

PREPARED BY AND RETURN TO:
CHARLES W. BROWN, JR., ESQUIRE
CRABTREE LAW GROUP, P.A.
8777 San Jose Blvd., A-200
Jacksonville, Florida 32217

**NOTICE TO PRESERVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR
SECRET HILLS COMMUNITY ASSOCIATION, INC.**

NOTICE is hereby given pursuant to Chapter 712, Florida Statutes, that **SECRET HILLS COMMUNITY ASSOCIATION, INC.**, whose post office address is 12620-3 Beach Blvd. #301, Jacksonville, FL 32246, desires to preserve the covenants and restrictions contained in the Declaration of Covenants and Restrictions for Secret Hills which is recorded in Official Records Book 7435, Page 1871, *et seq.*, of the current Public Records of Duval County, Florida, and the Declaration of Covenants and Restrictions for Secret Hills Unit Two which is recorded in Official Records Book 7787, Page 2213, *et seq.*, of the current Public Records of Duval County, Florida, together with all amendments thereto, as may be amended from time to time (hereinafter the "Declaration").

The following is a full and complete description of the property affected by this Notice and more particularly described as:

attached hereto as Exhibit "A" and made part hereof as if fully set forth herein

In accordance with Florida Statutes, Section 712.05, the members of **SECRET HILLS COMMUNITY ASSOCIATION, INC.**, were provided with at least seven (7) days notice of the board meeting at which a vote to preserve the covenants and restrictions in the Declaration was approved. At the meeting, at least two-thirds of the members of the Board of Directors voted to preserve the Declaration. Attached hereto as Exhibit "B" is an Affidavit signed by an officer of **SECRET HILLS COMMUNITY ASSOCIATION, INC.**, which affirms that a Statement of Marketable Title Action was mailed to all members of the Association with notice of the meeting of the Board of Directors. A copy of the Declaration is attached hereto as Exhibit "C" which is made part hereof as if fully set forth herein.

DATED this 16 day of February 2021.

[SIGNATURE PAGE TO FOLLOW]

Witnesses:

Sherrie Tarnutowski

Sherrie Tarnutowski
Print Name

Maria Summerville

Maria Summerville
Print Name

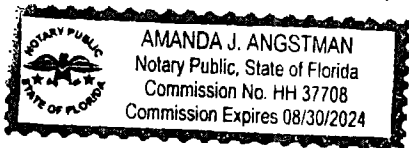
**SECRET HILLS COMMUNITY
ASSOCIATION, INC.**
A Florida Not-For-Profit Corporation

Jack Hamilton
By: Jack Hamilton
Its: President

Attest By:
Allison Preslar
By: Allison Preslar
Its: Secretary

**STATE OF FLORIDA
COUNTY OF DUVAL**

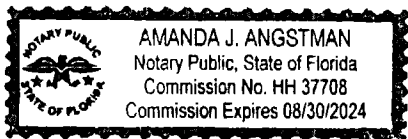
The foregoing instrument was acknowledged before me [x] by physical presence or [] by online notarization, this 16th day of February, 2021, by Jack Hamilton, as President for and on behalf of Secret Hills Community Association, Inc. (X) to me well known or () who produced _____ as identification, known to be the individual described in and who executed the foregoing instrument and acknowledged to and before me that they executed the foregoing instrument as President of Secret Hills Community Association, Inc., for the purposes therein expressed with due and regular corporate authority, and that said instrument is the free act and deed of Secret Hills Community Association, Inc.



Amanda Angstman
Notary Public, State of Florida
My commission expires:

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me [x] by physical presence or [] by online notarization, this 16th day of February, 2021, by Allison Preslar, as Secretary for and on behalf of Secret Hills Community Association, Inc. (X) to me well known or () who produced _____ as identification, known to be the individual described in and who executed the foregoing instrument and acknowledged to and before me that they executed the foregoing instrument as Secretary of Secret Hills Community Association, Inc., for the purposes therein expressed with due and regular corporate authority, and that said instrument is the free act and deed of Secret Hills Community Association, Inc.



Amanda Angstman
Notary Public, State of Florida
My commission expires:

EXHIBIT "A"

SECRET HILLS UNIT ONE, according to plat thereof as recorded in Plat Book 47, Pages 54, 54A, 54B, and 54C, of the current public records of Duval County, Florida, a copy of which is attached hereto,

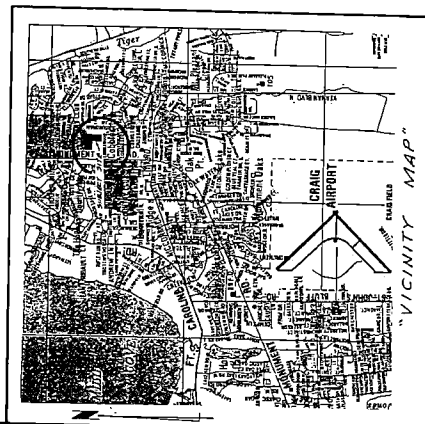
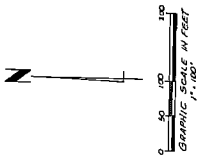
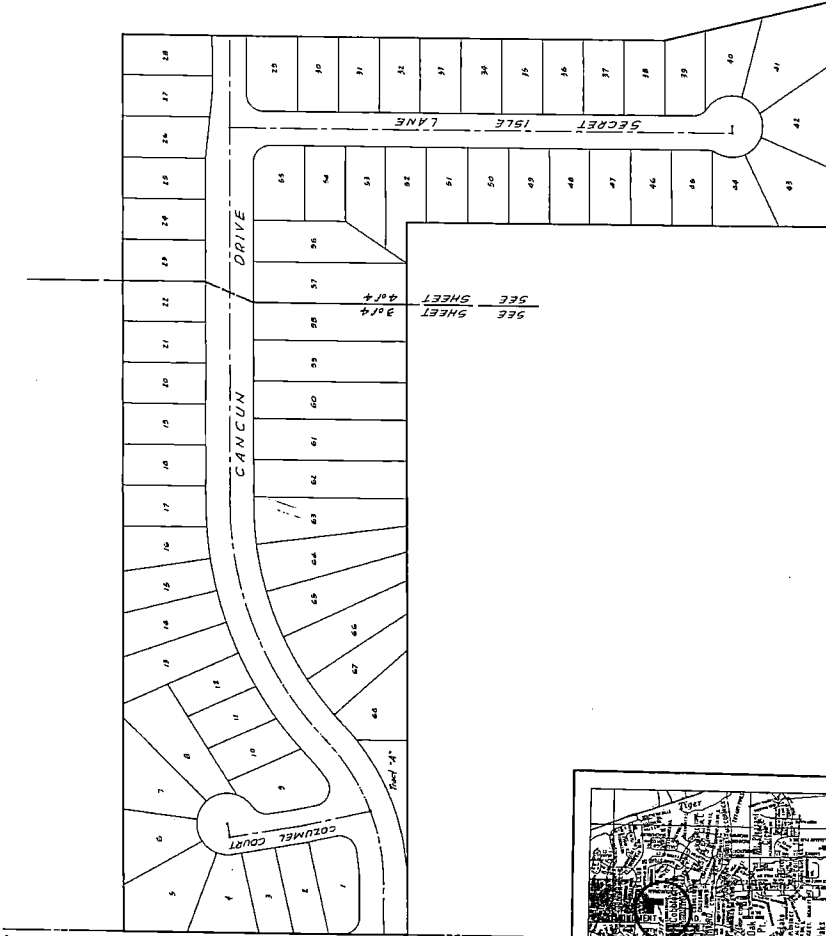
TOGETHER WITH

SECRET HILLS UNIT TWO, according to plat thereof as recorded in Plat Book 48, Pages 60, 60A, 60B, and 60C, of the current public records of Duval County, Florida, a copy of which is attached hereto.

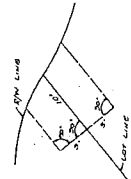
Secret Hills Unit One

PLAT BOOK 41 PAGES 548
SHEET 2 OF 4 SHEETS

BEING A PORTION OF GOVERNMENT LOTS 2 AND 3
SECTION 2 TOWNSHIP 2 SOUTH RANGE 20 EAST
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



KEY MAP



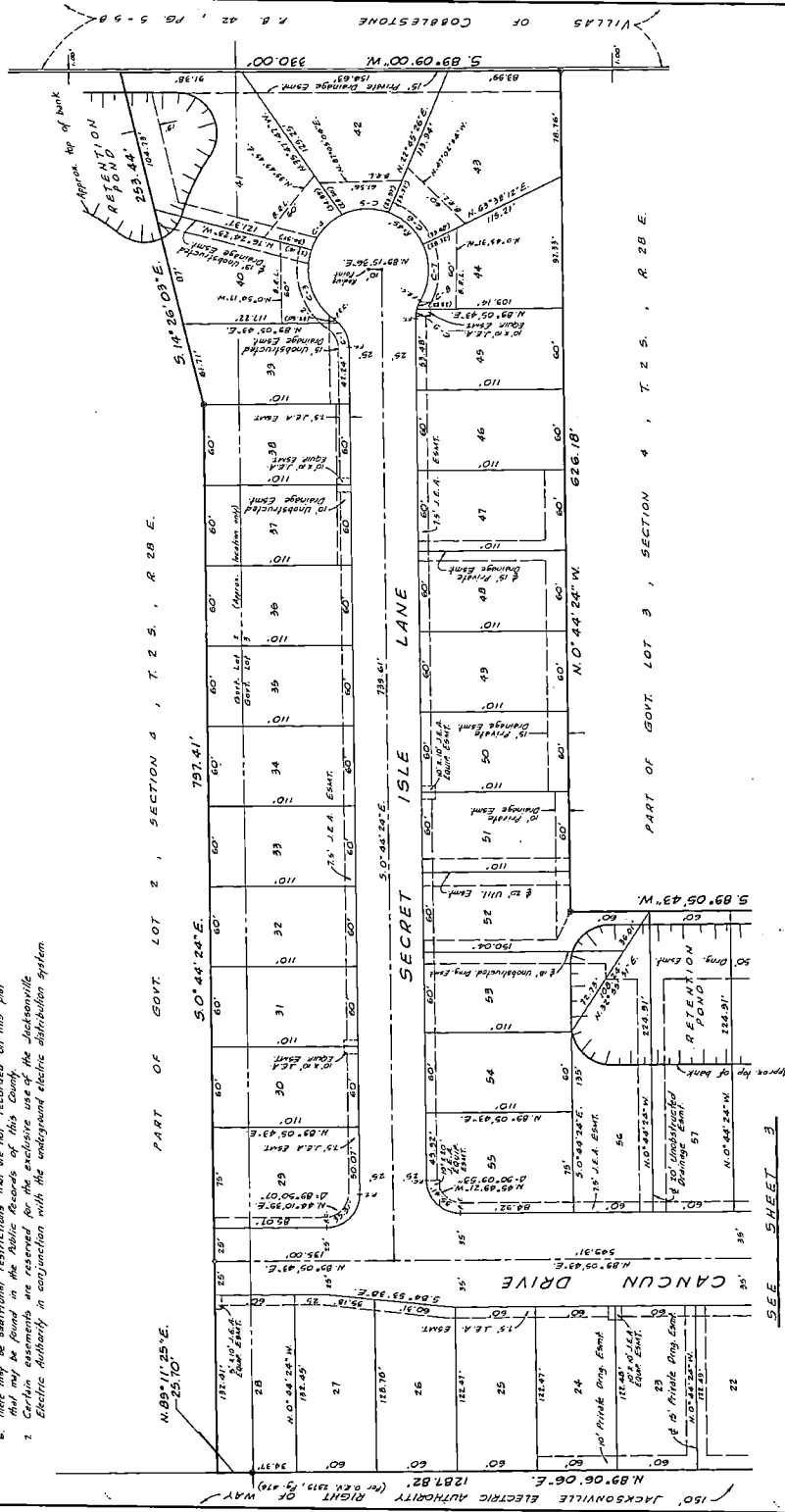
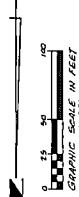
PLAT BOOK 47 PAGE 54C
SHEET 4 OF 4 SHEETS

BEING A PORTION OF GOVERNMENT LOT 25 AND 3, OF THE CITY OF JACKSONVILLE, DUAL COUNTY, FLORIDA.

Secret Hills Unit One

NOTES:

1. Denotes permanent reference monument.
2. All angles are shown in degrees unless otherwise noted.
3. Bearings and distances shown on curves refer to the chord.
4. Bearings are based on Official Records, Volume 628, Page 435 for the Eastern right of way line of Monument Row of N.O. 44-24-W.
5. All distances are in feet unless otherwise noted on this plat.
6. All lot numbers are shown in the Public Records of this County.
7. Certain easements are reserved for the exclusive use of the Jacksonville Electric Authority in conjunction with the underground electric distribution system.

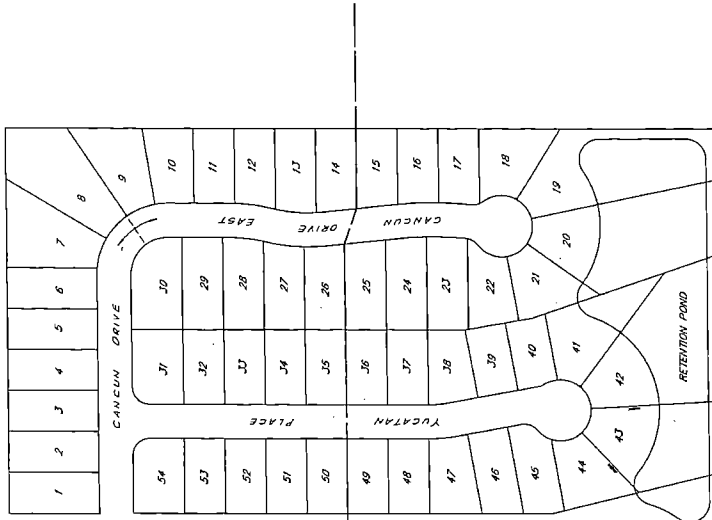


CURVE	DEG.	CHORD	AREA	CHORD
C-1	15.00	15.00	15.00	15.00
C-2	31.56	26.00	26.00	26.00
C-3	71.23	46.00	46.00	46.00
C-4	45.46	45.00	45.00	45.00
C-5	45.46	45.00	45.00	45.00
C-6	15.00	15.00	15.00	15.00
C-7	15.00	15.00	15.00	15.00
C-8	15.00	15.00	15.00	15.00
C-9	15.00	15.00	15.00	15.00
C-10	15.00	15.00	15.00	15.00

SEE SHEET 3

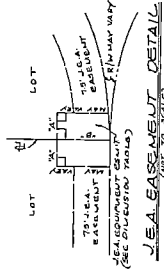
Being a portion of Government Lot 2, Section 4,
Township 2 South, Range 28 East, of the City
of Jacksonville, Duval County, Florida.

Secret Hills Unit Two



ORIGINATED TABLE

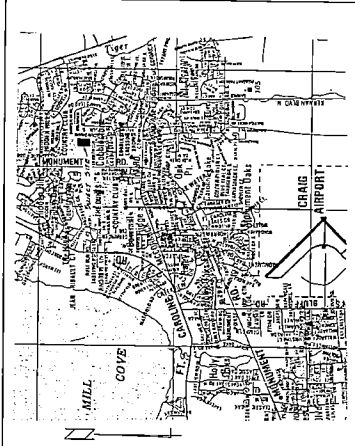
XX	TYPICAL
XX	EQUIPMENT BASEMENT
XX	TYPICAL OVER 3.6 A.
XX	EQUIPMENT BASEMENT



"KEY MAP"
SCALE 1/4" = 100'

NOTES:

1. Double permanent reference monument set, stamped A.S.M. 3048.
2. Double permanent corner point set, stamped A.S.M. 163466.
3. P.C. Donates point of tangency.
4. P.T. Donates point of tangency.
5. P.C. Donates point of tangency.
6. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
7. Bearings shown hereon are based on Secret Hills Unit One, A.B. 35.
8. All distances shown on this plat are in feet unless otherwise noted.
9. P.R.C. Donates point of reference curve.
10. P.R.C. Donates street name change point.
11. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
12. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
13. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
14. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
15. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
16. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
17. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
18. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
19. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
20. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
21. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
22. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
23. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
24. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
25. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
26. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
27. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
28. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
29. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
30. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
31. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
32. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
33. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
34. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
35. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
36. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
37. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
38. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
39. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
40. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
41. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
42. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
43. U.S.A.E. DEMOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.



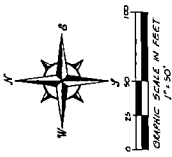
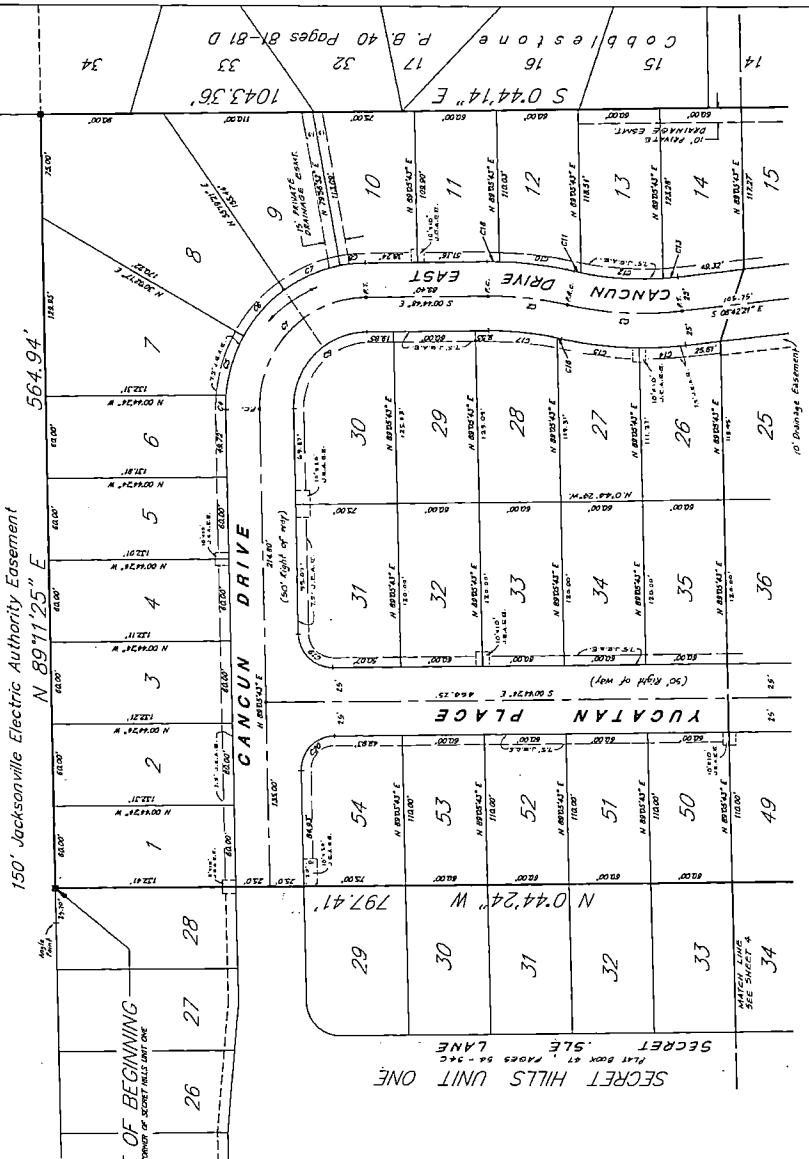
PREPARED BY:
MILLER & ASSOCIATES, INC.
1015 BRANT ROAD, SUITE 200
JACKSONVILLE, FLORIDA 32202
(904) 771-1156

PLAT BOOK 48 PAGE 603
SHEET 3 OF 4 SHEETS

Being a portion of Government lot 2, Section 4,
Township 2 South, Range 28 East, of the City
of Jacksonville, Duval County, Florida.

Secret Hills Unit Two

150' Jacksonville Electric Authority Easement



POINT OF BEGINNING
NORTHWEST CORNER OF SECRET HILLS UNIT ONE

LOT	AREA	PERCENTAGE	REMARKS
1	15,000	1.50	
2	15,000	1.50	
3	15,000	1.50	
4	15,000	1.50	
5	15,000	1.50	
6	15,000	1.50	
7	15,000	1.50	
8	15,000	1.50	
9	15,000	1.50	
10	15,000	1.50	
11	15,000	1.50	
12	15,000	1.50	
13	15,000	1.50	
14	15,000	1.50	
15	15,000	1.50	
16	15,000	1.50	
17	15,000	1.50	
18	15,000	1.50	
19	15,000	1.50	
20	15,000	1.50	
21	15,000	1.50	
22	15,000	1.50	
23	15,000	1.50	
24	15,000	1.50	
25	15,000	1.50	
26	15,000	1.50	
27	15,000	1.50	
28	15,000	1.50	
29	15,000	1.50	
30	15,000	1.50	
31	15,000	1.50	
32	15,000	1.50	
33	15,000	1.50	
34	15,000	1.50	
35	15,000	1.50	
36	15,000	1.50	
49	15,000	1.50	
50	15,000	1.50	
51	15,000	1.50	
52	15,000	1.50	
53	15,000	1.50	
54	15,000	1.50	

PREPARED BY:
ROBERT A. MILLER & ASSOCIATES, INC.
6101 BEACH BOULEVARD SUITE 200
JACKSONVILLE, FLORIDA 32216
(904) 721-1126

EXHIBIT "B"

AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF DUVAL)

BEFORE ME this day personally appeared Jack Hamilton, who being first duly sworn, according to law, deposes and says:

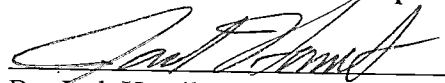
1. I am the President of **SECRET HILLS COMMUNITY ASSOCIATION, INC.**
2. A Notice of Meeting of the Board of Directors was mailed or hand delivered to all members of **SECRET HILLS COMMUNITY ASSOCIATION, INC.** in accordance with Florida Statutes, Section 712.05, and said Notice contained the following statement:

STATEMENT OF MARKETABLE TITLE ACTION

SECRET HILLS COMMUNITY ASSOCIATION, INC. (hereinafter the "Association") has taken action to ensure that the Declaration of Covenants and Restrictions for Secret Hills which is recorded in Official Records Book 7435, Page 1871, *et seq.*, of the current Public Records of Duval County, Florida, and the Declaration of Covenants and Restrictions for Secret Hills Unit Two which is recorded in Official Records Book 7787, Page 2213, *et seq.*, of the current Public Records of Duval County, Florida, together with all amendments thereto, as may be amended from time to time, currently burdening the property of each and every member of the Association, 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 this notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association.

3. FURTHER AFFIANT SAYETH NAUGHT.

**SECRET HILLS COMMUNITY
ASSOCIATION, INC.
A Florida Not-For-Profit Corporation**

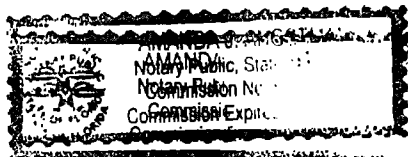


By: Jack Hamilton

Its: President

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to (or affirmed) and subscribed before me [x] by physical presence or [] by online notarization, this 16 day of February, 2021, by Jack Hamilton, as President for and on behalf of Secret Hills Community Association, Inc., (✓) to me well known or () who produced _____ as identification, who stated that they are the President of Secret Hills Community Association, Inc., that they have read the foregoing Affidavit, and swears the contents thereof are true to the best of their knowledge and belief.



Amanda Angstrom
Notary Public, State of Florida
My commission expires: 8/30/2024

