

Prepared by & Return to:  
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3277 Fruitville Road, Building "B"  
Sarasota, FL 34237  
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**NOTICE OF WOODHAVEN ESTATES VILLAS PROPERTY OWNERS ASSOCIATION, INC. UNDER SECTION 720.3032, FLORIDA STATUTES AND NOTICE TO PRESERVE AND PROTECT COVENANTS AND 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.*

1. Legal Name of Association: **Woodhaven Estates Villas Property Owners Association, Inc. (the "Association")**
2. Mailing and Physical Addresses of Association: **C/O Casey Condominium Management, LLC, 4370 S. Tamiami Trail, Ste 102, Sarasota, FL 34231**
3. Names of the Subdivision Plats, or, if none, Common Name of Community: **Fifty-First Addition to Port Charlotte Subdivision, Plat Book 21, Page 8 of the Public Records of Sarasota County, Florida**
4. Name, Address, and Telephone Number for Management Company, if any: **Casey Condominium Management, LLC, 4370 S. Tamiami Trail, Ste 102, Sarasota, FL 34231, (941) 922-3391**
5. This notice does  X  does not \_\_\_ 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:

<u>Names of Instruments:</u>	<u>Official Records Book and Page Where Recorded</u>
a. Declaration of Neighborhood Covenants for Woodhaven Estates Villas	ORI# 1999068713
b. Articles of Incorporation of the Association	ORI# 2005205130
c. Bylaws of the Association	ORI# 2005205130
d. Certificate of Amendment to the Declaration of Neighborhood Covenants, Articles of Incorporation and Bylaws of the Association	ORI# 2006112949
e. Certificate of Amendment to the Amended and Restated Declaration of Neighborhood Covenants for Woodhaven Estates Villas	ORI# 2008008945
f. Certificate of Amendment Declaration of Neighborhood Covenants for Woodhaven Estates Villas	ORI# 2010043870
g. Certificate of Amendment Declaration of Neighborhood Covenants for Woodhaven Estates Villas	ORI# 2011055452
h. Corrective Certificate of Amendment Declaration of Neighborhood Covenants for Woodhaven Estates Villas	OR# 2011072427
i. Certificate of Amendment Declaration of Neighborhood Covenants for Woodhaven Estates Villas	ORI# 2012022779
j. Certificate of Amendment Declaration of Neighborhood Covenants for Woodhaven Estates Villas	ORI# 2017144494

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

**Lots 2, 3, 4, 7, 8, 10, 11, 12, 14, 16, 18, 19, Block 2563, Lots 2, 3, 5, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, Block 2564, Lots 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 16, 17, 18, Block 2565, Lots 2, 5, 7, 9, 10, 11, 12, 13, 15, 16, 17, Block 2566, 51<sup>st</sup> Addition to Port Charlotte Subdivision, a subdivision according to the plat thereof, as recorded in Plat Book 21, at Page 8, of the Public Records of Sarasota County, Florida.**

This Notice is filed on behalf of Woodhaven Estates Villas Property Owners Association, Inc. as of November 14 2024.

Witnesses:

**WOODHAVEN ESTATES VILLAS PROPERTY OWNERS ASSOCIATION, INC.**

Sign: [Signature]  
Print: MARY LOU MAGNO  
Address: 1379 OAKS BL  
City, State, Zip: NORTH PORT FL 34288

By: [Signature]  
Stephen Hippensteel, as President

Sign: [Signature]  
Print: THOMAS G EGGLESTON  
Address: 5243 FAIRLANE DR  
City, State, Zip: NORTH PORT FL 34288

ATTEST:  
By: [Signature]  
Gerald Barczak, as Secretary

[CORPORATE SEAL]

STATE OF FLORIDA  
COUNTY OF SARASOTA

14 The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14 day of November, 2024, by Stephen Hippensteel, as President of **WOODHAVEN ESTATES VILLAS PROPERTY OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

Sign: [Signature]

Print: Bridget Spence  
State of Florida at Large (Seal)

My Commission expires July 21, 2025

