



Prepared by and Return to:
Richard A. Ulrich
Ulrich, Scarlett, Watts & Dean, P.A.
713 S. Orange Ave., Ste 201
Sarasota, Florida 34236

**NOTICE OF PRESERVATION
OF
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS
FOR
STONEYBROOK ESTATES, A SUBDIVISION**

Notice of STONEYBROOK ESTATES COMMUNITY ASSOCIATION, INC. (the "Association"), 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. The name of the Association is STONEYBROOK ESTATES COMMUNITY ASSOCIATION, INC., whose post office address is P. O. Box 21058, Sarasota, Florida 34276, telephone: 941-444-7090, and physical address is 3307 Clark Road, Suite 201, Sarasota, FL 34231

2. The subdivision operated by the Association, STONEYBROOK ESTATES, a subdivision, Sarasota County, Florida, is subject to the Declaration of Covenants, Conditions and Restrictions of STONEYBROOK ESTATES, originally recorded in Official Records Book 2382, page 2729, et. seq., of the Public Records of Sarasota County, Florida, as amended, (the "Declaration").

3. The subdivision plat name is Stoneybrook at Palmer Ranch Unit 3 as recorded in Plat Book 36, Page 17 et seq. of the Official Records of Sarasota County, a copy of which is attached hereto as **Exhibit "A"**. The common name of the community is Stoneybrook Estates.

4. The association is managed by Pinnacle Community Association Management, Inc. whose post office address is P. O. Box 21058, Sarasota, Florida 34276, telephone: 941-444-7090, and physical address is 3307 Clark Rd., Ste 201, Sarasota, FL 34231.

5. This Notice does constitute a notice to preserve and protect covenants or restrictions from extinguishment under the Marketable Record Title Act, Chapter 712, Florida Statutes.

6. The following are the covenants or restrictions affecting the community which the association desires to be preserved from extinguishment:

- A. Declaration of Covenants, Conditions and Restrictions for Stoneybrook Estates dated January 29, 1992 and recorded March 31, 1992 in Official Records Book 2382, Page 2729;
- B. Amendment to Declaration dated July 15, 1992 and recorded August 17, 1992 in Official Records Book 2424, Page 2253;
- C. Approval of Amendment for Unit 2 dated December 11, 1992 and recorded December 29, 1992 in Official Records Book 2465, Page 2102;
- D. Approval of Amendment for Unit 2 dated December 14, 1992 and recorded December 29, 1992 in Official Records Book 2465, Page 2103;
- E. Approval of Amendment for Unit 2 dated December 14, 1992 and recorded December 29, 1992 in Official Records Book 2465, Page 2104;
- F. Amendment to Declaration Unit 3 dated June 10, 1993 and recorded October 5, 1993 in Official Records Book 2555, Page 722;
- G. Approval of Amendment to Declaration Unit 3 dated June 22, 1993 and recorded October 5, 1993 in Official Records Book 2555, Page 729;
- H. Amendment to Declaration Unit 3 dated July 9, 1993 and recorded October 5, 1993 in Official Records Book 2555, Page 730;
- I. Amendment to Declaration dated April 23, 1997 and recorded May 1, 1997 in Official Records Book 2964, Page 2756; and
- J. Amendment to Declaration dated March 23, 2011 and recorded March 28, 2011 in Instrument # 2011035225.

7. The full and complete legal descriptions of all land affected by this Notice is as described in the subdivision plat for Stoneybrook at Palmer Ranch Unit 3 as recorded in Plat Book 36, Page 17 et seq. of the Official Records of Sarasota County, a copy of which is attached hereto as **Exhibit "A"**.

DATED this 4th day of NOVEMBER, 2021.

Signed, sealed, and delivered
in our presence:

**STONEYBROOK ESTATES
COMMUNITY ASSOCIATION,
INC.**

[Signature]
Print Name: Joseph W. Deshane
Witness

By: [Signature]
Ralph Pisani, President

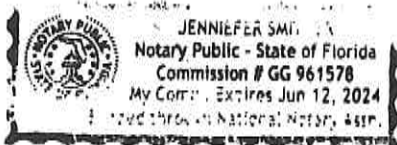
[Signature]
Print Name: JIM MARKEL
Witness

ATTEST:
[Signature]
Jessica Bow, Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on this 4 day of November, 2021 by Ralph Pisan as President and Jessica Bow as Secretary, of **STONEYBROOK ESTATES COMMUNITY ASSOCIATION, INC.**, [who is personally known to me or [] who has produced _____ as identification.

[Signature]
Print Name: Jennifer Smith
Notary Public:



**STONEYBROOK ESTATES COMMUNITY ASSOCIATION, INC.
CERTIFICATE OF RESOLUTION**

The Board of Directors of STONEYBROOK ESTATES COMMUNITY ASSOCIATION, INC., ("Association"), at a meeting for which a notice, stating the meeting's time and place and containing the Statement of Marketable Title Action described in s. 712.06(1)(b), Florida Statutes, was mailed or hand delivered to members of the Umbrella Association not less than 7 days prior to such meeting, and which meeting was duly held on **June 23, 2021**, at Pinnacle Community Association Management, Inc. located at 3307 Clark Rd., Ste 201, Sarasota, FL 34231 adopted the following resolution by an affirmative vote of at least two-thirds of the members of the Board of Directors.

Resolved, that the Board of Directors of the Association elects to preserve and protect the Declaration of Covenants, Conditions and Restrictions of STONEYBROOK ESTATES COMMUNITY ASSOCIATION, originally recorded in Official Records Book 2382, page 2729, et. seq., of the Public Records of Sarasota County, Florida, as may have been amended from time to time, from extinguishment by the operation of Chapter 712, Florida Statutes, by executing and filing for record a notice thereof pursuant to the provisions of Chapter 712, Florida Statutes.

This Resolution is certified this 4th day of November, 2021

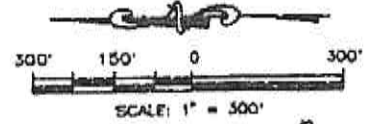


Jessica Bow, Secretary
STONEYBROOK ESTATES COMMUNITY
ASSOCIATION, INC.

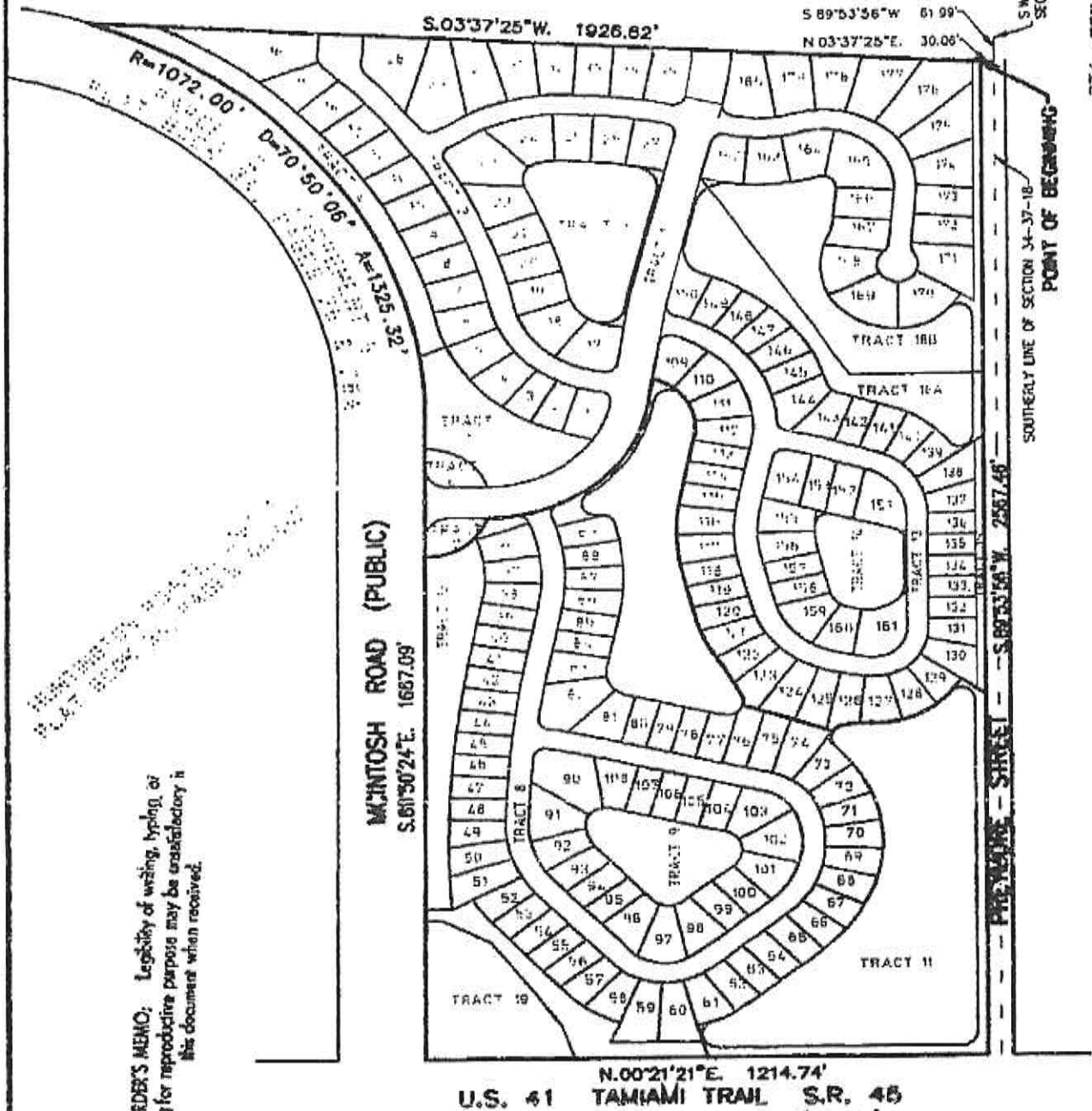
NOTES

BEARINGS, SHOWN HEREON ARE RELATIVE TO THE NORTHERLY LINE OF SECTION 34, T.37S., R.18E., BEING N89°44'29"W

THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY



STONEBROOK ESTATES



RECORDERS MEMO: Legibility of writing, typing, or printing for reproductive purposes may be unsatisfactory in this document when received.

EXHIBIT "A"

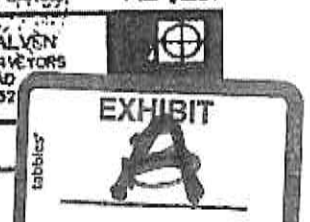
John R. Bangs
 JOHN R. BANGS, PLS #2324

FOR: U.S. HOME CORPORATION

SKETCH & DESCRIPTION OF A 78.380 ACRE TRACT (THE WESTERLY PORTION OF PARCEL R - LOCATED IN SECTION 34, TOWNSHIP 37S., RANGE 18E. SARASOTA COUNTY, FLORIDA

SMALLY, WELFORD & NALVEN CONSULTING ENGINEERS AND SURVEYORS 133 SOUTH MCINTOSH ROAD SARASOTA, FLORIDA 34232

DATE 7/17/92	SCALE 1" = 300'	CHECKED BY RRC	DRAWN BY PO	PROJECT NO 2585-B
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NOTES:

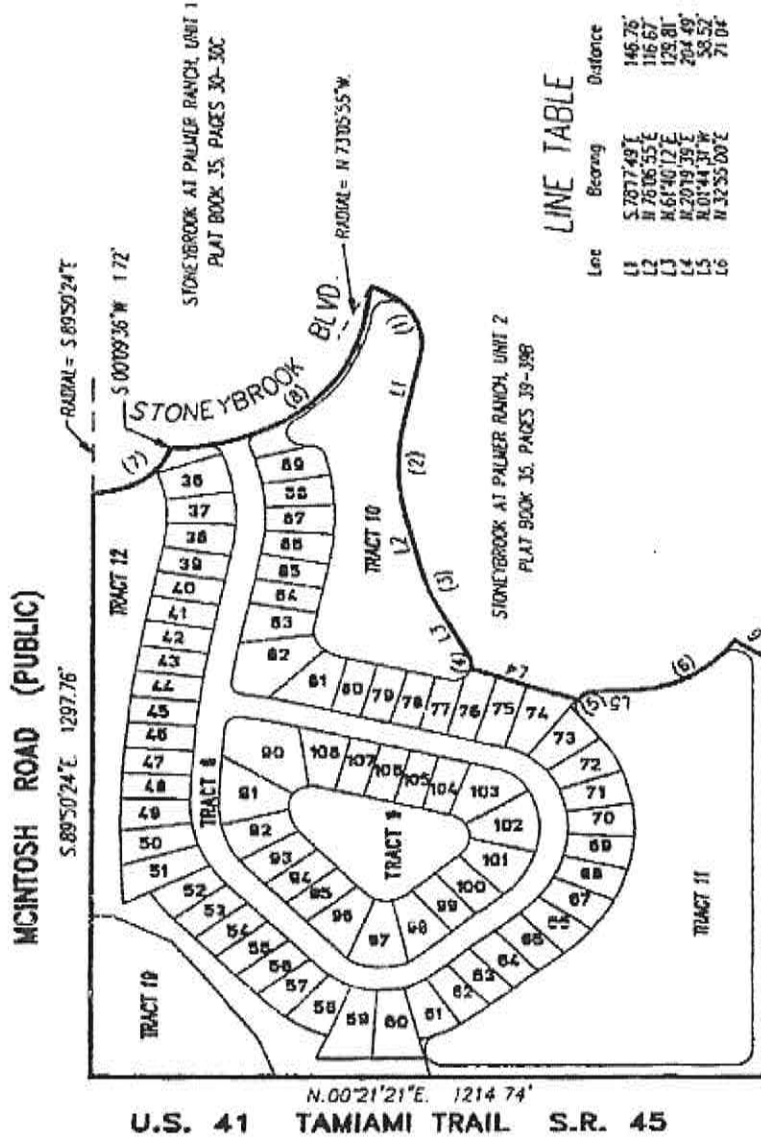
BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTHERLY LINE OF SECTION 34, T.37S., R.18E., BEING N89°44'29"W.



THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY

**STONEYBROOK AT PALMER RANCH, UNIT 3
"COMMITTED LANDS"**

RECORDER'S MEMO: Legibility of writing, typing, or
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LINE TABLE

Line	Bearing	Distance
L1	S 78°27'45" E	146.76'
L2	N 76°06'55" E	116.67'
L3	N 61°40'12" E	129.81'
L4	N 20°19'39" E	204.49'
L5	N 01°44'31" W	58.52'
L6	N 32°35'00" E	71.04'

CURVE TABLE

NO	RADIUS	DELTA	ARC
1	131.00'	84°48'08"	193.89'
2	495.00'	25°35'16"	221.06'
3	345.00'	14°26'43"	88.98'
4	35.00'	44°38'11"	27.25'
5	35.00'	61°09'34"	37.36'
6	245.00'	55°20'28"	236.64'
7	146.00'	73°23'54"	173.35'
8	340.00'	81°48'48"	485.49'

DESCRIPTION

THE PLAT OF STONEYBROOK AT PALMER RANCH, UNIT 3 AS RECORDED IN PLAT BOOK . . . PAGES
OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

EXHIBIT "B"
SHEET 4

John R. Gards
JOHN R. GARDS, PLS #21

FOR: U.S. HOME CORPORATION

SKETCH & DESCRIPTION OF THE PLAT OF STONEYBROOK
AT PALMER RANCH, UNIT 3, PLAT BOOK
- LOCATED IN SECTION 34, TOWNSHIP 37S, RANGE 18E
SARASOTA COUNTY, FLORIDA

SMALLY, WELLFORD, & NALVEN
A Division of Wilson, Miller, Barton & Park, Inc.
CONSULTING ENGINEERS AND SURVEYORS
133 SOUTH MCINTOSH ROAD
SARASOTA, FLORIDA 34232

DATE	SCALE	DRAWN BY	CHECKED BY	PROJECT NO.	DRAWING NO.
6/16/93	1" = 300'	RRC	SAM	2585-6	1

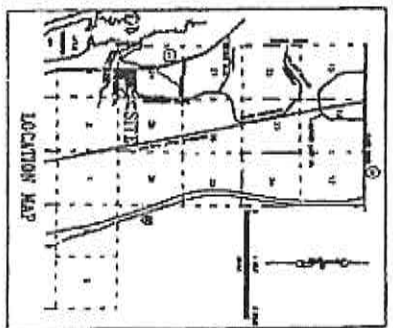
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EXHIBIT "C"

PAGE 10

STONEYBROOK AT PALMER RANCH
UNIT 3

IN SECTION 34, T.37S., R.18E.
SARASOTA COUNTY, FLORIDA



PLAT BOOK 2555 PAGE 725
UNIT 1 of 4
County of Sarasota, Florida, and Township of Stonebrook, Florida, and Range of T.37S., R.18E., of the 3rd Principal Meridian, State of Florida.
BUTLAND COUNTY RECORDS IN S.D. BOOK 1287 OF PAGE 2091 and
SARASOTA COUNTY RECORDS IN S.D. BOOK 2278 OF PAGE 2779 OF THE PUBLIC RECORDS
OF SARASOTA COUNTY, FLORIDA.

DEPARTMENT OF COUNTY ENGINEERING AND SURVEYING
SARASOTA COUNTY, FLORIDA
DATE: 11/15/1983

PLAT BOOK 2555 PAGE 725
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DEPARTMENT OF COUNTY ENGINEERING AND SURVEYING
SARASOTA COUNTY, FLORIDA
DATE: 11/15/1983

NOTICE: This plat is published in accordance with the provisions of the Florida Statutes, Chapter 218, and the rules of the State Board of Engineering and Surveying, Chapter 61G-25.01, and the rules of the State Board of Professional Engineers and Surveyors, Chapter 61G-26.01.

DEPARTMENT OF COUNTY ENGINEERING AND SURVEYING
SARASOTA COUNTY, FLORIDA
DATE: 11/15/1983

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SARASOTA COUNTY, FLORIDA
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STATE OF FLORIDA

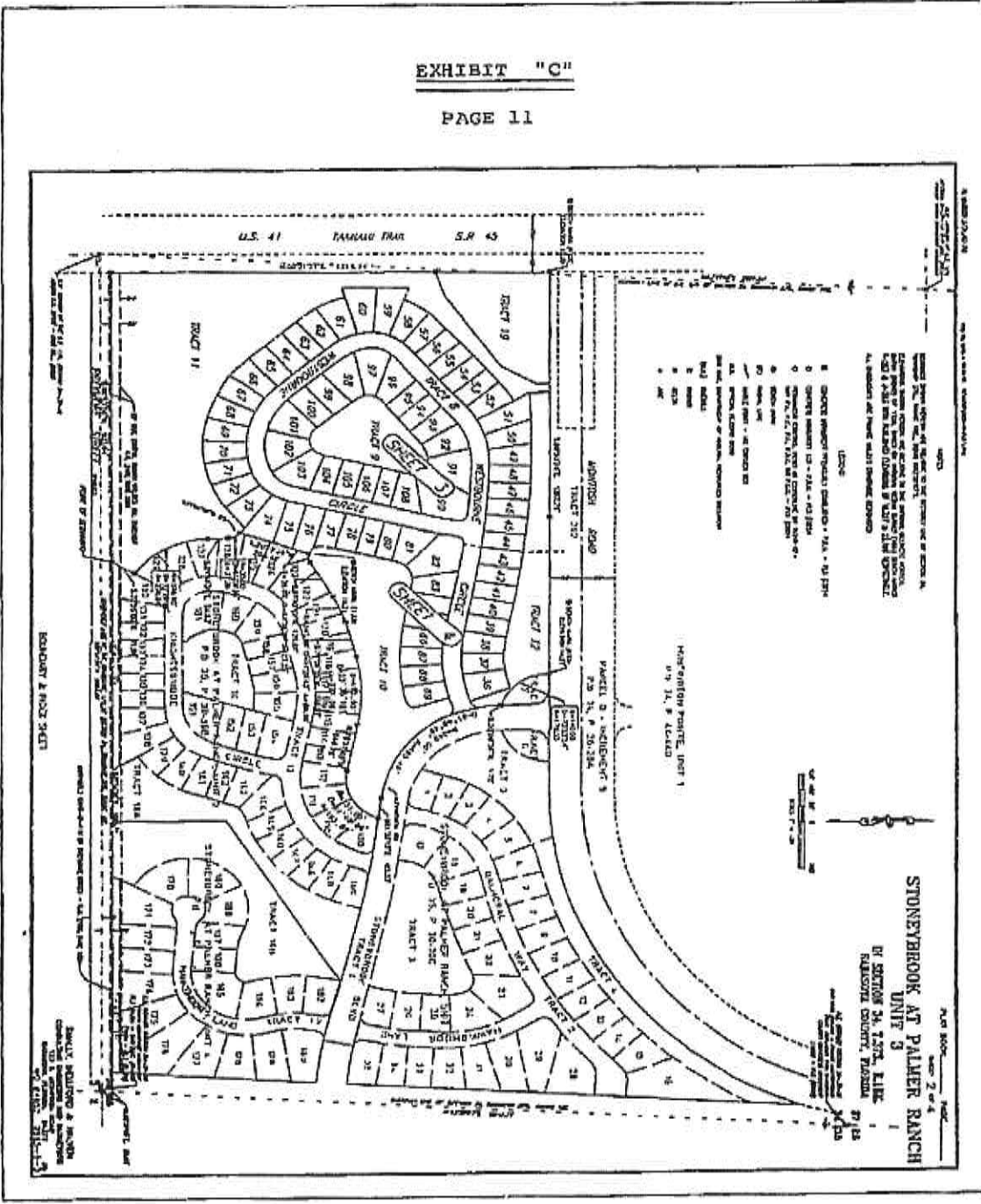
STATE OF FLORIDA

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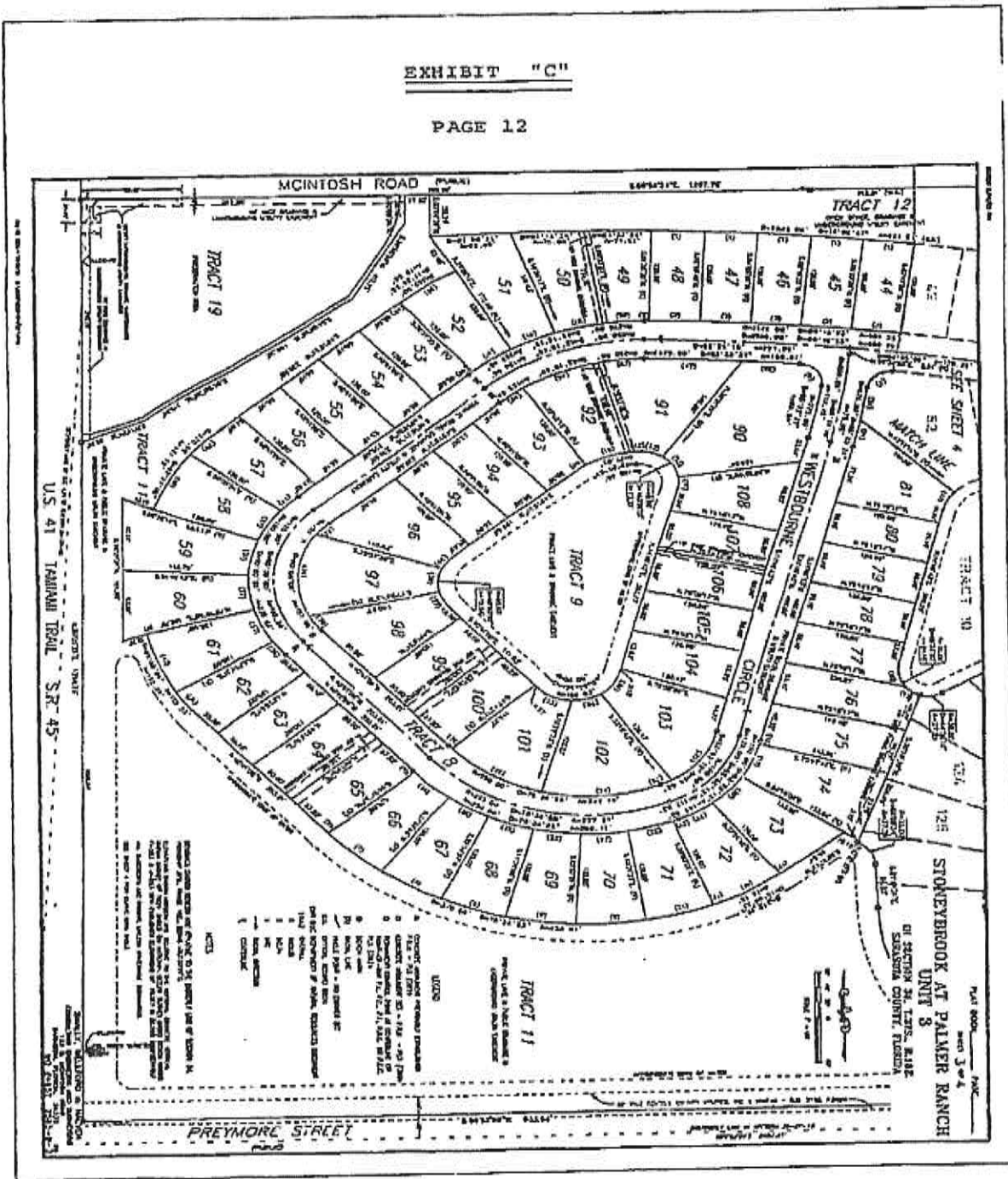
EXHIBIT "C"



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EXHIBIT "C"

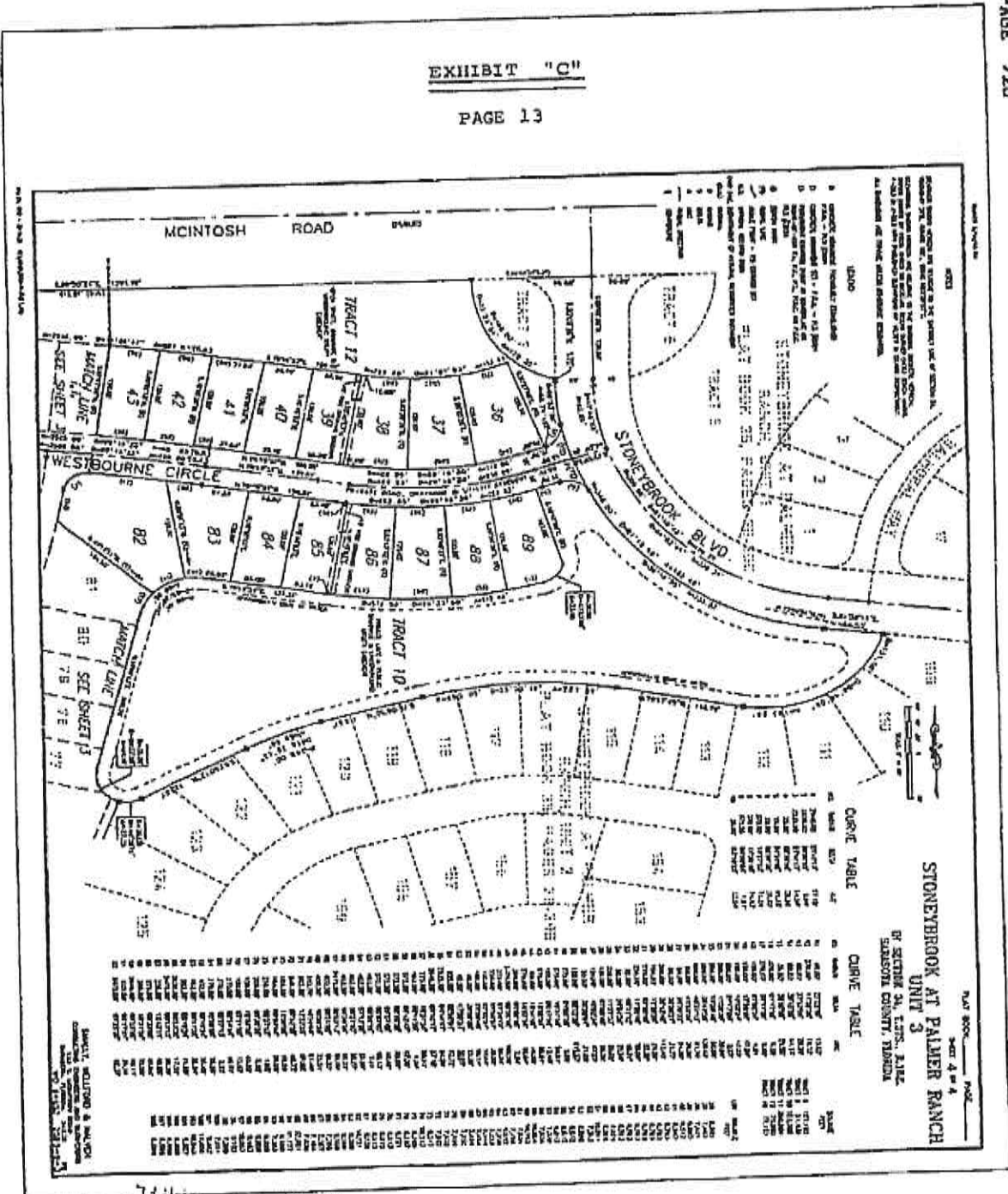
PAGE 12



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EXHIBIT "C"

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