



CHELLE KONYK, ESQ. THERESA M. LEMME, ESQ. MICHAEL S. STEINER, ESQ.

August 30, 2021

### VIA FED-EX Fed-Ex Tracking # 774673828843

Board of Directors Wellington Downs Homeowners Association, Inc. c/o GRS Community Management 3900 Woodlake Blvd. STE 309 Lake Worth, FL 33463

Attention: Mark Hoffman, LCAM

Re: Recorded Statement of Marketable Record Title Act for Wellington Downs Homeowners Association, Inc.

Dear Board Members:

Enclosed please find the original Notice regarding Marketable Record Title Act for Wellington Downs Homeowners Association, Inc.; which has been recorded in Palm Beach County, Florida.

Please provide each Owner with a copy of the recorded Statement of Marketable Record Title.

Should you have any questions, please do not hesitate to contact our office

Very truly yours,

Jillian Herbert

Assistant to Attorney Chelle Konyk

Enclosures



CFN 20210288265

OR BK 32608 PG 1190 RECORDED 06/21/2021 15:14:07 Palm Beach County, Florida Joseph Abruzzo, Clerk Pss 1190 - 1198; (9pss)

This document was prepared by Chelle Konyk, Esq. and should be returned to: Konyk & Lemme PLLC 140 Intracoastal Pointe Drive Suite 310 Jupiter FL 33477



### STATEMENT OF MARKETABLE TITLE

THIS NOTICE REGARDING MARKETABLE RECORD TITLE ACT FOR THE - WELLINGTON DOWNS HOMEOWNERS ASSOCIATION, INC. is made this 3rd day of June 2021 by the President and Secretary of the Wellington Downs Homeowners Association, Inc. ("Association"). The post office address for the Association is c/o GRS Community Management; 3900 Woodlake Blvd; Ste 309; Lake Worth FL 33463.

### WITNESSETH:

- 1. This Notice Regarding the Marketable Record Title Act is recorded by the Association pursuant to Chapter 712, Fla. Stat.
- The Association is subject to the following governing documents and covenants and restrictions (hereinafter collectively "governing documents and covenants and restrictions"):

Declaration of Restrictions for Wellington Downs a Part of Wellington P.U.D. recorded commencing at Official Records Book <u>6528</u>, Page <u>1734</u> of the Official Records of Palm Beach County, Florida; and

An Amendment to The Wellington Downs Homeowners Association, Inc. Declaration of Restrictions was recorded on 07/16,2006 commencing at ORB 20611 PAGE 1796 of the Official Records of Palm Beach County; and

An Amendment to The Declaration of Restrictions for Wellington Downs a Part of Wellington P.U.D. was recorded on 03/12,2014 commencing at ORB 26663 PAGE 0190 of the Official Records of Palm Beach County.

3. The legal description of the land affected by this Notice is:

### Legal Description:

A portion of Block 14, according to the plat of South Shore No. 1 of Wellington, as recorded in Plat Book 29, at Pages 222 through 226 inclusive of the Public Records of Palm Beach County, Florida, said parcel including all of Lot 1, all of Lot 2 and portions of Lots 3 and 4 in said Block 14.

### NOW, THEREFORE, the President and Secretary of the Association hereby certify that:

- 4. The above referenced governing documents and covenants and restrictions shall be preserved and protected from extinguishment by operation of Chapter 712, of the Florida Statutes which is the marketable record title act. The above referenced governing documents and covenants and restrictions as may be amended from time to time, currently burdening the property of each and every member of the Association, retain their status as the source of marketable title with regard to the transfer of a member's residence.
- 5. The preservation of the above referenced governing documents and covenants and restrictions has been duly approved at a meeting by at least a majority of the Board of Directors at a meeting duly noticed and conducted in accordance with the requirements of Chapter 712, Fla. Stat. and the governing documents of the Association.
- 6. Attached hereto and incorporated herein as Exhibit "B" is an Affidavit for Notice Regarding Marketable Record Title Act which attests to the required notice being given to the Association Members in accordance with Chapter 712, Fla. Statute.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the unde	rsigned have set their hands and seals this 3 day
of	
WITNESS AS TO BOTH:	ASSOCIATION:
	WELLINGTON DOWNS HOMEOWNERS ASSOCIATION, INC.
	HOWEOWINERS ASSOCIATION, INC.
First Witness Signature	By: K Vincent Frair, Association President
	K Vincent Fran, Association Freshani
Duane tatumbo	V \ /
First Printed Name	
	The I was
Second Witness Signature	By: Mirta Velasquez, Association Secretary
	With Compared, Appendix of Secretary
James Zacone	
Second Printed Name	
STATE OF FLORIDA )	
)SS: COUNTY OF PALM BEACH )	
coon for them benefit	
The foregoing Notice Regarding M	arketable Record Title Act was acknowledged before
me this 3 day of June	, 2021, by K Vincent Frair as President, and Mirta
Velasquez as Secretary, of the Wellington I	
	online notarization on behalf of said Corporation. The
signatories are personally known to me	or they have produced seem as
identification.	,
WITNESS my signature and officia	l seal at Wellington in the County of Palm Beach,
State of Florida, the date and year last afore	esaid.
GEAL	
SEAL NOTA	ARY PUBLIC, State of Florida at Large
Laura Minnucci	
Notary Public, State of Florida	
My Comm. Expires 01/05/2025 Commission No. HH77698	Page 3 of 5

### **EXHIBIT "B"**

### AFFIDAVIT FOR NOTICE REGARDING MARKETABLE RECORD TITLE ACT FOR WELLINGTON DOWNS HOMEOWNERS ASSOCIATION, INC.

STATE OF FLORIDA	)
	) SS:
COUNTY OF PALM BEACH	)
BEFORE ME, the undersigned au	thority, personally appeared, K Vincent Frair and Mirta

Velasquez, who state:

Each is a member of the Board of Directors of WELLINGTON DOWNS HOMEOWNERS ASSOCIATION, INC., ("Association") K Vincent Frair is the President of the Association and Mirta Velasquez is the Secretary of the Association.

1. The Association as required by Chapter 712 of the Florida Statutes, caused a statement of marketable record title in substantially the following form to be posted prior to the meeting of the Board of Directors to approve the preservation of the governing documents, covenants and restrictions:

### STATEMENT OF MARKETABLE TITLE ACTION

WELLINGTON DOWNS HOMEOWNERS ASSOCIATION, INC., ("Association") has taken action to ensure that the following governing documents, covenants and restrictions:

Declaration of Restrictions for Wellington Downs a Part of Wellington P.U.D. recorded commencing at Official Records Book <u>6528</u>, Page <u>1734</u> of the Official Records of Palm Beach County, Florida; and

An Amendment to The Wellington Downs Homeowners Association, Inc. Declaration of Restrictions was recorded on 07/16,2006 commencing at ORB 20611 PAGE 1796 of the Official Records of Palm Beach County; and

An Amendment to The Declaration of Restrictions for Wellington Downs a Part of Wellington P.U.D. was recorded on 03/12,2014 commencing at ORB 26663 PAGE 0190 of the Official Records of Palm Beach County.

as may be amended from time to time, currently burdening the property of each and every member of the Association, retain 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 Palm Beach 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."

### **EXHIBIT "B"**

Executed this 3rd day of, 20	021
WITNESS AS TO BOTH:	WELLINGTON DOWNS HOMEOWNERS
Signature of FIRST Witness  Duane Palumbo  Print FIRST Witness Name	ASSOCIATION, INC.  By:  K Vincent Frair  Title: President
Signature of SECOND Witness	By: Muta Yelasquez  Title: Secretary
Print SECOND Witness Name	Title. Becretary
SWORN TO and SUBSCRIBED before me this	3 day of <u>Sul</u> , 2021, by K
Vincent Frair as President, and Mirta Velasqu	ez as Secretary, of the Wellington Downs
Homeowners Association, Inc., on behalf of said	d Corporation. The signatories are personally
known to me or they have produced Pusconc	as identification.
WITNESS my signature and official seal a	t Wellington, in the County of Palm Beach,
State of Florida, the date and year last aforesaid.	
SEAL NOTARY P	UBLIC, State of Florida at Large
Laura Minnucci My Commission Notary Public, State of Florida My Comm. Expires 01/05/2025	sion Expires 01 05 2025

Commission No. HH77698

3

A PART OF WELLINGTON P. U. D.

BEING A REPLAT OF LOTS 1 & 2 AND PORTIONS OF LOTS 3 & 4 BLOCK-14, "SOUTH SHORE NO. 1 OF WELLINGTON" (PB 29, PAGES 222-226) LYING IN SECTION 10, TWP. 44 SOUTH, RGE 41 EAST, PALM BEACH COUNTY, FLORIDA



RECIPIENCE ALT THE MOST MOTHERS Y CORREST OF SALD BLOOK 14.4. PHEMEE, ALONG THE EASTERN'S HOUGHANT OF SALD BLOOK 14.4. PHEMEE ALONG THE RECIPIENCY BOUNDARY OF SALD BLOOK 14.4. PAULIS OF 4486.38 FEST MAY A CESTIFAL MARIE OF OF 57.38 MIS SOUTH-RESIZENCY BOUNDARY OF SALD BLOOK 14.5 PAULIS OF 4486.38 FEST MAY A CESTIFAL MARIE OF OF 57.38 MIS SOUTH-RESIZENCE BOUNDARY OF SALD BLOOK 14.5 PAULIS OF TAKENDER THE MAY BE ADMITTED THE MAY BE ADMITTED.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING B.144 ACRES HORE OR LESS.

AS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES GEREPY DEDICATE AS FOLLOWS:

ALLIERANCE CESENTIS, ES SEAN RECENT REPORTATION TO THE

SELICIAL DAMAGE FESTING AND MERGEN ARE HEREOT REPORTATION AND MERGEN AND MERGEN FESTING AND MERGEN FOR CONSTRUCTION AND MERGEN FESTING AND MERGEN F

IN HITNESS HEBEDF, 1986 95, INC. A FLORIDA COPPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS COMPORATE ESAL MERCID BY AND HIT HE AUTHORITY OF TIS BOARD OF DIRECTORS, THIS LIVE DAY OF 1987 HITHESS: Warner Stander BY: Wedden President & SECRETARY VICTOR BINSSERIO, PRESIDENT & SECRETARY NIC. A FLORIDA CORPORATION

### ACKNOWLEDGEMENT:

STATE OF FLORIDA 1 SS

ESTER ME PERSONALLY APPEADED VICTOR GINESPERG, TO ME TELL YOMM, AND YOMNO TO ME TO BE THE MOVING MESCAGE BOY IN AND WHO ESTEDIATED IN FERENCIAIS INSTRUMENT AS PRESIDENT OF MES ESTE, INC., A FLORING CORPORATION AND SEVERALLY ADDRIGUEDED OF AND BEFORE ME THAT THE SEAL OF YED TO THE PRICE OF MESTAGE TO THE STATE THE SEAL OF THE STATE OF THE PRICE OF MESTAGE THE SEAL OF THE STATE OF THE MESTAGE THE MESTA

KITNESS MY HAND AND DEFICIAL SEAL THIS & DAY OF John 198.2

NOTARY PUBLIC - STATE OF FLORIDA

MORTGAGEE'S CONSENT:

STATE OF FLORIDA

THE UNDERSHED HERRY CERTIFIES THAT IT IS THE HOUDES OF A MORTHAGE. LINE, OR OTHER DOWNESAUE, THEN THE PREPARED HERCEN AND ORES HEREON ONLY IN AND OMESTIF TO THE OSD IDJURY OF THE LIND DESCRIBED, HE SAID DEDUCTION AT THE MORTH THESED AND SHEED THAT THE WORDERS, LINE OF DELUMERSHARE HIGH IS RECORDED IN DIFFICIAL RECORD BOOK 5801. AT PARES 8-89 THAN 682 IN THE PAUL OF RECORD OF PAUL BELG! COUNTY, FLORIDS, SHALE BE SORDID HAND TO THE THE DOWN THAT WAS HERDIN. COUNTY OF PALH BEACH) SS

## TITLE CERTIFICATION:

SURVEYOR'S NOTES:

SHEET 1 OF

STATE OF FLORIDA 3

CORRE TITLE OF PLOBIDA, NR. OOCS HEREBY CERTIFY THAT THEY MAVE INCH ENGAGE OF THE MEAN RESPONSE OF THE MEAN RESPON

77,89

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2. DE CREATES DEFANCE EXCEPTION
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6. U. E. DENTES MITTHEN SERVEN
6. DENTES MITTHE SERVEN
6. DENTES MITTHEN SERVEN
6. D

# BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEHEBY APPROVED FOR RECORD THIS ANY OF STATE 1987

ATTEST:

JOHN B. DUNKLE CLEAK OF THE CIRCUIT COURT

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12th DAY OF SEPTEMBLE. 1989.



## SURVEYOR'S CERTIFICATE:

THIN IS 'S TO CERTIFY THAT THE PLAI MERICAL IS A TINE, AND CORDECT REPRESSAY THAT THE PLAI MERICAL IS A TINE, AND CORDECT REPRESSAY AND THAT SALID SURVEY IS ACCURATE ON HE SEST OF WORLDOOK AND BELLEY AND THAT SALID SURVEY IS ACCURATE ON HE SEST OF WORLDOOK AND BELLEY AND THAT SALID SURVEY IS ACCURATE TO THE SALID SAL







THIS INSTRUMENT PREPARED BY SCOTT A, GRAHAM IN THE OFFICE OF:

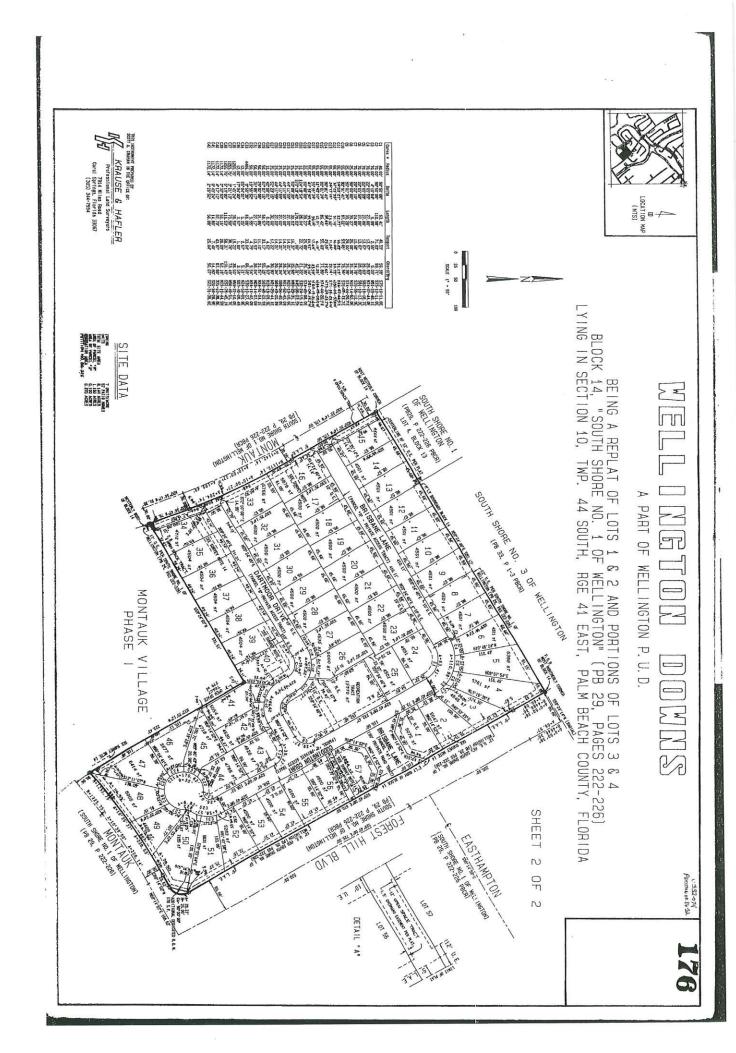












73-41-44-10-32-000-0350	WELLINGTON, FL 33414	12280 DARTMOOR DR	SYMONDS MICHAEL P & SYMONDS ANGIE L
73-41-44-10-32-000-0340	WELLINGTON, FL 33414	12290 DARTMOOR DR	QUILES HENRY & QUILES MARIA
73-41-44-10-32-000-0330	WELLINGTON, FL 33414	12291 DARTMOOR DR	LANGLEY SALLY J
73-41-44-10-32-000-0320	WELLINGTON, FL 33414	12281 DARTMOOR DR	PALUMBO DUANE J
73-41-44-10-32-000-0310	WELLINGTON, FL 33414	12271 DARTMOOR DR	ESTEVEZ JUAN & ESTEVEZ GERINELDA
73-41-44-10-32-000-0300		12261 DARTMOOR DR	MADEUS DEOL & MADEUS ROSELINE
73-41-44-10-32-000-0290		12251 DARTMOOR DR	FERDINAND WILNER & FERDINAND NICOLE
73-41-44-10-32-000-0280		12241 DARTMOOR DR	MAWALI WAKISHA L
73-41-44-10-32-000-0270		12231 DARTMOOR DR	
73-41-44-10-32-000-0260		12221 DARTMOOR DR	OLESEN SARAH B & OLESEN DIANE
73-41-44-10-32-000-0250	WELLINGTON, FL 33414	12190 BRISBANE LN	THR FLORIDA LP
73-41-44-10-32-000-0240	WELLINGTON, FL 33414	12206 BRISBANE LN	PERMASHWAR OMAWATI & PERMASHWAR TOOLSIE P
73-41-44-10-32-000-0230	WELLINGTON, FL 33414	12218 BRISBANE LN	SCALONE RAYMOND
73-41-44-10-32-000-0220	WELLINGTON, FL 33414	12222 BRISBANE LN	BONILLA PABLO
73-41-44-10-32-000-0210	WELLINGTON, FL 33414	12226 BRISBANE LN	RIOS ALEX & RIOS MARCELA ALZATE
73-41-44-10-32-000-0200	┖	12230 BRISBANE LN	IH3 PROPERTY FLORIDA LP
73-41-44-10-32-000-0190	WELLINGTON, FL 33414	12234 BRISBANE LN	ANGRISANI KATY & ANGRISANI ANTHONY
73-41-44-10-32-000-0180	WELLINGTON, FL 33414	12238 BRISBANE LN	ANDRAOS TAMER & ANDRAOS MIRANDA
73-41-44-10-32-000-0170		12242 BRISBANE LN	SULLIVAN ASHLEY & QUADREL JOAN
73-41-44-10-32-000-0160		12246 BRISBANE LN	LLANO HECTOR
73-41-44-10-32-000-0150		12247 BRISBANE LN	PAEZ EDGARDO D & PAEZ MAYLIN
73-41-44-10-32-000-0140		12243 BRISBANE LN	CLARK VIVIENNE A
73-41-44-10-32-000-0130		12239 BRISBANE LN	TAPIA DE VELASQUEZ MIRTA L
73-41-44-10-32-000-0120		12235 BRISBANE LN	LOUIS NATACHA
73-41-44-10-32-000-0110		12231 BRISBANE LN	QUINTERO JOSE A & MORENO KAROL V
73-41-44-10-32-000-0100	WELLINGTON, FL 33414	12227 BRISBANE LN	PERDOMO FRANCISCO F & KELLY MELISSA S
73-41-44-10-32-000-0090	WELLINGTON, FL 33414	12223 BRISBANE LN	KARIA NEERA V & MISHRA VIJAY K
73-41-44-10-32-000-0080	WELLINGTON, FL 33414	12219 BRISBANE LN	RICHIE PATRICIA V & CULVER JAMES
73-41-44-10-32-000-0070		12215 BRISBANE LN	VARKEY THRESIA
73-41-44-10-32-000-0060		12211 BRISBANE LN	FRAIR K VINCENT
73-41-44-10-32-000-0050		12207 BRISBANE LN	VARKEY THRESIA
73-41-44-10-32-000-0040		12203 BRISBANE LN	VARKEY ELIZAMMA
73-41-44-10-32-000-0030		12199 BRISBANE LN	SOUTH FLORIDA INVESTMENT REAL ESTATE LLC
73-41-44-10-32-000-0020	WELLINGTON, FL 33414	12195 BRISBANE LN	POWELL LEE & MICHELLE
73-41-44-10-32-000-0010		12191 BRISBANE LN	SALAS FERNANDO T & LAS ANA
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WRIGHT DIANA A	12270 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-000-0360
ROMO VELIA M	12260 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-000-0370
BUBNICH GUSTAVO	12250 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-000-0380
LARIOS DE LA O FELIPE & ZAPATA ANDRES & ZAPATA ELIZABETH &	12240 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-000-0390
JOSEPH JASON & WHITE JENNIFER	12230 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-000-0400
PYKE JOHN & PYKE DORREL A LAWRENCE	12220 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-000-0410
WILLIAMS LEIGHTON & WILLIAMS ARLENE	12210 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-000-0420
MARTINEZ ORLANDO R & MARTINEZ ALEXANDRA	12200 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-000-0430
GARGIULO OSVALDO	12154 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0440
HASSAN AHMED	12150 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0450
IH2 PROPERTY FLORIDA LP	12146 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0460
HELAL RANIA	12147 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0470
THOMAS RHONDA L	12151 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0480
ANDERSON ROLAND	12155 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0490
TRONI ILIRIAN & TRONI AJNUR	12159 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0500
IACONE JAMES J & IACONE ANITA	12163 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0510
JOSEPH GEDEON & JOSEPH SOUVENIE	12167 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0520
MORRISON SHARON	12171 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0530
CALIX SILVIE	12175 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0540
RODRIGUEZ CARLOS J & RODRIGUEZ LEIDY C	12179 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0550
IH2 PROPERTY FLORIDA LP	12183 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0560
GRANATO SUZANNE W	12187 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0570
WELLINGTON DOWNS HOA INC	12186 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-001-0000
DBG 95 INC	12298 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-015-0000