Association and all of the land shown in the plat recorded in Plat Book 39, pages 55, 55A and 55B, of the public records of Duval County, Florida, 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 the notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association.