

This instrument prepared by:
Charles W. Brown Jr., Esq.
CRABTREE LAW GROUP, P.A.
8777 San Jose Blvd.
Building A, Suite 200
Jacksonville, Florida 32217

VIA MARE CONDOMINIUM ASSOCIATION, INC.
Resolution of the Board of Directors to Assign Parking Spaces and
Unit Owner Certificates of Transfer of Parking Spaces

THIS RESOLUTION is made this September 14, 2023, by VIA MARE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation (the “Association”).

RECITALS:

WHEREAS,

A. The Declaration of Condominium for Via Mare Condominiums, dated the 5th day of April, 2007, is recorded at Official Records Book 13927, Page 50, *et seq.*, of the current public records of Duval County, Florida, together with all amendments thereto, is hereinafter referred to as the “Declaration”;

B. Section 10.5(b) of the Declaration provides that the Unit Owners may transfer the exclusive use of parking spaces between Unit Owners;

C. The Board of Directors for the Association, in furtherance of its rights and authority provided to it by and through the Declaration, desires to establish and assign parking spaces for each Unit in accordance with the transfer of parking spaces between Unit Owners;

D. It is the intent of the Board of Directors that this Resolution shall serve as notice to all Unit Owners, their heirs, successors, and assigns of the parking spaces assigned to each Unit; and,

E. A Meeting of the Board of Directors was properly noticed and held on September 14, 2023, at which the Association obtained the written approval of not less than the majority (51%) of the Board of Directors to approve the parking space assignments set forth herein.

NOW THEREFORE, BE IT RESOLVED,

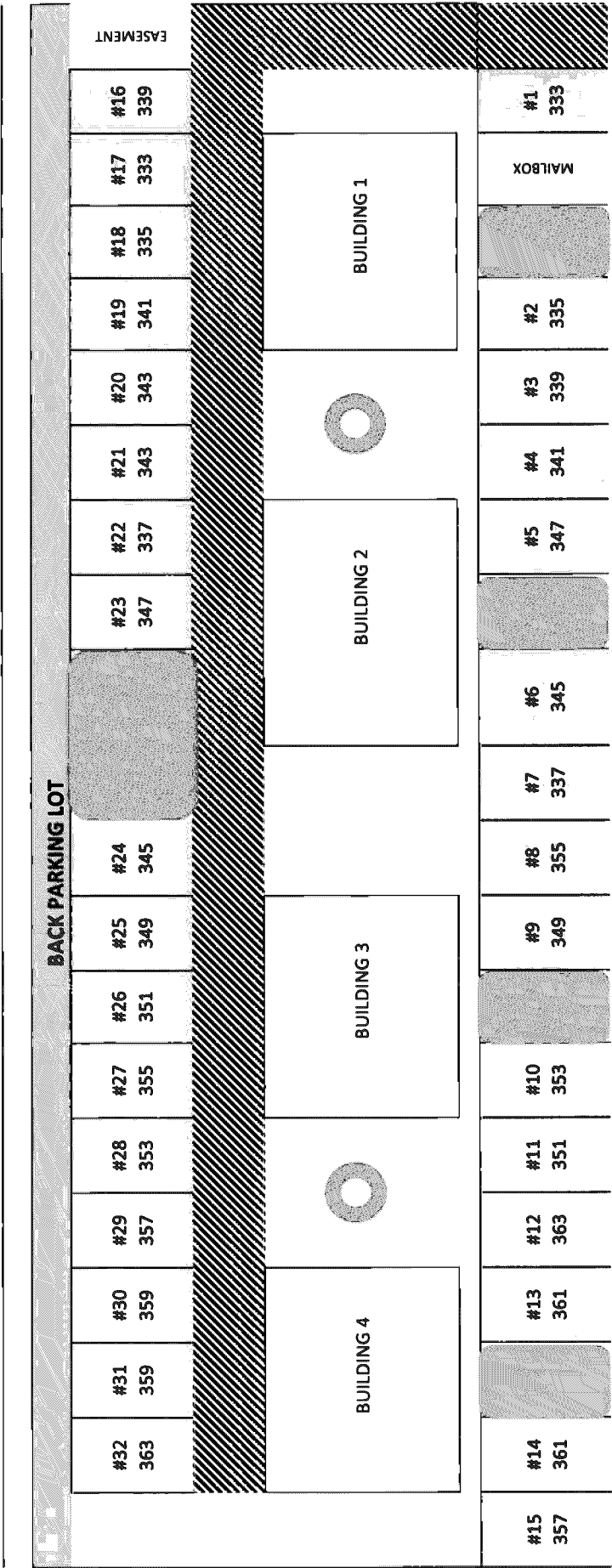
The Board of Directors hereby declare as follows:

1. The parking spaces for each unit has been assigned according to the following schedule:

Address/Unit#	<u>Front</u>	<u>Back</u>
Building 1		
333/Unit 1	1	17
335/Unit 2	2	18
337/Unit 3	7	22
339/Unit 4	3	16
Building 2		
341/Unit 5	4	19
343/Unit 6		20 and 21
345/Unit 7	6	24
347/Unit 8	5	23
Building 3		
349/Unit 9	9	25
351/Unit 10	11	26
353/Unit 11	10	28
355/Unit 12	8	27
Building 4		
357/Unit 13	15	29
359/Unit 14		30 and 31
361/Unit 15	13 and 14	
363/Unit 16	12	32

2. A graphical depiction is hereby attached and incorporated hereto as Exhibit "A".
3. Certificates of Transfer of parking spaces by the Unit Owners are attached hereto as Composite Exhibit "B".

EXHIBIT "A"



WITNESS OUR HAND AND SEALS, the undersigned sets its hand and seal as of the date first above written and affirms that the following resolution was the free and voluntary act of the Via Mare Condominium Association, Inc. and was approved and adopted at a Meeting of the Board of Directors at which the Association obtained the approval of not less than a majority (51%) of the Board of Directors for the Association.

Signed, sealed, and delivered
in the presence of:

WITNESS

VIA MARE CONDOMINIUM
ASSOCIATION, INC.,
a Florida not-for-profit corporation

Megan Hutto

Megan Hutto
Witness Print Name

Mark Ellis

By: Mark Ellis
Its: President

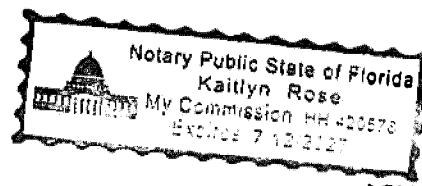
James Burns

JAMES BURNS
Witness Print Name

STATE OF FLORIDA
COUNTY OF DUVAL

THE foregoing Resolution was sworn to, subscribed and acknowledged before me [x] by physical presence or [] by online notarization, this 13 October, 2023, by Mark Ellis, as President for the Via mare Condominium Association, Inc. on behalf of said company. Mark Ellis [] is personally known to me or [] provided _____ as identification and did take an oath.

[Signature]
Notary Public, State of Florida
(seal)



COMPOSITE EXHIBIT "B"

CERTIFICATE OF TRANSFER
Parking Space #3

Made this Aug 18, 2023 by Jason A. Albertelli and Joy R. Albertelli, husband and wife, whose post office address is: 337 ~~Ahern~~ St., Unit 3, Atlantic Beach, FL 32233, hereinafter called the grantors, to Steven Hendry and Victoria Hendry, husband and wife, whose post office address is: 541 Honey Locust Ln, Ponte Vedra Beach, FL 32082, hereinafter called the grantee:

Witnesseth, that the grantor, for and in consideration of the sum of Ten and no/100 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, conveys and confirms unto the grantee, all rights grantor has in that certain parking space at Via Mare Condominium, situate in Duval County, Florida, viz:

Parking Space #3, Declaration of Condominium for Via Mare Condominiums, dated the 5th day of April, 2007, is recorded at Official Records Book 13927, Page 50, *et seq.*, of the current public records of Duval County, Florida

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Madison Frost
Witness Printed Name Madison Frost

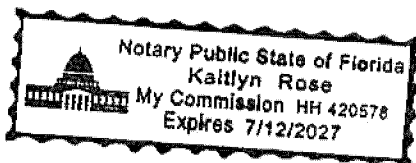
Phonda Hutto
Witness Printed Name Phonda Hutto

By: [Signature]
Jason A. Albertelli
By: [Signature]
Joy R. Albertelli

State of Florida
County of Duval

The foregoing instrument was acknowledged before me ☒ by physical presence or ☐ by online notarization, this Aug 18, 2023, by Jason A. Albertelli and Joy R. Albertelli, husband and wife, who both ☐ produced as identification or who both ☒ are well known to me.

[Signature]
Notary Public
Print Name: Kaitlyn Rose
My Commission Expires: July 12, 2027



CERTIFICATE OF TRANSFER
Parking Space #7

Made this 18th Day of August, 2023 by Mark S. Ellis, individually and as Trustee of the Mark S. Ellis Trust, whose post office address is: 337 Ahern St., Unit 14, Atlantic Beach, FL 32223, hereinafter called the grantors, to by Jason A. Albertelli and Joy R. Albertelli, husband and wife, whose post office address is: 337 Ahern St., Unit 3, Atlantic Beach, FL 32233, hereinafter called the grantee:

Witnesseth, that the grantor, for and in consideration of the sum of Ten and no/100 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, conveys and confirms unto the grantee, all rights grantor has in that certain parking space at Via Mare Condominium, situate in Duval County, Florida, viz:

Parking Space #7, Declaration of Condominium for Via Mare Condominiums, dated the 5th day of April, 2007, is recorded at Official Records Book 13927, Page 50, *et seq.*, of the current public records of Duval County, Florida

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in our presence:

Madison Frost
 Witness Printed Name Madison Frost

Rhonda Hutto
 Witness Printed Name Rhonda Hutto

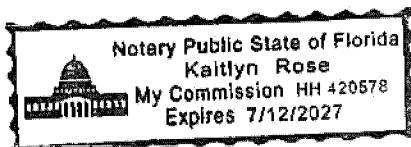
By: [Signature]
 Mark S. Ellis, Individually

By: [Signature]
 Mark S. Ellis, as Trustee of the Mark S. Ellis Trust

State of Florida
 County of Duval

The foregoing instrument was acknowledged before me ☒ by physical presence or ☐ by online notarization, this Aug. 18, 2023, by Mark S. Ellis, individually and as Trustee, who ☐ produced _____ as identification or who ☒ is well known to me.

[Signature]
 Notary Public
 Print Name: Kaitlyn Rose
 My Commission Expires: July 12, 2027



CERTIFICATE OF TRANSFER
Parking Space #15

Made this Aug 18, 2023 by Steven Hendry and Victoria Hendry, husband and wife, whose post office address is: 541 Honey Locust Ln, Ponte Vedra Beach, FL 32082, hereinafter called the grantors, to Rhonda J. Lockwood and Linda Herrick, as joint tenants with rights of survivorship, whose post office addresses are: 1813 SW 86th Ter., Gainesville, FL 32607, hereinafter called the grantee:

Witnesseth, that the grantor, for and in consideration of the sum of Ten and no/100 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, conveys and confirms unto the grantee, all rights grantor has in that certain parking space at Via Mare Condominium, situate in Duval County, Florida, viz:

Parking Space #15, Declaration of Condominium for Via Mare Condominiums, dated the 5th day of April, 2007, is recorded at Official Records Book 13927, Page 50, et seq., of the current public records of Duval County, Florida

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in our presence:

Sherree R Crook
 Witness Printed Name Sherree R Crook

By: [Signature]
 Steven Hendry

Rhonda Hutto
 Witness Printed Name Rhonda Hutto

By: V. H.
 Victoria Hendry

State of Florida
 County of Duval

The foregoing instrument was acknowledged before me [X] by physical presence or [] by online notarization, this Aug. 18, 2023, by Steven Hendry and Victoria Hendry, husband and wife, who both [] produced _____ as identification or who both [] are well known to me.

[Signature]
 Notary Public
 Print Name: Kaitlyn Rose
 My Commission Expires: July 12, 2027



CERTIFICATE OF TRANSFER

Parking Space #30

Made this Aug 18, 2023 by Rhonda J. Lockwood and Linda Herrick, whose post office addresses are: 1813 SW 86th Ter., Gainesville, FL 32607, hereinafter called the grantors, to Mark S. Ellis, individually and as Trustee of the Mark S. Ellis Trust, whose post office address is: 337 Ahern St., Unit 14, Atlantic Beach, FL 32223, hereinafter called the grantee:

Witnesseth, that the grantor, for and in consideration of the sum of Ten and no/100 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, conveys and confirms unto the grantee, all rights grantor has in that certain parking space at Via Mare Condominium, situate in Duval County, Florida, viz:

Parking Space #30, Declaration of Condominium for Via Mare Condominiums, dated the 5th day of April, 2007, is recorded at Official Records Book 13927, Page 50, *et seq.*, of the current public records of Duval County, Florida

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in our presence:

Madison Frost
Witness Printed Name Madison Frost

XX
Witness Printed Name JAMES BURNS

By: [Signature]
Rhonda J. Lockwood

By: [Signature]
Linda Herrick

State of Florida
County of Duval

The foregoing instrument was acknowledged before me ☒ by physical presence or ☐ by online notarization, this Aug. 18, 2023, by Rhonda J. Lockwood and Linda Herrick, who both ☐ produced _____ as identification or who both ☒ are well known to me.

[Signature]
Notary Public
Print Name: Kaitlyn Rose
My Commission Expires: 7-12-27

