

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

NOTICE OF EAGLE CREEK OF ST. AUGUSTINE 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: Eagle Creek of St. Augustine Homeowners' Association, Inc.

2. Mailing and physical addresses of association:

Mailing address: c/o Property Management Systems, Inc.
P.O. Box 1987
Yulee, FL 32041

Physical address: c/o Property Management Systems, Inc.
463499 S.R. 200
Yulee, FL 32097

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

EAGLE CREEK OF ST. AUGUSTINE, according to plat thereof recorded in Map Book 28, Pages 110 through 116, inclusive, of the Public Records of St. Johns County, Florida.

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

Property Management Systems, Inc.
463499 S.R. 200
Yulee, FL 32097
(904) 225-9070

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 and Restrictions for Eagle Creek of St. Augustine, recorded on December 18, 1995, at Official Records Book 1145, Pages 744-764, of the Public Records of St. Johns County, Florida.
- b. First Amendment to Declaration of Covenants and Restrictions for Eagle Creek of St. Augustine, recorded on August 16, 2002, at Official Records Book 2262, Pages 230-232, of the Public Records of St. Johns County, Florida.
- c. Certificate of Amendment and Extension of Declaration of Covenants and Restrictions for Eagle Creek of St. Augustine, recorded on May 12, 2017, at Official Records Book 4373, Pages 413-416, of the Public Records of St. Johns County, Florida.
- d. Certificate of Amendment to Declaration of Covenants and Restrictions for Eagle Creek of St. Augustine, recorded on April 8, 2022, at Official Records Book 5534, Pages 1703-1705, of the Public Records of St. Johns 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 identified by reference to the recorded plats in **Section 3** above and as indicated below.

EAGLE CREEK OF ST. AUGUSTINE, according to plat thereof recorded in Map Book 28, Pages 110 through 116, inclusive, of the Public Records of St. Johns County, Florida.

This notice is filed on behalf of Eagle Creek of St. Augustine Homeowners' Association, Inc., as of this 26 day of July, 2023.

Witnesses

Eagle Creek of St. Augustine Homeowners' Association, Inc.

Michael Goss
Signature of Witness 1

[Signature]
Signature

MICHAEL GOSS
Printed

Robin Hamlett
Printed

[Signature]
Signature of Witness 2

Title: President

CHANDLER MORRIS
Printed

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this 26 day of July, 2023, by
ROBIN HAMLETT, as President of Eagle Creek of St. Augustine Homeowners'
Association, Inc.

Helen Fillion

(Signature of Notary Public - State of Florida)
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known or Produced Identification
Type of Identification Produced: _____

