

Return To:
Charles W. Brown Jr., Esq.
Crabtree Law Group P.A.
8777 San Jose Blvd, Bld. A, Suite 200
Jacksonville, FL 32217

**NOTICE OF NORTHBROOK OWNER'S ASSOCIATION, INC., UNDER
§ 720.3032, FLORIDA STATUTES,
AND**

**NOTICE TO PRESERVE AND PROTECT COVENANTS, CONDITIONS, AND
RESTRICTIONS AND EASEMENTS FROM 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 name(s) shown in item 3.

1. **Legal name of association:**

NORTHBROOK OWNER'S ASSOCIATION, INC.

2. **Mailing and physical addresses of association:**

Mailing address: NORTHBROOK OWNERS ASSOCIATION, INC.,
c/o Lifestyles Property Services, LLC
1011 3rd St. N.

Jacksonville Beach, FL 32250

Physical address: NORTHBROOK OWNERS ASSOCIATION, INC.,
c/o Lifestyles Property Services, LLC
1011 3rd St. N.

Jacksonville Beach, FL 32250

Name of the subdivision plats:

Northbrook Unit One, according to the plat thereof recorded in Plat Book 54, Pages 46, 46A through 46C, inclusive, of the current public records of Duval County, Florida.

Northbrook Unit Two, according to the plat thereof recorded in Plat Book 55, Pages 55, 2A through 2C, inclusive, of the current public records of Duval County, Florida.

3. **Name, address, and telephone number for management company, if any:**

Name: Lifestyles Property Services, LLC
Physical Address: 1011 3rd St. N.
Jacksonville Beach, FL 32250
Mailing Address: 1011 3rd St. N.
Jacksonville Beach, FL 32250
Telephone Number: (904) 432-1207

4. **Notice of preservation:** This notice constitutes a notice to preserve and protect covenants, conditions, and restrictions from extinguishment under the Marketable Record Title Act.

5. **Covenants and restrictions to be preserved:** The following covenants or restrictions affecting the community which the association desires to be preserved from extinguishment:

Declaration of Covenants, Conditions, Restrictions and Easements recorded at Official Records Book 10090, Page 1861, et seq., of the Public Records of Duval County, Florida, together with its amendments thereto.

6. **Legal description of community:** The legal description of the community affected by the listed covenants or restrictions is identified in the following plat(s) together with the legal description(s) attached hereto as **Exhibit A:**

THIS NOTICE is filed on behalf of Northbrook Owners Association, Inc., as of this October 18th, 2024.

WITNESSES:

[Signature]
Print Name: Bahari Walton

Address: 11907 Lem Turner Rd
32215

[Signature]
Print Name: Maria T. Meyer

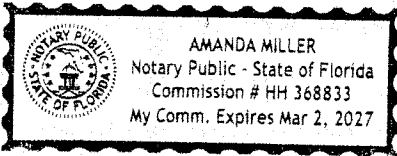
Address: 11907 Lem Turner Rd
32215

NORTHBROOK OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

By: [Signature]
Leonard Williams
Its: President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization, this October 18th, 2024, by Leonard Williams, as President for
Northbrook Owners Association, Inc., on behalf of the corporation.



A handwritten signature in cursive script, appearing to read 'Amanda Miller', written over a horizontal line.

(Signature of Notary Public – State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known or Produced Identification

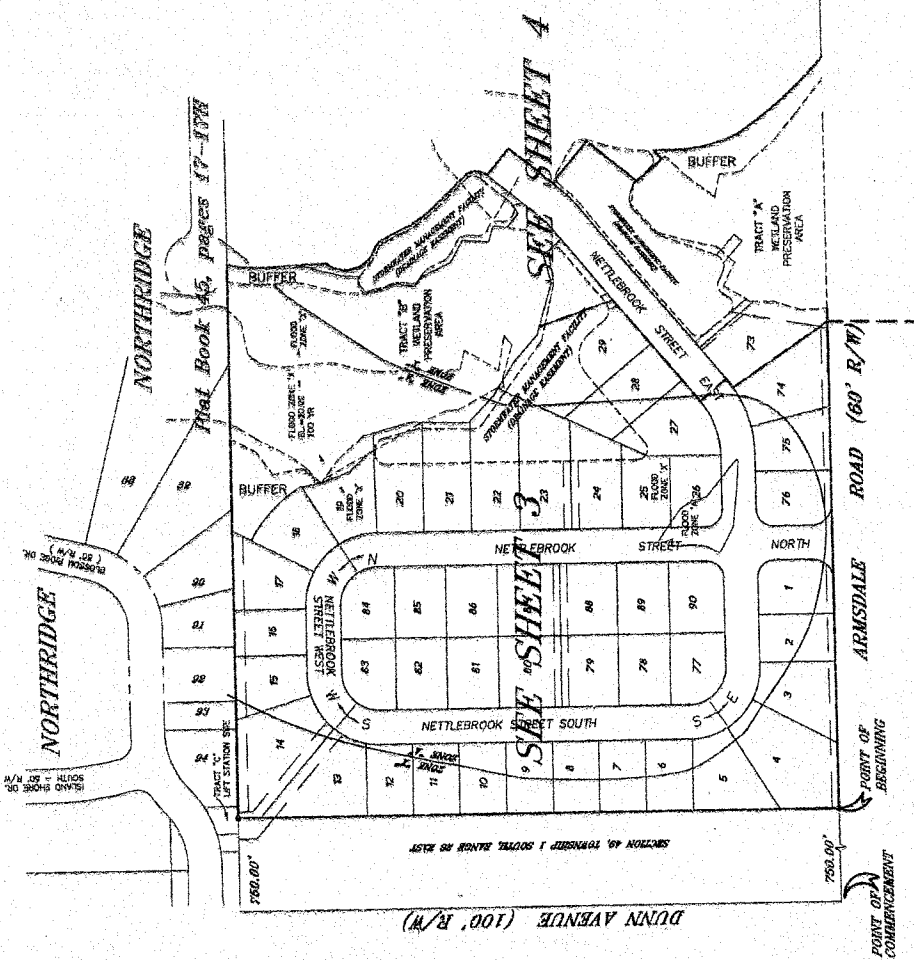
Type of Identification Produced: FL DL

NORTHBROOK UNIT ONE

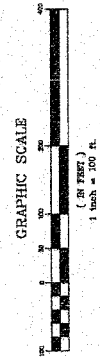
A part of Lot 6, of a Subdivision of the John Broward Grant, Section 49, Township 1 South, Range 26 East, Duval County, Florida, as recorded in Plat Book 1, page 8 of the Former Public Records of said Duval County, Florida,

FLOOD ZONE NOTE
The Northbrook Unit One is within Flood Zone "X" and "Y", as depicted on the Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) on 01/12/83, and is subject to flooding. The Flood Insurance Rate Map (FIRM) is available for purchase from the Federal Emergency Management Agency (FEMA) at 4750 LBJ Fwy., Suite 2000, Houston, Texas 77054. The Flood Insurance Rate Map (FIRM) may have been superseded or amended since the date of this map. It is the responsibility of the applicant to obtain the most current Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA) at the address listed above.

PLAT BOOK 54 PAGE 46-A
SHEET 2 OF 4 SHEETS



- NOTES:**
1. DENIES PERMANENT RECORDING NOWADAY SET FILE NO. 3346
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REVIEWED BY: JAMES W. ASSOCIATES
PROFESSIONAL LAND SURVEYORS
4750 LBJ Fwy., Suite 2000
Houston, Texas 77054
Tel: (713) 771-7700
FEDERAL REGISTER (F.R.) 79-138

CITY DEVELOPMENT AD-46512 - PSD NO. 89-016

NORTHBROOK UNIT TWO

Replat of a part of Lot 8, of a Subdivision of the John Broward Grant, Section 49, Township 1 South, Range 26 East, Duval County, Florida, as recorded in Plat Book 1, page 6 of the Former Public Records of said Duval County, Florida.

CONV: N 4425941.5169
 GRANT: N 442186.6078

North line of Lot 8, as shown on the Plat Book 1, page 6 of the Former Public Records of said Duval County, Florida, as recorded in Plat Book 1, page 6 of the Former Public Records of said Duval County, Florida, as recorded in Plat Book 1, page 6 of the Former Public Records of said Duval County, Florida.

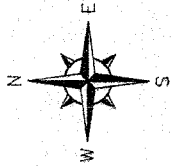
UPLAND PRESERVATION AREA

TRACT 'E' (CONSERVATION)

WETLAND PRESERVATION AREA

PLAT BOOK 55 PAGE 2C

SHEET 4 OF 4 SHEETS
 SEE SHEET 2 OF 4 FOR NOTES & LEGEND



| TRACT | AREA | OWNER | DATE | REMARKS |
|-------|------|-------|------|---------|
| 1 | 0.00 | | | |
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ARMSDALE ROAD 716.44' (A 60' PUBLIC RIGHT OF WAY)

SEE SHEET 4
 SEE SHEET 3

DESIGNED BY: H. H. HARRIS & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 8701 NORTH BLDG. SUITE 200
 1715 W. WARE ROAD 21-100
 JACKSONVILLE, FL 32218
 CITY DEVELOPMENT NO. 4661.4 - PSD NO. 89-018

NORTHBROOK Plat Book 45, Pages 17-17E
 1016.45'
 500'52.16'E
 TRACT AREA AS SHOWN ON RECORDED PLAT