

Prepared by and return to:
Joseph Arena, Esq.
Sachs Sax Caplan, P.L.
6111 Broken Sound Parkway NW, Suite 200
Boca Raton, Florida 33487
Phone 561-994-4499

Space Above This Line For Recording Data

**NOTICE OF PRESERVATION OF
COVENANTS AND RESTRICTIONS FOR
LEXINGTON LAKES HOMEOWNERS' ASSOCIATION, INC.
a Florida not-for-profit corporation**

This notice of Lexington Lakes Homeowners' Association, Inc., a homeowners' association and Florida not-for-profit corporation, is given under §720.3032, Fla. Stat., and is notice to preserve and protect covenants and restrictions from extinguishment under the Marketable Record Title Act, Chapter 712, Fla. Stat.

Instructions to recorder: Please index both the legal name of the association and the names shown in item 3.

1. Legal name of association: Lexington Lakes Homeowners' Association, Inc.
2. Mailing and physical addresses of association: c/o Vesta Property Services, Inc., 751 Park of Commerce Drive, Suite 116, Boca Raton, FL 33487; 10238 Lexington Lakes Blvd N, Boynton Beach, FL 33436.
3. Names of the subdivision plats, or, if none, common name of community: Lexington Lakes, as recorded in Plat Book 68, Pages 17-20 of the Public Records of Palm Beach County, Florida; and including that portion of the West 15 feet of the abandoned road lying East of and adjacent thereof to the Plat of Lexington Lakes. See Exhibit "A" attached hereto and incorporated herein.
4. Name, address, and telephone number for management company, if any: Vesta Property Services, Inc.; 751 Park of Commerce Drive, Suite 116, Boca Raton, FL 33487; (561) 245-4444.
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:

Declaration of Restrictions and Protective Covenants for Lexington Lakes, recorded in the Palm Beach County, Florida Public Records beginning at Official Records Book 6989, Page 270; and

Amended and Restated Declaration of Restrictions and Protective Covenants for Lexington Lakes, recorded in the Palm Beach County, Florida Public Records beginning at Official Records Book 11405, Page 716; and

Amendment to the Declaration of Restrictions and Protective Covenants for Lexington Lakes, recorded in the Palm Beach County, Florida, Public Records beginning at Official Records Book 7575, Page 838.

Amendment to Declaration of Restrictions and Protective Covenants for Lexington Lakes, recorded in the Palm Beach County, Florida, Public Records beginning at Official Records Book 8245, Page 1778.

Amendment to the Amended and Restated Declaration of Restrictions and Protective Covenants for Lexington Lakes, recorded in the Palm Beach County, Florida, Public Records beginning at Official Records Book 22439, Page 0016; and

Amendment to the Amended and Restated Declaration of Restrictions and Protective Covenants for Lexington Lakes, recorded in the Palm Beach County, Florida, Public Records beginning at Official Records Book 26412, Page 1127; and

Amendment to the Amended and Restated Declaration of Restrictions and Protective Covenants for Lexington Lakes recorded in the Palm Beach County, Florida, Public Records beginning at Official Records Book 27276, Page 1741.

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

All of the Plat of Lexington Lakes, as recorded in Plat Book 68, Pages 17-20, of the Public Records of Palm Beach County, Florida; and including that portion of the West 15 feet of the abandoned road lying East of and adjacent thereof to the Plat of Lexington Lakes.

This notice is filed on behalf of Lexington Lakes Homeowners' Association, Inc. as of this 11 day of MARCH, 2020.

LEXINGTON LAKES HOMEOWNERS'
ASSOCIATION, INC.

By: Carole Sherwood
Signature

CAROLE SHERWOOD
Printed Name

PRESIDENT HOA
Title

[Signature]
Signature Witness #1

Seniwey Anderson
Printed Name Witness #1

[Signature]
Signature Witness #2

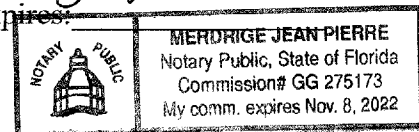
Melissa Hecce
Printed Name Witness #2

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of March, 2020, by Carole Sherwood as President of LEXINGTON LAKES HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. He/She ☐ is personally known to me OR ☒ produced identification. FL DC

[Signature]
Notary Public
Print Name: Melissa Hecce
My commission expires:

Filed By: [Signature]
Joseph Arena, Esq.
Attorney and Agent for the Association



DEDICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that LEXINGTON HOMES, INC., an Illinois corporation, authorized to do business in the State of Florida, the owner of land shown and described hereon, to be known as LEXINGTON LAKES, lying in Section 30, Township 45 South, Range 43 East, Palm Beach County, Florida and being a replat of a portion of Block 15, 16, 17, 48, 49 and 50, and all of Blocks 18 and 47, THE PALM BEACH FARMS CO., PLAT NO. 8 OF SECTION 30, T. 45S., R. 43E., PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT:
The West 15 feet of that portion thereof in Block 15, 17, 48 and 49 for road right-of-way per Road Plat Book 4, Page 52, and further West the South 15 feet of Lot 1 in Block 49 and the South 15 feet of Lot 1, Block 50 for Lake North Drainage District canal right-of-way per Road Plat Book 4, Page 54.

SAID LANDS ALSO KNOWN AS:
A portion of Blocks 15, 16, 17, 48, 49 and 50, and all of Blocks 18 and 47, THE PALM BEACH FARMS CO., PLAT NO. 8 OF SECTION 30, Township 45 South, Range 43 East, according to the plat thereof as recorded in Plat Book 5, Page 73 of the Public Records of Palm Beach County, Florida, more particularly as described in Block 15, 17, 48 and 49, the East one-quarter (1/4) corner of said Section 30, Township 45 South, Range 43 East, along the South line of the Northwest 1/4 of said Section 30, a distance of 43.00 feet, to the North 0° 00' 27" East, a distance of 13.15 feet to the POINT OF BEGINNING.

THENCE, continuing North 0° 00' 27" East, along the East right-of-way line of Lawrence Road as shown in Road Plat Book 4, at Pages 53, 54 and 55 of the Public Records of Palm Beach County, Florida, a distance of 244.00 feet.

THENCE, Northeast 1/4, along the line of a longest curve to the Southeast, having a radius of 25.00 feet, a delta of 80° 29' 40" and an arc distance of 36.00 feet, to the POINT OF BEGINNING.

THENCE, Easterly, along the arc of said curve, to the North 1/4 corner of Block 15, 17, 48 and 49, a distance of 43.00 feet, said curve being coincident with the South right-of-way line of Lake North Drainage District canal per Road Plat Book 4, at Page 54 of the Public Records of Palm Beach County, Florida, a distance of 607.21 feet to the POINT OF BEGINNING.

Said lands lying in the Palm Beach County, Florida, containing 31.55 acres, more or less.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. Water Management Tracts "L-1" and "L-2" and the drainage easements as shown hereon, are hereby dedicated for water management and drainage purposes and shall be the perpetual maintenance obligation of the LEXINGTON LAKES HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation. Its successors and assigns without recourse to Palm Beach County, Florida. Palm Beach County shall have the right, but not the obligation, to maintain those portions of the privately dedicated drainage system that serves to drain surface waters from any public lands.

2. The Lake Maintenance Easements, as shown, are hereby dedicated for lake maintenance purposes and shall be the perpetual maintenance obligation of the LEXINGTON LAKES HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation. Its successors and assigns without recourse to Palm Beach County, Florida. Palm Beach County shall have the right, but not the obligation, to maintain those portions of the privately dedicated drainage system that serves to drain surface waters from any public lands.

3. Parcel "P", the Private Roadway Easement, is hereby dedicated for ingress and egress, private roadway drainage and utility purposes to the LEXINGTON LAKES HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation and is the perpetual maintenance obligation of said association. Its successors and assigns without recourse to Palm Beach County, Florida. Right of access is hereby granted to Palm Beach County for emergency services and the City of Boynton Beach for utility maintenance purposes.

4. Parcels "P" through "P" inclusive, the Private Access Tracts, are hereby dedicated for ingress and egress, drainage and utility purposes to the LEXINGTON LAKES HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation and is the perpetual maintenance obligation of said association. Its successors and assigns without recourse to Palm Beach County, Florida. Right of access is hereby granted to Palm Beach County for emergency services and the City of Boynton Beach for utility maintenance purposes.

5. Tract "M-1" (The additional Right-of-Way for S.R. 904) as shown hereon is dedicated to the Palm Beach County Board of County Commissioners for the perpetual use of the public for thoroughfare purposes.

6. The Lake Maintenance Access Easements, as shown hereon, are hereby dedicated for lake maintenance access purposes to and shall be the perpetual maintenance obligation of the LEXINGTON LAKES HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation. Its successors and assigns without recourse to Palm Beach County, Florida.

7. The Utility Easements, as shown, are hereby dedicated for, separately, for the construction and maintenance of utility facilities. Such easements shall also be easements for the construction, installation, maintenance and operation of cable television services, provided however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility.

8. Parcels "A" and "B", as shown, are hereby dedicated to the LEXINGTON LAKES HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, for the purpose of common open space areas and are the perpetual maintenance obligation of said association. Its successors and assigns without recourse to Palm Beach County, Florida.

9. Parcels "C" through "I", inclusive, as shown, are hereby dedicated to the LEXINGTON LAKES HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, for the purpose of common open space areas and are the perpetual maintenance obligation of said association. Its successors and assigns without recourse to Palm Beach County, Florida.

10. Tract "L-1", as shown, is hereby dedicated to the LEXINGTON LAKES HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, for the purpose of common open space areas and are the perpetual maintenance obligation of said association. Its successors and assigns without recourse to Palm Beach County, Florida.

11. Tract "L-2", as shown, is hereby dedicated to the LEXINGTON LAKES HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, for the purpose of common open space areas and are the perpetual maintenance obligation of said association. Its successors and assigns without recourse to Palm Beach County, Florida.

12. The Limited Access Easement (L.A.E.) as shown, is hereby dedicated to the Palm Beach County Board of County Commissioners for the purposes of control and for public use.

13. Tract "M-1", as shown, is hereby dedicated to the Lake North Drainage District. The successors and assigns for water management purposes and shall be the perpetual maintenance obligation of said district. Its successors and assigns without recourse to Palm Beach County, Florida.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and attested by its Assistant Secretary and for corporate seal to be hereunto granted by and with the authority of its Board of Directors this 11th day of February, A.D. 1991.

ATTEST: STEVEN MAGNIN, Assistant Secretary
DORIS HARRIS, Vice President

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, personally appearing CHARLES MAGNIN and STEVEN MAGNIN, to me well known, and known to me to be the individuals designated in and to execute the foregoing instrument as Vice President and Assistant Secretary, respectively, of LEXINGTON HOMES, INC., an Illinois corporation, and acknowledged to me before me that they executed such instrument as such officers of said corporation on behalf of said corporation and that the said instrument is the true and correct copy of the original and that the said instrument is the true act and deed of said corporation.

WITNESS my hand and official seal this 11th day of February, A.D. 1991.

Notary Public

My Commission Expires: 02/28/92

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of the County.

P.U.D. TABULATION

AREA	31.55 ACRES
NO. OF UNITS	137
DENSITY	4.34 DU/ACRE
ZONING PETITION NO.	89-24

LEXINGTON LAKES
(A PLANNED UNIT DEVELOPMENT)
A REPLAT OF A PORTION OF BLOCKS 15, 16, 17, 48, 49, AND 50, AND ALL OF BLOCKS 18 AND 47, THE PALM BEACH FARMS CO., PLAT NO. 8 OF SEC. 30, T. 45S., R. 43E., PALM BEACH COUNTY, FLORIDA.

PREPARED BY:
CHAS. A. SMITH & ASSOCIATES
CONSULTING ENGINEERS-PLANNERS-SURVEYORS
1001 WEST PALM BLVD., SUITE 200
PALM BEACH, FLORIDA 33480
BY: CHAS. A. SMITH, P.E., C.E., F.S.E.
DATE: FEBRUARY 11, 1991

LOCATION MAP
(NOT TO SCALE)

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned, hereby certifies that it is the holder of a mortgage upon the property described hereon, and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and warrant that its mortgage, which is recorded in Official Record Book 306, at Page 178, of S.W., in the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said bank has caused these presents to be signed by its Senior Vice President and attested by its Assistant Secretary and its seal to affix hereunto by acts with the authority of its Board of Directors this 11th day of February, A.D. 1991.

ATTEST: MARY W. JARVIS, Assistant Secretary
JOHN W. THOMPSON, Senior Vice President

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, personally appearing JOHN W. THOMPSON and MARY W. JARVIS, to me well known and known to me to be the individuals designated in and to execute the foregoing instrument as Senior Vice President and Assistant Secretary, respectively, of BANKAMERICA, a Federal Savings Bank, and acknowledged to me before me that they executed such instrument as such officers of said corporation on behalf of said corporation and that the said instrument is the true and correct copy of the original and that the said instrument is the true act and deed of said bank.

WITNESS my hand and official seal this 11th day of February, A.D. 1991.

Notary Public

My Commission Expires: 02/28/92

SURVEYOR'S CERTIFICATE
This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been placed as required by Law and Permanent Control Points (P.C.P.'s) will be set under the quarantines posted with Palm Beach County for the required improvements and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and provisions of Palm Beach County, Florida and Minimum Technical Standards Chapter 21, Part 6, Florida Administrative Code.

Date: 2/12/91
Frederick E. Conrad, Jr.
Professional Land Surveyor
Florida Registration No. 2015

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