

This instrument prepared by:

Paul L. Wean, Esquire
WEAN & MALCHOW, P.A.
646 East Colonial Drive
Orlando, Florida 32803

MARIONNE MURSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 07126 Pus 1256 - 1257; (2pgs)
CLERK'S # 2009010447
RECORDED 01/30/2009 01:48:00 PM
RECORDING FEES 10.50
RECORDED BY I. McKinley

AFFIDAVIT OF COMPLIANCE

**STATE OF FLORIDA:
COUNTY OF
SEMINOLE:**

BEFORE me this day personally appeared John Ewseychik who having been duly sworn deposes and says:

- 1 Affiant is the president of Wekiva Golf Villas Homeowners' Association, Inc., [hereinafter referred to as the "Association"], and as such makes this affidavit on personal knowledge.
- 2 Affiant is authorized pursuant to Article VIII, Section 8 of the By-Laws of Wekiva Golf Villas Homeowners Association, Inc., to execute this affidavit on behalf of the Association.
- 3 The Board of Directors of the Association caused a Statement of Marketable Title Action to be mailed or hand delivered to the members of the Association not less than seven (7) days prior to the meeting at which the Board of Directors voted to preserve the covenants and restrictions contained in the "Declaration of Covenants, Conditions and Restrictions for Wekiva Golf Villas", as recorded on August 25, 1981 in O.R. Book 1353, Page 1023, *et seq.*, of the Public Records of Seminole County, Florida. A true and correct copy of said Statement of Marketable Title Action is attached hereto and incorporated herein as Exhibit "A".

FURTHER AFFIANT SAYETH NOT

John Ewseychik
John Ewseychik, President

SWORN TO AND SUBSCRIBED before me this 2 day of January 2009 by John Ewseychik Jr who is personally known to me or who has presented a FL-DL as identification.



Brandon Hall (SI)
GN)
Brandon Hall (PRI)
NT) Notary Public, State of Florida at Large

My Commission Expires:

WEKIVA GOLF VILLAS HOMEOWNERS' ASSOCIATION, INC.
P.O. Box 915501
Longwood, Florida 32791-5501

NOTICE OF SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF WEKIVA GOLF VILLAS
HOMEOWNERS ASSOCIATION, INC.

DATE OF MEETING: 8th day of March, 2008

TIME OF MEETING: 10:30 a.m.

PLACE OF MEETING: WGVHA Pool. Albrighton Ct., Longwood, FL 32779

PURPOSE OF MEETING: Consideration and vote by the Board of Directors to preserve and extend the "Declaration of Covenants, Conditions and Restrictions for Wekiva Golf Villas", as recorded in O.R. Book 1353, Page 1023, *et seq.*, of the Public Records of Seminole County, Florida.

STATEMENT OF MARKETABLE TITLE ACTION

The Wekiva Golf Villas Homeowners' Association, Inc., (the "Association") is taking action to ensure that the "Declaration of Covenants, Conditions and Restrictions for Wekiva Golf Villas", as recorded on August 25, 1981 in O.R. Book 1353, Page 1023, *et seq.*, of the Public Records of Seminole County, Florida, 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 Seminole 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 instrument prepared by:

Paul L. Wean, Esquire
WEAN & MALCHOW, P.A.
646 East Colonial Drive
Orlando, Florida 32803

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 07126 Pg 1258 (1pg)
CLERK'S # 2009010448
RECORDED 01/30/2009 01:48:00 PM
RECORDING FEES 10.00
RECORDED BY L. McKinley

**NOTICE OF PRESERVATION OF
"DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR WEKIVA GOLF VILLAS"
RECORDED IN O.R. BOOK 1353 PAGE 1023, PUBLIC RECORDS
OF SEMINOLE COUNTY, FLORIDA**

The undersigned authorities hereby certify that at least two-thirds of all directors of the Board of Directors of Wekiva Golf Villas Homeowners' Association, Inc., P.O. Box 915501, Longwood, Florida 32791, approved the preservation of the "Declaration of Covenants, Conditions and Restrictions for Wekiva Golf Villas" as recorded on August 25, 1981 in O.R. Book 1353, Page 1023, of seq., of the Public Records of Seminole County, Florida, at a meeting for which a notice, stating the meeting's time and place and containing the statement of marketable title action described in §712.06(1)(b), Fla. Stat., was mailed or hand delivered to members of the homeowners' association not less than seven (7) days prior to such meeting.

Witness our hands and seals this 21st day of January, 2009

ATTEST: "Wekiva Golf Villas Homeowners' Association, Inc."

Greg Clifford
Secretary

By John Ewasychuk
President

STATE OF FLORIDA :
COUNTY OF SEMINOLE :

Before me, the undersigned authority, personally appeared John Ewasychuk and Greg Clifford to me personally known to be the President and Secretary, respectively, of Wekiva Golf Villas Homeowners' Association, Inc., or having produced _____ as identification and who did/did not take an oath, and they severally acknowledged before me that they freely and voluntarily executed the same as such officers, under authority vested in them by said Association.

Witness my hand and official seal in the State and County last aforesaid, this 21 day of January, 2009

Brandon Hall (SI)
GN)
Brandon Hall (PRI)
NT) Notary Public, State of Florida at Large

