

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  
THE HAMLET UNITS ONE AND TWO-A AND  
THE HAMLET UNITS TWO-B AND THREE**

THIS NOTICE OF PRESERVATION OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HAMLET UNITS ONE AND TWO-A AND THE HAMLET UNITS TWO-B AND THREE ("Notice"), which was duly approved by the Board of Directors of The Hamlet Homeowners' Association, Inc. ("Association") on the 26th day of January, 2026, is issued pursuant to Section 720.3032, Florida Statutes (2025) and Section 712.05(2)(b), Florida Statutes (2025), and serves to preserve and protect 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:** THE HAMLET HOMEOWNERS' ASSOCIATION, INC.
2. **Mailing and Physical Addresses of the Association:**

Mailing address: c/o Associa Community Management Concepts of Jacksonville, Inc.  
7400 Baymeadows Way  
Suite 317  
Jacksonville, FL 32256

Physical address: 0 Hamlet Glen Dr.  
Jacksonville, FL 32221

3. **Names of the Affected Subdivision Plats:**

All lots shown on the Plat of THE HAMLET UNIT ONE, according to the Plat thereof recorded in Plat Book 50, Pages 68, 68A, 68B, and 68C of the Public Records of Duval County, Florida.

All lots shown on the Plat of THE HAMLET UNIT TWO-A, according to the Plat thereof recorded in Plat Book 50, Pages 75 and 75A of the Public Records of Duval County, Florida.

All lots shown on the Plat of THE HAMLET UNIT TWO-B, according to the Plat thereof recorded in Plat Book 51, Pages 97, 97A, 97B, 97C, and 97D of the Public Records of Duval County, Florida.

All lots shown on the Plat of THE HAMLET UNIT THREE, according to the Plat thereof recorded in Plat Book 52, Pages 71, 71A, 71B, 71C, 71D, 71E, and 71F of the Public Records of Duval County, Florida.

4. Name, address, and telephone number for management company, if any: Associa Community Management Concepts of Jacksonville, Inc.; 7400 Baymeadows Way, Suite 317, Jacksonville, FL 32256; 904-448-3639.
5. Intent of Association: This notice does constitute a notice to preserve and protect the covenants or 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:
  - a. Declaration of Covenants and Restrictions for The Hamlet Units One and Two-A recorded in Official Records of Duval County, Florida, on May 9, 1996, at Book 8342, Pg. 886 *et seq.*, and all other exhibits, amendments, and supplemental declarations thereto, and as may have been amended from time to time, all of the Official Records of Duval County, Florida.
  - b. First Amendment to Declaration of Covenants and Restrictions for The Hamlet Units One and Two-A recorded in the Official Records of Duval County, Florida on October 10, 1996, at Book 8455, Pg. 2117 *et seq.*
  - c. Declaration of Covenants and Restrictions for The Hamlet Units Two B and Three recorded in the Official Records of Duval County, Florida on November 24, 1997, at Book 8784, Pg. 1168 *et seq.*
  - d. Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Hamlet Units One and Two and the Hamlet Units Two-B and Three recorded in the Official Records of Duval County, Florida on February 20, 2008, at Book 14390, Pg. 550 *et seq.*
7. The legal description of the community affected by the listed covenants and restrictions is:

## THE HAMLET UNIT ONE

### CAPTION

A portion of Lots 7 and 8, Block 12, and a portion of Lots 1, 2, 3, 5, 6, 7, and 8, Block 13 and together with a portion of Ednalee Avenue (closed by City Ordinance 74-1286-639) as shown on the plat of White City as recorded in Plat Book 5, Pages 70, and 70A of the Current Public Records of Duval County, Florida and being more particularly described as follows: COMMENCE at Southwest corner of Section 20, Township 2 South, Range 25 East of said County; thence North 88°35'56" East along the South line of said Section 20, a distance of 220.11 feet; thence North 01°21'58" West, 100.00 feet to the POINT OF BEGINNING, said point being situate in the Easterly line of that certain Jacksonville Electric Authority right of way as recorded in Official Records Volume 3443, Page 1098 (Parcel "F") of said Current Public Records; thence continue North 01°21'58" West along last said line, 88.98 feet; thence South 54°44'04" West, 198.80 feet to the point of curvature of the curve concave Southeasterly having a radius of 270.00 feet; thence Southwesterly along and around the arc of said curve 32.94 feet said arc being subtended by a chord bearing and distance South 51°14'22" West, 32.92 feet to a point situate in the Easterly right of way line of Blair Road (a 80 foot right of way as now established); thence North 26°44'54" East along last said line, 132.14 feet; thence North 54°44'04" East, 155.29 feet to a point situate in said Easterly line of Official Record Volume 3443, Page 1098 (Parcel "F"); thence North 01°21'58" West along last said line 282.79 feet; thence North 88°38'02" East, 120.00 feet; thence North 01°21'58" West, 10.00 feet; thence North 88°38'02" East, 50.00 feet; thence South 01°21'58" East, 33.07 feet; thence North 88°38'02" East, 120.00 feet; thence North 01°21'58" West, 390.00 feet; thence North 88°38'02" East, 249.00 feet; thence South 84°51'58" East, 118.67 feet; thence North 88°38'02" East, 348.76 feet; thence South 00°00'45" West, 307.44 feet to its intersection with an arc of a curve concave Southerly and having a radius of 1703.65 feet; thence Easterly along and around arc of said curve 37.41 feet said arc being subtended by chord bearing and distance South 89°21'31" East, 37.41 feet to the point of tangency of said curve; thence South 88°39'59" East, 40.89 feet; thence South 01°24'04" East, 171.49 feet; thence North 88°35'56" East, 100.93 feet; thence North 81°28'28" East, 325.00 feet, thence North 66°24'20" East, 326.13 feet to a point situate in the East line of said Lot 7, Block 12, of White City; thence South 00°58'20" East along last said line 478.33 feet; thence South 88°35'56" West along the Northerly line of that certain Jacksonville Electric Authority right of way as recorded in Official Records Volume 3443, Page 1098 (Parcel "G" & "H") of said Current Public Record a distance of 1798.61 feet to the POINT OF BEGINNING.

## THE HAMLET UNIT TWO-A

### CAPTION

A portion of Lots 3, 4, 7, and 8, Block 12, and a portion of Lots 1 and 5, Block 13, and together with a portion of Ednalee Avenue (a 50 foot right of way closed by City Ordinance 74-1286-639), as shown on the plat of White City, as recorded in Plat Book 5, Pages 70 and 70A of the Current Public Records of Duval County, Florida, being more particularly described as follows: COMMENCE at the Southwest corner of Section 20, Township 2 South, Range 25 East of said County; thence North 88°35'56" East along the South line of said Section 20, a distance of 1296.97 feet; thence North 01°24'04" West, a distance of 414.82 feet to the POINT OF BEGINNING, thence continue North 01°24'04" West, a distance of 171.49 feet; thence North 88°39'59" West, a distance of 40.89 feet to the point of curvature of a curve concave Southerly and having a radius of 1,703.65 feet; thence Westerly along and around the arc of said curve 37.41 feet, said arc being subtended by a chord bearing and distance of North 89°21'31" West, 37.41 feet; thence North 00°00'45" East, a distance of 307.44 feet; thence North 88°38'02" East, a distance of 620.24 feet; thence North 74°47'32" East, a distance of 183.82 feet to a point situate in the Easterly line of said Lot 3, Block 12, White City; thence South 00°58'20" East along last said line and along the Easterly line of said Lot 7, Block 12, White City, a distance of 362.12 feet; thence South 66°24'20" West, a distance of 326.13 feet; thence South 81°28'28" West, a distance of 325.00 feet; thence South 88°35'56" West, a distance of 100.93 feet to the POINT OF BEGINNING.

## THE HAMLET UNITS TWO B AND THREE LEGAL DESCRIPTION

### THE HAMLET

A portion of Blocks 11, 12, 13, and 14, together with a portion of avenues and streets lying contiguous to said Blocks 11, 12, 13, and 14, all as shown on the plat of White City, Jacksonville, Duval County, Florida, as recorded in Plat Book 5, Pages 70, 70A, and 71 of the Current Public Records of said County, being more particularly described as follows: COMMENCE at the Southwest corner of Section 20, Township 2 South, Range 25 East of said County; thence North 88°35'56" East along the Southerly line of said Section 20, a distance of 220.11 feet; thence North 01°21'58" West, 100.00 feet to the POINT OF BEGINNING; thence continue North 01°21'58" West, 1588.24 feet to a point situate in the Southerly right of way line of Interstate Highway No. 1-10 (as now established), said right of way line being a curve concave Northerly and having a radius of 23068.31 feet; thence Easterly along and around said curved right of way line, 178.93 feet, said arc being subtended by a chord bearing and distance of North 81°56'44" East, 770.09 feet to the Point of Tangency of said curve; thence North 80°58'41" East and continuing along last said line, 1046.84 feet; thence South 00°58'20" East, 1817.36 feet to a point situate in the northerly line of that certain Jacksonville Electric Authority Easement as recorded in Official Records Volume 3443, Page 1098 of said Current Public Records; thence South 88°35'56" West along last said line, 1,798.61 feet to the POINT OF BEGINNING.

## **THE HAMLET UNIT TWO-B**

A portion of Lots 6,7 and 8, Block 14, and a portion of Lots 2,3 and 4, Block 13, together with a portion of that UnNamed Street lying between aforesaid Blocks 14 and 13, (said Street being CLOSED, as per Ordinance 74-1257-640), as shown on the plat of WHITE CITY, as recorded in Plat Book 5, pages 70, 70A and 71 of the Current Public Records of the City of Jacksonville, Duval County, Florida.

## **HAMLET UNIT THREE**

BEING A REPLAT OF A PORTION OF BLOCKS 11, 12, 13 AND 14, TOGETHER WITH A PORTION OF AVENUES AND STREETS LYING CONTIGUOUS TO SAID BLOCKS, AS SHOWN ON THE PLAT OF WHITE CITY, AS RECORDED IN PLAT BOOK 5, PAGES 70, 70A AND 71 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

Which is all land more particularly described as follows:

All lots shown on the Plat of THE HAMLET UNIT ONE, according to the Plat thereof recorded in Plat Book 50, Pages 68, 68A, 68B, and 68C of the Public Records of Duval County, Florida.

All lots shown on the Plat of THE HAMLET UNIT TWO-A, according to the Plat thereof recorded in Plat Book 50, Pages 75 and 75A of the Public Records of Duval County, Florida.

All lots shown on the Plat of THE HAMLET UNIT TWO-B, according to the Plat thereof recorded in Plat Book 51, Pages 97, 97A, 97B, 97C, and 97D of the Public Records of Duval County, Florida.

All lots shown on the Plat of THE HAMLET UNIT THREE, according to the Plat thereof recorded in Plat Book 52, Pages 71, 71A, 71B, 71C, 71D, 71E, and 71F of the Public Records of Duval County, Florida.

This Notice is filed on behalf of The Hamlet Homeowners' Association, Inc. as of the 26th day of January, 2026.

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

Witness: David M. Nechvatal

Print name: DAVID M. NECHVATAL

Address: 10219 Hamlet Glen Dr  
Jacksonville, FL 32221

Witness: Alissia Kemp

Print name: Alissia Kemp

Address: 10161 Glenn Field Ct  
Jacksonville, FL 32221

THE HAMLET HOMEOWNERS' ASSOCIATION, INC., a Florida non-profit corporation

By: Tonja Winters  
Tonja Winters, President

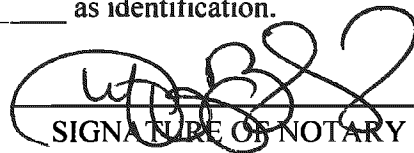
By: Roger Blanchard  
Roger Blanchard, Vice President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization, this 20 day of JANUARY, 2026, by Tonja Winters, as President, and Roger Blanchard, as Vice President, of The Hamlet Homeowners' Association, Inc., a Florida non-profit corporation, on behalf of the corporation. Such persons 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



Tiffany Bradway  
 Comm.: HH 564257  
 Expires: Jun. 23, 2028  
 Notary Public - State of Florida

Tiffany Bradway  
 \_\_\_\_\_  
 Name of Notary *(Typed, Printed or Stamped)*

**THE HAMLET HOMEOWNERS' ASSOCIATION, INC**

**BOARD MEETING NOTICE**

**PRESERVATION OF  
THE HAMLET HOMEOWNERS' ASSOCIATION, INC.'S  
GOVERNING DOCUMENTS**

**NOTICE IS HEREBY GIVEN** that a meeting of the Board of Directors of THE HAMLET HOMEOWNERS' ASSOCIATION, INC., will be held at the date, hour, and location specified below:

DATE: Monday, January 26, 2026  
TIME: 6:00 pm Eastern Standard Time  
LOCATION: 1425 Chaffee Rd, South  
Jacksonville, FL 32221

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 the Hamlet Units One and Two-A and the Hamlet Units Two-B and Three.

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 the Hamlet Units One and Two-A and the Hamlet Units Two-B and Three.
5. Adjournment

**STATEMENT OF MARKETABLE TITLE ACTION**

The Hamlet Homeowners' Association, Inc. ("Association") has taken action to ensure that the Declaration of Covenants, Conditions and Restrictions for the Hamlet Units One and Two-A and the Hamlet Units Two-B and Three, recorded in the Official Records of Duval County, Florida, at Book 8342, Page 886 *et seq.*, Book 8784, Pg. 1168 *et seq.*, and Book 14390, Page 550 *et seq.*, and all exhibits, amendments and supplemental declarations thereto, and as may be amended from time to time, each 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   4th   day of   December  , 2025

The Hamlet Homeowners' Association, Inc.

  Tonja Winters    
Tonja Winters, President

THE HAMLET HOMEOWNERS' ASSOCIATION, INC

PROOF OF NOTICE AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF DUVAL

BEFORE ME, the undersigned authority, personally appeared Tonja Winters, the President of The Hamlet Homeowners' 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 26<sup>th</sup> day of January, 2026 at 6 pm Eastern Standard Time, that included the Statement of Marketable Title Action as required by Section 712.06(1)(b), Florida Statutes (2025), was mailed or hand delivered to the members of the Association, at the address that appears on the books of the Association, prior to the date of the Board of Director meeting listed above and in accordance with the Association's governing documents; and
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 the Hamlet Units One and Two-A and the Hamlet Units Two-B and Three from extinguishment pursuant to the Marketable Record Title Act, Chapter 712, Florida Statutes:

Dated this 4<sup>th</sup> day of December, 2025.

THE HAMLET HOMEOWNERS' ASSOCIATION, INC., a Florida non-profit corporation

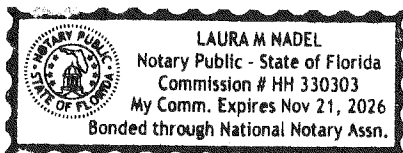
By: Tonja Winters  
Tonja Winters, President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of     physical presence or     online notarization, this 4<sup>th</sup> day of December, 2025, by Tonja Winters, as President of The Hamlet Homeowners' Association, Inc., a Florida non-profit corporation, on behalf of the corporation. Such person did take an oath and: *(Notary must check applicable box).*

<input type="checkbox"/>	is/are personally known to me.
<input checked="" type="checkbox"/>	produced a current driver's license as identification.
<input type="checkbox"/>	produced _____ as identification.

{Notary Seal must be affixed}



Laura Nadler  
SIGNATURE OF NOTARY  
LAURA NADLER

Name of Notary (Typed, Printed or Stamped)