

**This instrument was prepared by
and should be returned to:**

Di Masi Burton, P.A.

Attn: Toby Snively, Esq.

801 N. Orange Ave., Suite 500

Orlando, Florida 32801

**NOTICE OF SADDLEBROOK COMMUNITY ASSOCIATION, INC.
PURSUANT TO SECTION 720.3032, FLORIDA STATUTES, AND NOTICE TO PRESERVE
AND PROTECT COVENANTS AND RESTRICTIONS FROM EXTINGUISHMENT
UNDER MARKETABLE RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES**

Pursuant to Chapter 720.3032, *Florida Statutes*, the undersigned Claimant files this Notice and in support thereof states:

1. The legal name of the entity filing this Notice is SADDLEBROOK COMMUNITY ASSOCIATION, INC., (the "Association").
2. The Association is a Florida corporation, not-for-profit, with a current principal and mailing address of c/o Leland Management, Inc., 6972 Lake Gloria Blvd., Orlando, Florida 32809.
3. The common name of the community is Saddlebrook.
4. Leland Management, Inc. serves as the Association's property management company, and may be reached at 6972 Lake Gloria Blvd., Orlando, Florida 32809, 407-479-3726.
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 are covenants or restrictions affecting the community which the Association desires to be preserved from extinguishment:
 - a. Articles of Incorporation filed with the State of Florida Department of State on February 2, 1994.
 - b. Notice of Recording of Bylaws of Saddlebrook Community Association, Inc. recorded at Official Records Book 8184, Page 1986 in the Public Records of Orange County, Florida on September 12, 2005.
 - c. Correspondence dated December 8, 1993 and attached insurance information recorded at DOC # 1993P032030 in the Public Records of Orange County, Florida on December 15, 1993.
 - d. Declaration of Covenants and Restrictions – Saddlebrook recorded at Official Records Book 4668, Page 415 in the Public Records of Orange County, Florida on December 15, 1993.
 - e. Amendment to Declaration of Covenants and Restrictions – Saddlebrook of Orlando, Inc. recorded at Official Records Book 4808, Page 2234 in the Public Records of Orange County, Florida on October 14, 1994.
 - f. Developer's Agreement for Improvements to be Dedicated to Orange County in Conjunction with a Subdivision recorded at Official Records Book 4678, Page 4522 in

the Public Records of Orange County, Florida on January 5, 1994.

- g. Developer's Agreement for Private Improvements recorded at Official Records Book 4678, Page 4530 in the Public Records of Orange County, Florida on January 5, 1994.
 - h. Resolution of the Board of County Commissioners Establishing a Municipal Service Taxing/Benefit Unit for Streetlighting for Saddlebrook A Replat recorded at Official Records Book 4705, Page 4979 in the Public Records of Orange County, Florida on March 3, 1994.
 - i. Resolution of the Board of County Commissioners Establishing a Municipal Service Taxing/Benefit Unit for Maintenance of Retention Ponds in Saddlebrook A Replat recorded at Official Records Book 4705, Page 5000 in the Public Records of Orange County, Florida on March 3, 1994.
 - j. Use Agreement recorded at Official Records Book 4855, Page 707 in the Public Records of Orange County, Florida on February 13, 1995.
 - k. Resolution of the Board of County Commissioners Amending and Restating a Municipal Service Taxing/Benefit Unit for Maintenance of Certain Retention Ponds in Saddlebrook recorded at Official Records Book 6526, Page 1655 in the Public Records of Orange County, Florida on May 17, 2002.
7. The legal description(s) of the community affected by the listed covenants or restrictions is/are set forth on the plat(s) filed in the Public Records of Orange County, Florida (the "Plat(s)") as follows:

The Plats of Saddlebrook A Replat, as recorded in Plat Book 32 at Page 30, Public Records of Orange County, Florida.

This notice is filed on behalf of Saddlebrook Community Association, Inc. on this 13 day of June, 2023.

*** Signature Page Follows ***

[Signature]
Witness #1 (sign)

Katherine Voloshin
Printed Name

[Signature]
Witness #2 (sign)

Salana Ibrahim
Printed Name

SADDLEBROOK COMMUNITY ASSOCIATION, INC.

Sign: [Signature]
By: 6-13-23, as President of
Saddlebrook Community Association, Inc.

STATE OF Florida)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 13 day of June 2023 by Michael Williams as the
President of Saddlebrook Community Association, Inc. who is personally known to me or who
produced _____ as identification.

[Signature]
NOTARY PUBLIC
My Commission Expires:

