

This instrument prepared by:
Sean Murrell, Esq.
Alek Maiberger, Esq.
MURRELL LAW, LLC
35 Durbin Station Court #106
Saint Johns, FL 32259

_____[Space Above This Line For Recording Data]_____

NOTICE OF PARADISE PRESERVE HOMEOWNERS ASSOCIATION, INC. UNDER § 720.3032, FLORIDA STATUTES, AND NOTICE TO PRESERVE AND PROTECT COVENANTS AND RESTRICTIONS 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 names shown in item 3.

The undersigned authority hereby certifies that at least two-thirds of all directors of Paradise Preserve Homeowners Association, Inc., approved the preservation of the covenants and restrictions as described herein:

1. Association name: Paradise Preserve Homeowners Association, Inc.
2. Mailing Address: 4003 Hartley Road, Jacksonville, Florida 32257
3. Physical Address: 4003 Hartley Road, Jacksonville, Florida 32257 (Signature Realty & Management, Inc. (Registered Agent))
4. Community name: Paradise Preserve
5. Management Company: Signature Realty & Management, Inc., 4003 Hartley Road, Jacksonville, Florida 32257
6. This Notice does constitute a notice to preserve and protect covenants or restrictions from extinguishment under the Marketable Record Title Act, for a period of no less than thirty (30) years from the date of recording of this Notice.
7. The following covenants or restrictions affecting the community which the association desires to be preserved from extinguishment:
 - Declaration of Covenants, Conditions and Restrictions Paradise Preserve; Official Records of Duval County, Florida Book 12511, Page 1181.
 - Paradise Preserve Architectural Guidelines; Official Records of Duval County, Florida Book 16708, Page 1018.
 - Paradise Preserve HOA, Inc. Restrictions; Official Records of Duval County, Florida Book 16665, Page 2049.
 - As further amended or modified of record, all of the public records of Duval County, Florida.
8. The legal description of the community affected by the listed covenants or restrictions is attached hereto as "**Exhibit A.**"

The undersigned further certifies and attests that the aforementioned preservation vote took place at a meeting for which a notice, stating the meeting's time and place and containing the statement of marketable title action described in Fla. Stat. 712.06(1)(b), was mailed or hand delivered to all members of the association not less than fourteen days (14) before the meeting date.

This notice is filed on behalf of Paradise Preserve Homeowners Association, Inc. Witness my hand and seal this 21st day of June, 2023.

Ashley Ruiz
Witness name:

Paradise Preserve Homeowners Association, Inc., a Florida Not For Profit Corporation,

Cait Smith
Witness name:

Bret Holmes
Bret Holmes, as its President.

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me, by means of [] physical presence OR [] online notarization, this 21st day of June 2023, by Bret Holmes, as President of Paradise Preserve Homeowners Association, Inc..

[X] Personally Known, OR [] Produced as Identification:

Lisa J Meares
NOTARY PUBLIC, STATE OF FLORIDA

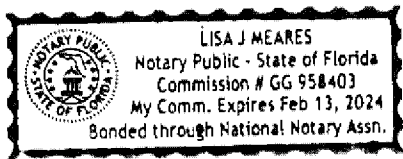


EXHIBIT A

A PART OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF DUTTON ISLAND DRIVE, A 66 FOOT RIGHT OF WAY (FORMERLY KNOWN AS DUTTON ROAD/CHURCH ROAD) WITH THE WESTERLY RIGHT OF WAY LINE OF LAKEVIEW COURT (A 50 FOOT RIGHT OF WAY AS SHOWN ON PLAT OF LAKEVIEW, AS RECORDED IN PLAT BOOK 41, PAGE 81 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY) AND RUN SOUTH 00° 23' 10" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF LAKEVIEW COURT, A DISTANCE OF 212.00 FEET; RUN THENCE SOUTH 89° 49' 10" EAST, ALONG THE SOUTHERLY TERMINUS OF SAID LAKEVIEW COURT, A DISTANCE OF 25.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 3, SAID LAKEVIEW; RUN THENCE SOUTH 00° 23' 10" EAST, ALONG THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 75.00 FEET TO THE SOUTHWESTERLY CORNER THEREOF; RUN THENCE NORTH 89° 49' 10" WEST, ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED AND RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 7637, PAGE 888, AND ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS IN BOOK 8346, PAGE 750, A DISTANCE OF 211.20 FEET; THENCE SOUTH 00° 23' 10" EAST, ALONG THE EASTERLY LINE OF LANDS DESCRIBED AND RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 4648, PAGE 252, A DISTANCE OF 618.55 FEET; THENCE SOUTH 89° 36' 50" WEST, 619.86 FEET; THENCE NORTH 78° 20' 02" WEST, 70.38 FEET; THENCE NORTH 42° 20' 02" WEST, 106.25 FEET; THENCE NORTH 06° 20' 02" WEST, 39.34 FEET; THENCE NORTH 43° 11' 40" WEST, 3.96 FEET; THENCE NORTH 21° 14' 44" WEST, 77.92 FEET; THENCE NORTH 26° 25' 57" WEST, 32.56 FEET; THENCE NORTH 08° 49' 32" EAST, 79.32 FEET; THENCE NORTH 55° 57' 35" WEST, 77.04 FEET; THENCE NORTH 84° 27' 00" WEST, 38.58 FEET; THENCE NORTH 41° 40' 59" WEST, 30.53 FEET; THENCE NORTH 30° 56' 11" EAST, 54.58 FEET; THENCE SOUTH 87° 23' 20" EAST, 54.68 FEET; THENCE SOUTH 75° 51' 06" EAST, 27.34 FEET; THENCE SOUTH 22° 14' 36" EAST, 38.28 FEET; THENCE SOUTH 76° 52' 29" EAST, 42.19 FEET; THENCE SOUTH 48° 55' 17" EAST, 11.75 FEET; THENCE SOUTH 09° 40' 20" WEST, 27.71 FEET; THENCE SOUTH 47° 53' 34" EAST, 67.73 FEET; THENCE NORTH 65° 39' 58" EAST, 88.95 FEET; THENCE SOUTH 77° 08' 31" EAST, 354.66 FEET; THENCE NORTH 89° 36' 50" EAST, 213.46 FEET; THENCE NORTH 00° 23' 10" WEST, 203.14 FEET; THENCE NORTH 89° 49' 10" WEST, 240.83 FEET; THENCE NORTH 44° 06' 19" WEST, 135.68 FEET; THENCE NORTH 02° 49' 29" EAST, 36.68 FEET; THENCE NORTH 78° 06' 44" EAST, 75.00 FEET; THENCE NORTH 05° 03' 16" WEST, 14.80 FEET; THENCE SOUTH 89° 36' 50" WEST, 85.00 FEET; THENCE NORTH 00° 23' 10" WEST, 77.00 FEET; THENCE SOUTH 89° 36' 50" WEST, 28.12 FEET; THENCE NORTH 00° 23' 10" WEST, 110.00 FEET; THENCE SOUTH 89° 36' 50" WEST, 18.89 FEET; THENCE NORTH 00° 23' 10" WEST, 99.09 FEET TO A POINT ON THE PREVIOUSLY DESCRIBED SOUTHERLY RIGHT OF WAY LINE OF DUTTON ISLAND DRIVE; THENCE SOUTH 89° 49' 10" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 638.46 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 10.99 ACRES, MORE OR LESS.