

Prepared By and Return To:
WYANT-CORTEZ & CORTEZ, CHARTERED
840 U.S. HIGHWAY ONE, SUITE 345
NORTH PALM BEACH, FL 33408-3834

**NOTICE OF PRESERVATION PURSUANT CH. 712, FLORIDA STATUTES FOR
SOMERSET HOMEOWNER'S ASSOCIATION, INC.**

NOTICE IS GIVEN THAT SOMERSET HOMEOWNER'S ASSOCIATION, INC., ("Association"), whose post office address is 3900 Woodlake Blvd, Lake Worth, Florida 33463, has complied with section 712.05-06, Florida Statutes, to preserve the claims, covenants, and restrictions, contained in the following instruments:

1. Declaration of Restrictions for Somerset, including all exhibits, recorded in Official Record Book 4311, Page 556, et seq. of the Public Records of Palm Beach County, Florida, as amended from time to time, and, in particular as amended by that
 - a. Amendment to Declaration of Restrictions for Somerset, recorded in Official Record Book 4674, Page 1686, of the Public Records of Palm Beach County, Florida;
 - b. Second Amendment to Declaration of Restrictions for Somerset recorded at Official Record Book 6609, Page 1814, of the Public Records of Palm Beach County, Florida; and,
 - c. Certificate of Amendment to the Declaration of Restrictions for Somerset by Amending the By-Laws of Somerset Homeowner's Association, Inc., Which are an Exhibit to the Declaration, recorded in Official Record Book 12552, Page 1247, of the Public Records of Palm Beach County, Florida.

all as each may have been amended from time to time. An Affidavit executed by the appropriate member of the board of directors is attached to this Notice as Exhibit "A", affirming that the Board of Directors of the Association caused a Statement of Marketable Title Action to be mailed or hand delivered to the members of the Association, pursuant to sections 712.05(1) and 712.06(1)(b), Florida Statutes. The land affected by this Notice is legally and particularly described as follows:

ALL THE LAND WITHIN THE PLAT OF SOMERSET, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 48, PAGE 84.

THE FOREGOING Notice was approved by a minimum two-thirds affirmative vote of the Association's Board of Directors at a duly noticed Board meeting on 5th day of May 2016, in compliance with Florida Statute 712.05(1).

IN WITNESS WHEREOF, Somerset Homeowner's Association, Inc., has caused this Notice to be executed this 7th day of June 2016.

Signed, sealed and delivered in the presence of:

Notice of Preservation Pursuant Ch. 712, Florida Statutes for Somerset Homeowner's Association, Inc.

WITNESSES:

SOMERSET HOMEOWNER'S ASSOCIATION, INC.

Witness #1:


Signature

By: Donna Damico, President
Donna Damico, its President

KEISHA PEPPER
Printed Name

Witness #2:


Signature

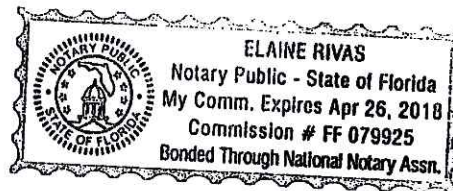
KEISHA PEPPER
Printed Name

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged and subscribed to before me this 7th day of June 2016, by Donna Damico, the President of Somerset Homeowner's Association, Inc., on behalf of the corporation, who ☒ is personally known OR ☐ has produced as identification and who have taken an oath.

Seal

Elaine Rivas
Printed Name: Elaine Rivas
Notary Public



AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) ss:

BEFORE ME, the undersigned authority, personally appeared the Affiant, Donna Damico, President of Somerset Homeowner's Association, Inc., who upon being duly sworn, deposes and states:

The Board of Directors caused the Notice of Special Meeting and Statement of Marketable Title Action, a copy of which is attached hereto as Exhibit "1", and incorporated herein, to be mailed or hand delivered to the members of the Association at least seven days before the meeting held on the 5th day of May 2016, at which meeting the Board approved of the preservation of the claims, covenants and restrictions contained in the instruments referred to therein.

FURTHER AFFIANT SAYETH NAUGHT.

SOMERSET HOMEOWNER'S ASSOCIATION, INC.

By: Donna Damico, President
Donna Damico, its President

STATE OF FLORIDA
COUNTY OF PALM BEACH) ss:

Sworn to and subscribed to before me this 7th day of June 2016, by Donna Damico, the President of Somerset Homeowner's Association, Inc., on behalf of the corporation, who ☒ is personally known OR ☐ has produced _____ as identification and who have taken an oath.

Seal

Elaine Rivas
Printed Name: Elaine Rivas
Notary Public

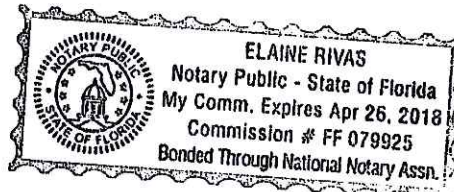


EXHIBIT A

NOTICE OF SPECIAL MEETING OF THE BOARD OF DIRECTORS

All members of the Somerset Homeowner's Association, Inc., are notified hereby of a special meeting of the Board of Directors to be held at GRS Management Associates, Inc., 3900 Woodlake Blvd., Suite 309, Lake Worth, Florida, on Thursday, May 5, 2016, at 7:00 P.M. The subject of this meeting will be for the Board of Directors to consider and vote on whether to approve preserving those certain governing documents identified below to avoid their extinguishment pursuant to chapter 712, Florida Statutes (Marketable Record Titles to Real Property).

STATEMENT OF MARKETABLE TITLE ACTION

Somerset Homeowner's Association Inc., (the "Association"), has taken action to ensure that the Declaration of Restrictions for Somerset, including all exhibits, recorded in Official Record Book 4311, Page 556, et seq., of the Public Records of Palm Beach County, Florida, as amended from time to time; and, 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 Palm Beach 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.

EXHIBIT 1