

Prepared by:  
Carlos R. Arias  
ARIAS BOSINGER, PLLC  
140 N. Westmonte Dr., Ste. 203  
Altamonte Springs, FL 32714  
(407) 636-2549

**SUMMARY NOTICE OF PRESERVATION  
PURSUANT TO MARKETABLE RECORD TITLE ACT**

*Notice of Baytree Villas Homeowners Association, Inc., under s. 720.3032, Florida Statutes, and notice to preserve and protect covenants or 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 in item 3.*

Baytree Villas Homeowners Association, Inc. ("Association"), a Florida not-for-profit corporation, is a homeowners association subject to Chapter 720, Florida Statutes. The Association desires to preserve the covenants and restrictions affecting the Association from extinguishment under Chapter 712, Florida Statutes, Marketable Record Title Act. The Association has taken action to ensure that the following documents, currently burdening the property of each and every member of the Association, retains its status as the source of marketable title with regard to the affected real property.

**1. ASSOCIATION:**

The legal name of the Association preserving the covenants and restrictions is as follows:

Baytree Villas Homeowners Association, Inc.

**2. ADDRESSES OF ASSOCIATION:**

The mailing and physical addresses of the Association are as follows:

**Mailing Address:**

c/o Sentry Management, Inc.  
2180 West S.R. 434, Suite 5000  
Longwood, FL 32779

**Physical Address:**

147 Juniper Way  
Tavares, FL 32778

**3. SUBDIVISION PLATS/COMMUNITY NAMES:**

The names of the affected subdivision plats, or if not applicable, the common name of the community is/are as follows:

**Plat Name**

BAYTREE, PHASE I, recorded in Plat Book 31, Page 11, *et seq.*, of the Public Records of Lake County, Florida

BAYTREE, PHASE II, recorded in Plat Book 33, Page 52, *et seq.*, of the Public Records of Lake County, Florida

BAYTREE, PHASE III, recorded in Plat Book 36, Page 20, *et seq.*, of the Public Records of Lake County, Florida

4. **MANAGEMENT COMPANY, IF ANY:**

The name, address, and telephone number of the current community association management company or community association manager serving the Association is as follows:

c/o Sentry Management, Inc.  
2180 West S.R. 434, Suite 5000  
Longwood, FL 32779  
(407) 788-6700

5. **NOTICE:**

This notice **does** constitute a notice to preserve and protect covenants or restrictions from extinguishment under the Marketable Record Title Act.

6. **COVENANTS OR RESTRICTIONS AFFECTED:**

The covenants or restrictions affecting the community which the Association desires to be preserved from extinguishment are as follows:

Document Name	O.R. Book	Page(s)
Declaration of Covenants, Conditions and Restrictions for Baytree	1045	1871, <i>et seq.</i>
First Amendment to Declaration of Covenants, Conditions and Restrictions	1047	0131, <i>et seq.</i>
Second Amendment to Declaration of Covenants, Conditions and Restrictions	1062	0786, <i>et seq.</i>
Third Amendment to Declaration of Covenants, Conditions and Restrictions	1121	1083, <i>et seq.</i>
Fourth Amendment to Declaration of Covenants, Conditions and Restrictions	1165	0120, <i>et seq.</i>
Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Baytree	1212	0723, <i>et seq.</i>
Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Baytree	1240	1746, <i>et seq.</i>

Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Baytree	1346	0392, <i>et seq.</i>
Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Baytree	1348	1403, <i>et seq.</i>
Articles of Incorporation of Baytree Villas Homeowners Association, Inc	Previously unrecorded	
Certificate of Recording a True and Correct Copy of Bylaws of Baytree Villas Homeowners Association, Inc.	2392	0365, <i>et seq.</i>
Affidavit (containing First Amendment to Bylaws of Baytree Villas Homeowners Association, Inc. and Second Amendment to Bylaws of Baytree Villas Homeowners Association, Inc.)	2111	0545, <i>et seq.</i>
Certificate of Third Amendment to Bylaws of Baytree Villas Homeowners Association, Inc.	2423	1571, <i>et seq.</i>

Any and all other recorded amendments, supplements and additions to the above referenced documents, all as may be amended from time to time.

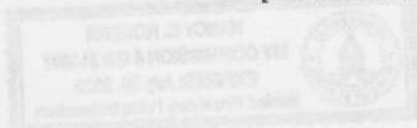
**7. LAND(S) AFFECTED:**

The legal description(s) of the community affected by the listed covenants or restrictions is ("Property"):

<b>Plat Name</b>	<b>Plat Book</b>	<b>Page(s)</b>
BAYTREE, PHASE I	31	11, <i>et seq.</i>
BAYTREE, PHASE II	33	52, <i>et seq.</i>
BAYTREE, PHASE III	36	20, <i>et seq.</i>

By and through its undersigned authorized representative, and pursuant to Chapters 712 and 720, Florida Statutes, the Association does hereby preserve and extend for the maximum duration permitted by law the covenants or restrictions imposed on the Property affected by this Summary Notice.

[Remainder of this page intentionally left blank.]



IN WITNESS WHEREOF, the Association has caused these presents to be executed in its name, this 28th day of FEBRUARY, 2020

Signed, sealed and delivered in the presence of:

BAYTREE VILLAS HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

Maria E Danckaert  
(Witness 1 - Sign Name)

Maria E Danckaert  
(Witness 1 - Print Name)

David C Ward  
(Witness 2 - Sign Name)

DAVID C WARD  
(Witness 2 - Print Name)

By: Richard Danckaert  
(Sign Name)

RICHARD DANCKAERT  
(Print Name)

PRESIDENT

Attest: Judy Ward  
(Sign Name)

JUDY WARD  
(Print Name)

SECRETARY

Maria E Danckaert  
(Witness 1 - Sign Name)

Maria E Danckaert  
(Witness 1 - Print Name)

David C Ward  
(Witness 2 - Sign Name)

DAVID C WARD  
(Witness 2 - Print Name)

STATE OF FLORIDA COUNTY OF LAKE

The foregoing was acknowledged before me this 28th day of FEBRUARY, 2020, by Richard Danckaert, acting as President, and Judy Ward, acting as Secretary of the BAYTREE VILLAS HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, [] who is personally known to me or [] who has produced \_\_\_\_\_ as identification.

Nancy C. Rogers  
NOTARY PUBLIC  
STATE OF FLORIDA

Notary Seal  
My Commission Expires:

