

Prepared by/Return To:
McCabe & Ronsman
110 Solana Rd., Ste. 102
Ponte Vedra Beach, FL 32082

**NOTICE OF WENTWORTH PLACE HOMEOWNERS ASSOCIATION, INC. UNDER
S. 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 on item 3.

1. Legal name of association: Wentworth Place Homeowners Association, Inc.

2. Mailing and physical addresses of association:

Mailing address: c/o BCM Services, Inc.
920 3rd Street, Suite B
Neptune Beach, FL 32266

Physical address: c/o BCM Services, Inc.
920 3rd Street, Suite B
Neptune Beach, FL 32266

3. Names of the subdivision plats or, if none, common name of community:

Wentworth Place, according to plat thereof recorded in Plat Book 49, Pages 96, 96A, 96B, 96C, and 96D, of the Public Records of Duval County, Florida.

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

BCM Services, Inc.
920 3rd Street, Suite B
Neptune Beach, FL 32266
(904) 242-0666

5. This notice does constitute a notice to preserve and protect covenants or restrictions from extinguishment under the Marketable Record Title Act.

6. The following covenants or restrictions affecting the community which the association desires to be preserved from extinguishment:

- a. Declaration of Covenants, Conditions, Restrictions and Easements for Wentworth Place, recorded on September 14, 1995, at Book 8174, Pages 2115-2164, of the Public Records of Duval County, Florida.

- b. Declaration of Easement for Signage and Landscaping, recorded on September 25, 1995, at Book 8182, Pages 500-504, of the Public Records of Duval County, Florida.
- c. First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Wentworth Place, recorded on October 31, 1995, at Book 8207, Pages 1878-1881, of the Public Records of Duval County, Florida.
- d. Declaration of Easement for Signage and Landscaping, recorded on February 13, 1996, at Book 8278, Pages 1908-1910, of the Public Records of Duval County, Florida.
- e. Declaration of Easement for Signage and Landscaping, recorded on February 13, 1996, at Book 8278, Pages 1911-1913, of the Public Records of Duval County, Florida.
- f. Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Wentworth Place, recorded on September 19, 1996, at Book 8440, Pages 1934-1937, of the Public Records of Duval County, Florida.

This notice shall also preserve any amendments to the Declaration or other covenants or restrictions affecting the community of record whether expressly set forth above or otherwise.

7. The legal description of the community affected by the listed covenants or restrictions is:

Wentworth Place, according to plat thereof recorded in Plat Book 49, Pages 96, 96A, 96B, 96C, and 96D, of the Public Records of Duval County, Florida.

{Remainder of Page Intentionally Left Blank; Signatures on Following Page}

This notice is filed on behalf of Wentworth Place Homeowners Association, Inc., as of this 9 day of April, 2025.

Witnesses

Wanda Fleming
Signature of Witness 1

Wanda Fleming
Printed

Wentworth Place Homeowners Association, Inc.

Claudette Lively
President

Claudette Lively
Printed

Address: 3532 WENTWORTH CIRCLE WEST
JACKSONVILLE, FL 32227

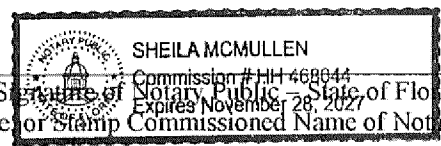
Sheila McMullen
Signature of Witness 2

Sheila McMullen
Printed

Address: 6810 Commerce Center Drive
Jacksonville, FL 32254

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of April, 2025, by Claudette Lively, as President of Wentworth Place Homeowners Association, Inc.



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

Personally Known or Produced Identification:
Type of Identification Produced: FL:DL