

Prepared By and Return To:
WILL CALL BOX 45
HILLEY & WYANT-CORTEZ, P.A.
860 U.S. HIGHWAY ONE, SUITE 108
NORTH PALM BEACH, FL 33408

CFN 20090120205
OR BK 23172 PG 1694
RECORDED 04/10/2009 16:21:10
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1694 - 1697; (4pgs)

NOTICE OF PRESERVATION OF THE DECLARATION OF COVENANTS AND RESTRICTIONS
FOR HIDDEN LANDINGS HOMEOWNERS ASSOCIATION, INC.

Hidden Landings Homeowners Association, Inc. (the "Association"), whose post office address is c/o Wellington Management, Inc., 3461-B Fairlane Farms Road, Wellington, FL 33414, hereby files this Notice to Preserve the Declaration of Covenants and Restrictions for Hidden Landings Homeowners Association, Inc. (the "Notice"), for the Declaration recorded at Official Record Book 2829, Page 1793, of the Public Records of Palm Beach County, Florida, as amended. An Affidavit executed by the appropriate member of the Board of Directors is attached to this Notice as "Exhibit A", affirming that 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, pursuant to Florida Statute 712.06(1)(b).

Legal Description of the land affected by this Notice:

See attached "Exhibit B"

THE FOREGOING Notice was approved by a two-thirds affirmative vote of its Board of Directors at a duly noticed Board of Director meeting on March 19, 2009, in compliance with Florida Statute 712.05(1).

IN WITNESS WHEREOF, Hidden Landings Homeowners Association, Inc., a Florida not-for-profit corporation, has caused this Notice to be executed this 19th day of MARCH, 2009.

Signed, sealed and delivered
In the presence of:

HIDDEN LANDINGS HOMEOWNERS
ASSOCIATION, INC.

Julie Burns
Witness(print name): Julie Burns, VP

By: Grace Rodriguez
President (print name): Grace Rodriguez

Peter J. Pich
Witness(print name): Peter Pich, LCAM

ATTEST:
Laura Ludwig
Secretary (print name): Laura Ludwig

STATE OF FLORIDA)
COUNTY OF PALM BEACH) ss:

The foregoing instrument was acknowledged before me this 19th day of March, 2009, by Grace Rodriguez and Laura Ludwig, the President and Secretary, respectively of Hidden Landings Homeowners Association, Inc., a Florida not-for-profit corporation on behalf of the corporation, who ☒ are personally known OR ☐ have produced as identification and who have not taken an oath.

Kimberly A. Pirozzi
Notary Public
My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Kimberly A. Pirozzi
Commission #DD850369
Expires: FEB. 07, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

EXHIBIT A

AFFIDAVIT

STATE OF FLORIDA)

COUNTY OF PALM BEACH) ss:

BEFORE ME, the undersigned authority, personally appeared the Affiant, Grace Rodriguez, President of Hidden Landings Homeowners Association, Inc., who upon being duly sworn, deposes and states:

1. The Board of Directors caused the following statement to be mailed or hand delivered to the members of the Association, along with the Notice of Meeting at which the Board approved of the Preservation of the Declaration of Covenants and Restrictions:

STATEMENT OF MARKETABLE TITLE ACTION

Hidden Landings Homeowners Association, Inc. ("Association") has taken action to ensure that the Association's Declaration of Covenants and Restrictions recorded in Official Record Book 2829, Page 1793 of the Public Records of Palm Beach County, Florida, as amended from time to time, currently burdening the property of each 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 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.

FURTHER AFFIANT SAYETH NAUGHT.

HIDDEN LANDINGS HOMEOWNERS
ASSOCIATION, INC.,

By: Grace Rodriguez
President (print name): Grace Rodriguez

STATE OF FLORIDA)
COUNTY OF PALM BEACH) ss:

The foregoing instrument was acknowledged before me this 19th day of March, 2009, by Grace Rodriguez, the President of Hidden Landings Homeowners Association, Inc., a Florida not-for-profit corporation on behalf of the corporation, who ☒ is personally known OR ☐ has produced _____ as identification and who has not taken an oath.

Kimberly A. Pirozzi
Notary Public
My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Kimberly A. Pirozzi
Commission #DD850369
Expires: FEB. 07, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

A tract of land lying and being in part of Section 3, Township 44 South, Range 41 East, Palm Beach County, Florida, and more particularly described as follows:

Commencing at the Southwest corner of said Section 3; thence South $89^{\circ} 39' 42''$ East (for convenience all bearings shown herein are referred to an assumed meridian) along the South line of Section 3, a distance of 603.01 feet to a point on the East Right of Way line of Canal C-7; thence North $01^{\circ} 10' 33''$ East along said East Right of Way line, a distance of 1089.20 feet to the POINT OF BEGINNING of the hereinafter described tract; thence continue North $01^{\circ} 10' 33''$ East, a distance of 200 feet; thence South $88^{\circ} 49' 27''$ East, a distance of 311.23 feet; thence North $67^{\circ} 55' 21''$ East, a distance of 449.87 feet to a point on the West Right of Way line of Forest Hill Boulevard; said point being on the arc of a curve concave to the Southwest having a radius of 5090.43 feet and a central angle of $06^{\circ} 55' 15''$ and whose tangent at this point bears North $23^{\circ} 39' 13''$ West; thence Southeasterly along said Westerly Right of Way line and said curve, a distance of 792.57 feet; thence South $75^{\circ} 49' 49''$ West along the Northerly Right of Way line of Canal C-13, making an angle with the tangent to the last described curve, measured from Northwest to Southwest of $89^{\circ} 26' 14''$, a distance of 133.31 feet to the beginning of a curve concave to the Northeast having a radius of 175 feet and a central angle of $67^{\circ} 15' 48''$; thence Southwesterly, Westerly and Northwesterly along the arc of said curve, a distance of 203.44 feet; thence North $36^{\circ} 54' 24''$ West along the tangent to said curve, a distance of 30.90 feet to the beginning of a curve concave to the Southwest having a radius of 430 feet and a central angle of $51^{\circ} 55' 03''$; thence Northwesterly and Westerly along the arc of said curve, a distance of 389.64 feet; thence North $88^{\circ} 49' 27''$ West along the tangent to said curve, a distance of 180 feet to the beginning of a curve concave to the Northeast having a radius of 150 feet and a central angle of $90^{\circ} 00' 00''$; thence Westerly, Northwesterly and Northerly along the arc of said curve, a distance of 235.62 feet to the POINT OF BEGINNING.

Containing 9.897 Acres, more or less.

EXHIBIT B (Page 2 of 2)

All of the land described in Tallpine Phase One of Wellington, P.U.D., according to the Plat in Plat Book 34, Page 34, as recorded in the Public Records of Palm Beach County, Florida.

All of the land described in Tallpine Phase Two of Wellington, P.U.D., according to the Plat in Plat Book 34, Page 186, as recorded in the Public Records of Palm Beach County, Florida.

The Notice of Claim filed against Lot 1, Tallpine-Phase Two of Wellington, P.U.D., according to the Plat thereof, on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, recorded in Plat Book 34, Page 186, recorded in Official Record Book 5545, Page 1703, of the Public Records of Palm Beach County, Florida.

NOT A CERTIFIED COPY