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This instrument was prepared by and return to:
Smith, Bigman, Brock P.A.
c/o Frank S. Ganz, Esq.
P.O. Box 15200
Daytona Beach, FL 32115-5200

**NOTICE OF MARKETABLE RECORD TITLE ACTION TO
PRESERVE COVENANTS AND RESTRICTIONS**

1. **TOWNHOMES NORTH AT PORT ORANGE HOMEOWNER'S ASSOCIATION, INC.** ("Association"), which has a mailing address of 1190 Pelican Bay Drive, Daytona Beach, Florida 32119, has taken action to ensure that the Declaration of Covenants and Restrictions of Townhomes North at Port Orange, recorded in Official Records Book 3183, Page 0488, in the Public Records of Volusia County, Florida, as recorded on August 22, 1988 and as may be amended from time to time, 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 transfer of a member's residence. To this end, the Association has caused this notice required by Chapter 712, Florida Statutes, to be recorded in the public records of Volusia County, Florida. Copies of this notice and its attachments are available in the official records of the Association.

2. Attached to this Notice is an Affidavit of the President of the Association including a copy of the Notice of Board Meeting which was delivered to all parcel owners in the Association which Notice of Board Meeting contained the Statement of Marketable Title Action as required by Sections 712.05(1) and 712.06(b), Florida Statutes.

3. A full and complete description of all land affected by this Notice is as follows:

Lots 1 through 78, Parcel "A", Parcel "B", Parcel "C", and all other parcels of real estate, including common areas of TOWNHOMES NORTH AT PORT ORANGE, according to the plat thereof as recorded in Map Book 42, Page 36, of the Public Records of Volusia County, Florida.

4. This claim is based upon an existing Declaration of Covenants and Restrictions, recorded on August 22, 1988, in Official Records Book, 3183, Page 0488, Public Records, Volusia County, Florida.

5. A meeting of the Board of Directors was held on JUNE 8, 2017, whereby a quorum of 3 out of 3 board members were present, and upon motion and affirmative vote of no less than two-thirds of the total board members the board resolved to have this Notice of Marketable Title Action to Preserve Covenants and Restrictions filed with the clerk and recorded in the public records.

Signed on JUNE 8, 2017.

Signed, sealed and delivered in our presence:

TOWNHOMES NORTH AT PORT
ORANGE HOMEOWNERS'
ASSOCIATION, INC.

Lisa Fitzgerald
Print Witness Name: LISA FITZGERALD

S. Harridge
Print: STEPHEN HARRIDGE
President

Mary Rhodes
Print Witness Name: Mary Rhodes

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 8 day of JUNE, 2017 by STEPHEN HARRIDGE, President of Townhomes North at Port Orange Homeowners' Association, Inc. who is personally known to me or has produced _____ as identification.

Charla Khatib
Notary Public



CHARLA KHATIB
MY COMMISSION # FF 963716
EXPIRES: February 23, 2020
Bonded Thru Budget Notary Services

AFFIDAVIT OF SERVICE OF NOTICE OF MEETING

STATE OF FLORIDA
COUNTY OF VOLUSIA

STEPHEN HARRIDGE being first duly sworn deposes and says:

1. That he/she is President of TOWNHOMES NORTH AT PORT ORANGE HOMEOWNERS' ASSOCIATION, INC., a corporation organized and existing under the laws of the State of Florida, with a mailing address of 1190 Pelican Bay Drive, Daytona Beach, Florida 32119 and whose behalf she makes this affidavit.

2. That the Board of Directors of said homeowners association, in compliance with Section 712.06(1)(b) Florida Statutes, caused to be served on all members of said homeowners association by hand delivery or by U.S. mail not less than seven (7) days prior to such meeting, notice of a meeting to preserve and extend the covenants and restrictions of said homeowners association, stating the meeting's time and place and containing the statement of marketable title action described in Section 712.06(1)(b), Florida Statutes, a copy of which notice is attached hereto.

3. The above mentioned association corporation has caused this instrument to be executed on its behalf, pursuant to authority of its board of directors, by its President, on this 8 day of JUNE, 2017.

S. Har

Print: STEPHEN HARRIDGE
Affiant, President

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 8 day of JUNE 2017 by STEPHEN HARRIDGE, President of Townhomes North at Port Orange Homeowners' Association, Inc. who is personally known to me or has produced _____ as identification.



CHARLA KHATIB
MY COMMISSION # FF 963716
EXPIRES: February 23, 2020
Bonded Thru Budget Notary Services

[Signature]
Notary Public

**TOWNHOMES NORTH AT PORT ORANGE
HOMEOWNERS' ASSOCIATION, INC.**

**Board of Directors Meetings
Date: June 8, 2017**

CORRECTED MEETING TIME: 6:00 PM

**At the office of: Southern States Management Group
1190 Pelican Bay Drive, Daytona Beach, FL 32119**

AGENDA

1. Call to Order/Establish Quorum
2. Approval of Previous Meeting Minutes
3. Preservation of Declaration of Covenants and Restrictions

STATEMENT OF MARKETABLE TITLE ACTION

Townhomes North at Port Orange Homeowners' Association, Inc. (the "Association") has taken action to ensure that the Declaration of Covenants and Restrictions of Townhomes North at Port Orange, recorded in Official Records Book 3183, Page 0488, in the Public Records of Volusia County, Florida, as may be amended from time to time, 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 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 Volusia 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.

4. Financial Report
5. Homeowner Comments
6. Schedule Next Meeting
7. Adjournment

PARTIES AFFECTED BY NOTICE OF MARKETABLE RECORD TITLE ACTION

GRANTEE:

TOWNHOMES NORTH AT PORT ORANGE HOMEOWNERS ASSOCIATION, INC.

GRANTORS, as owners of Lots 1 through 78, Parcel "A", Parcel "B", Parcel "C", and all other parcels of real estate, including common areas of TOWNHOMES NORTH AT PORT ORANGE, according to the plat thereof as recorded in Map Book 42, Page 36, of the Public Records of Volusia County, Florida:

Lot 1: HABIB, MANAR IBRAHIM

Lot 2: DUMET, ALVARO

Lot 3: GIBSON, RONALD G., TR & GIBSON, PATRICIA A., TR

Lot 4: RAGHEB, TIMOTHY

Lot 5: FITZGERALD, DAVID A. & LISA M.

Lot 6: KETZER, ROBERT & ALBERT, DANIELLE & BELMONTE, LINDA

Lot 7: BERRIOS, CARMEN M. & MIGUEL A.

Lot 8: ROPER, MARY F.

Lot 9: WISNIEWSKI, SUSANNE M.

Lot 10: ZHENG, YOU YAN

Lot 11: HORAN, DAVID

Lot 12: HARRIDGE, STEPHEN M. & DAWNA G.

Lot 13: IOZZINO, LOUIS P.

Lot 14: PERKINS, CRAIG

Lot 15: PELLEGRINO, LAURA J.

Lot 16: BETTER LIFE INVESTMENTS, LLC

Lot 17: EDMUND, ROBIN T.

Lot 18: CRAIG-O CONOR, ERIN

Lot 19: WILLIAMS, WENDY ANN & MICHEAL

Lot 20: STEWART, RUTH V., TR & VALK, JAMES M., TR

Lot 21: SMITH, JERRY J. & ROSE E.

Lot 22: SAVINO, DOMINIC J. & LINDA C.

Lot 23: BRUNNER, DEBRA

Lot 24: FIGUEROA, AXEL O.

Lot 25: WILSON, GEOFFREY P. & LOUISE J.

Lot 26: TRIPP, STEPHEN M.

Lot 27: LYNCH, SANDRA

Lot 28: LAM, SHUK FONG

Lot 29: AVCILAR, OKAN

Lot 30: RUIZ, ROSA HELENA

Lot 31: PROFETA, ROBERT

Lot 32: DUMET, VICTOR EDUARDO & MARIA & CHRISTINA DUMET

Lot 33: GARRETT, KATHERINE

Lot 34: PERDUE, HEIDEROSE A.

Lot 35: LEONOWICZ, CHRISTOPHER D.

Lot 36: GOGIA, RAVI & JENNIFER L.

Lot 37: MURPHY, JEFFREY S.

Lot 38: BUENO, DAISY C.

Lot 39: FISHPAUGH, KELLIE

Lot 40: ZOLKIWSKY, DONNA & ZOLKIWSKY, DONALD J.

Lot 41: CRACCHIOLO, GUISEPPE & ANNA

Lot 42: CAMERON, BARBARA RUTH

Lot 43: ANDERSON, CHARLES LE

Lot 44: GAID, MAGED & YOUSSEF, NANCY

Lot 45: WININGS, DOUGLAS E.

Lot 46: WILHELM, JOHN M.

Lot 47: SUNSHINE REALTY & HOMES, LLC

Lot 48: KUREY, JANICE

Lot 49: PEACH, JR., SCOTT H. & KAY D.

Lot 50: PARENTI CANDACE & CARVER, TAMMERA

Lot 51: KELLINI, HANY

Lot 52: ALLA, JANIT YOUSSEF KAMEL NASR

Lot 53: GIOVANELLI, EDNAMARIE

Lot 54: NATIONSTAR MORTGAGE, LLC

Lot 55: REEKIE, MARY B.

Lot 56: VAN, MARY LISE

Lot 57: MURPHY, LORRAINE & MURPHY, JEFFREY S.

Lot 58: GARRISON, JACK H. & VEL J.

Lot 59: NASRALLA, KAMAL FOUAD & FOUAD, REHAM

Lot 60: FREEMAN, SR., DAVID H. & DONNA L.

Lot 61: DLUGOWSKI, IRENEUSZ & TERESA

Lot 62: GERMAN, CAROL A

Lot 63: VINTAGE, VINCENT JOHN

Lot 64: PATERNINA, LEONARDO A. & SANTOS, PAOLA G.

Lot 65: GOULET, RITA L.

Lot 66: OFFUTT, SEETA

Lot 67: MCKENNEY, MARIA J.

Lot 68: DUNCAN, ALEC D.

Lot 69: ENGELBRECHT, JOHN P. & KATHERINE

Lot 70: BETTER LIFE INVESTMENTS, LLC

Lot 71: JONES, KRISTY M.

Lot 72: MYTHOS PROPERTIES, LLC

Lot 73: SMALBEIN, DOROTHY A.

Lot 74: HOLBROOK, RONALD R. & HOLBROOK, JUDY A.

Lot 75: A HELPING HAND, LLC

Lot 76: GAID, MAGED & YOUSSEF, NANCY

Lot 77: KING, DANA

Lot 78: RICHARDSON, LAURA D.