



CFN 20210288265

OR BK 32608 PG 1190  
RECORDED 06/21/2021 15:14:07  
Palm Beach County, Florida  
Joseph Abruzzo, Clerk  
Pgs 1190 - 1198; (9pgs)

This document was prepared by  
Chelle Konyk, Esq.  
and should be returned to:  
Konyk & Lemme PLLC  
140 Intracoastal Pointe Drive  
Suite 310  
Jupiter FL 33477

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**STATEMENT OF MARKETABLE TITLE**

**THIS NOTICE REGARDING MARKETABLE RECORD TITLE ACT FOR THE - WELLINGTON DOWNS HOMEOWNERS ASSOCIATION, INC.** is made this 3rd day of June 2021 by the President and Secretary of the Wellington Downs Homeowners Association, Inc. ("Association"). The post office address for the Association is c/o GRS Community Management; 3900 Woodlake Blvd; Ste 309; Lake Worth FL 33463.

**W I T N E S S E T H :**

1. This Notice Regarding the Marketable Record Title Act is recorded by the Association pursuant to Chapter 712, Fla. Stat.
2. The Association is subject to the following governing documents and covenants and restrictions (hereinafter collectively "governing documents and covenants and restrictions"):

Declaration of Restrictions for Wellington Downs a Part of Wellington P.U.D. recorded commencing at Official Records Book 6528, Page 1734 of the Official Records of Palm Beach County, Florida; and

An Amendment to The Wellington Downs Homeowners Association, Inc. Declaration of Restrictions was recorded on 07/16,2006 commencing at ORB 20611 PAGE 1796 of the Official Records of Palm Beach County; and

An Amendment to The Declaration of Restrictions for Wellington Downs a Part of Wellington P.U.D. was recorded on 03/12,2014 commencing at ORB 26663 PAGE 0190 of the Official Records of Palm Beach County.

3. The legal description of the land affected by this Notice is:

**Legal Description:**

A portion of Block 14, according to the plat of South Shore No. 1 of Wellington, as recorded in Plat Book 29, at Pages 222 through 226 inclusive of the Public Records of Palm Beach County, Florida, said parcel including all of Lot 1, all of Lot 2 and portions of Lots 3 and 4 in said Block 14.

**NOW, THEREFORE, the President and Secretary of the Association hereby certify that:**

4. The above referenced governing documents and covenants and restrictions shall be preserved and protected from extinguishment by operation of Chapter 712, of the Florida Statutes which is the marketable record title act. The above referenced governing documents and covenants and restrictions as may be amended from time to time, currently burdening the property of each and every member of the Association, retain their status as the source of marketable title with regard to the transfer of a member's residence.
5. The preservation of the above referenced governing documents and covenants and restrictions has been duly approved at a meeting by at least a majority of the Board of Directors at a meeting duly noticed and conducted in accordance with the requirements of Chapter 712, Fla. Stat. and the governing documents of the Association.
6. Attached hereto and incorporated herein as Exhibit "B" is an Affidavit for Notice Regarding Marketable Record Title Act which attests to the required notice being given to the Association Members in accordance with Chapter 712, Fla. Statute.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 3<sup>rd</sup> day of June, 2021.

WITNESS AS TO BOTH:

ASSOCIATION:  
WELLINGTON DOWNS  
HOMEOWNERS ASSOCIATION, INC.

Duane Palumbo

First Witness Signature

Duane Palumbo

First Printed Name

James Iacone

Second Witness Signature

James Iacone

Second Printed Name

By: K Vincent Frair

K Vincent Frair, Association President

By: Mirta Velasquez

Mirta Velasquez, Association Secretary

STATE OF FLORIDA )  
 )SS:  
COUNTY OF PALM BEACH )

The foregoing Notice Regarding Marketable Record Title Act was acknowledged before me this 3 day of June, 2021, by K Vincent Frair as President, and Mirta Velasquez as Secretary, of the Wellington Downs Homeowners Association, Inc.,

[ ] by means of physical presence or by [ ] online notarization on behalf of said Corporation. The signatories are personally known to me or they have produced personally known as identification.

WITNESS my signature and official seal at Wellington in the County of Palm Beach, State of Florida, the date and year last aforesaid.

SEAL

Laura Minnucci  
NOTARY PUBLIC, State of Florida at Large



Laura Minnucci  
Notary Public, State of Florida  
My Comm. Expires 01/05/2025  
Commission No. HH77698

**EXHIBIT “B”**

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**AFFIDAVIT FOR NOTICE REGARDING MARKETABLE RECORD TITLE ACT  
FOR WELLINGTON DOWNS HOMEOWNERS ASSOCIATION, INC.**

STATE OF FLORIDA   )  
   ) SS:  
COUNTY OF PALM BEACH   )

BEFORE ME, the undersigned authority, personally appeared, K Vincent Frair and Mirta Velasquez, who state:

Each is a member of the Board of Directors of WELLINGTON DOWNS HOMEOWNERS ASSOCIATION, INC., (“Association”) K Vincent Frair is the President of the Association and Mirta Velasquez is the Secretary of the Association.

- 1. The Association as required by Chapter 712 of the Florida Statutes, caused a statement of marketable record title in substantially the following form to be posted prior to the meeting of the Board of Directors to approve the preservation of the governing documents, covenants and restrictions:

**STATEMENT OF MARKETABLE TITLE ACTION**

WELLINGTON DOWNS HOMEOWNERS ASSOCIATION, INC., (“Association”) has taken action to ensure that the following governing documents, covenants and restrictions:

Declaration of Restrictions for Wellington Downs a Part of Wellington P.U.D. recorded commencing at Official Records Book 6528, Page 1734 of the Official Records of Palm Beach County, Florida; and

An Amendment to The Wellington Downs Homeowners Association, Inc. Declaration of Restrictions was recorded on 07/16,2006 commencing at ORB 20611 PAGE 1796 of the Official Records of Palm Beach County; and

An Amendment to The Declaration of Restrictions for Wellington Downs a Part of Wellington P.U.D. was recorded on 03/12,2014 commencing at ORB 26663 PAGE 0190 of the Official Records of Palm Beach County.

as may be amended from time to time, currently burdening the property of each and every member of the Association, retain 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 “B”**

Executed this 3<sup>rd</sup> day of June, 2021

**WITNESS AS TO BOTH:**

WELLINGTON DOWNS HOMEOWNERS ASSOCIATION, INC.

[Signature]

Signature of **FIRST** Witness

Duane Rakumbo

Print **FIRST** Witness Name

By: \_\_\_\_\_

K Vincent Frair

Title: *President*

[Signature]  
Signature of **SECOND** Witness

James Iacone

Print **SECOND** Witness Name

By: Mirta Velasquez  
Mirta Velasquez  
Title: *Secretary*

SWORN TO and SUBSCRIBED before me this 3 day of June, 2021, by K Vincent Frair as President, and Mirta Velasquez as Secretary, of the Wellington Downs Homeowners Association, Inc., on behalf of said Corporation. The signatories are personally known to me or they have produced Personally Known as identification.

WITNESS my signature and official seal at Wellington, in the County of Palm Beach, State of Florida, the date and year last aforesaid.

SEAL

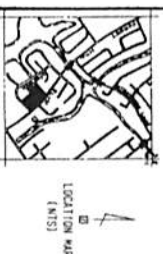


Laura Minnucci  
Notary Public, State of Florida  
My Comm. Expires 01/05/2025  
Commission No. HH77698

[Signature]  
NOTARY PUBLIC, State of Florida at Large  
My Commission Expires 01/05/2025

**EXHIBIT "B"**



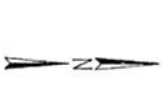


LOCATION MAP (MIS)

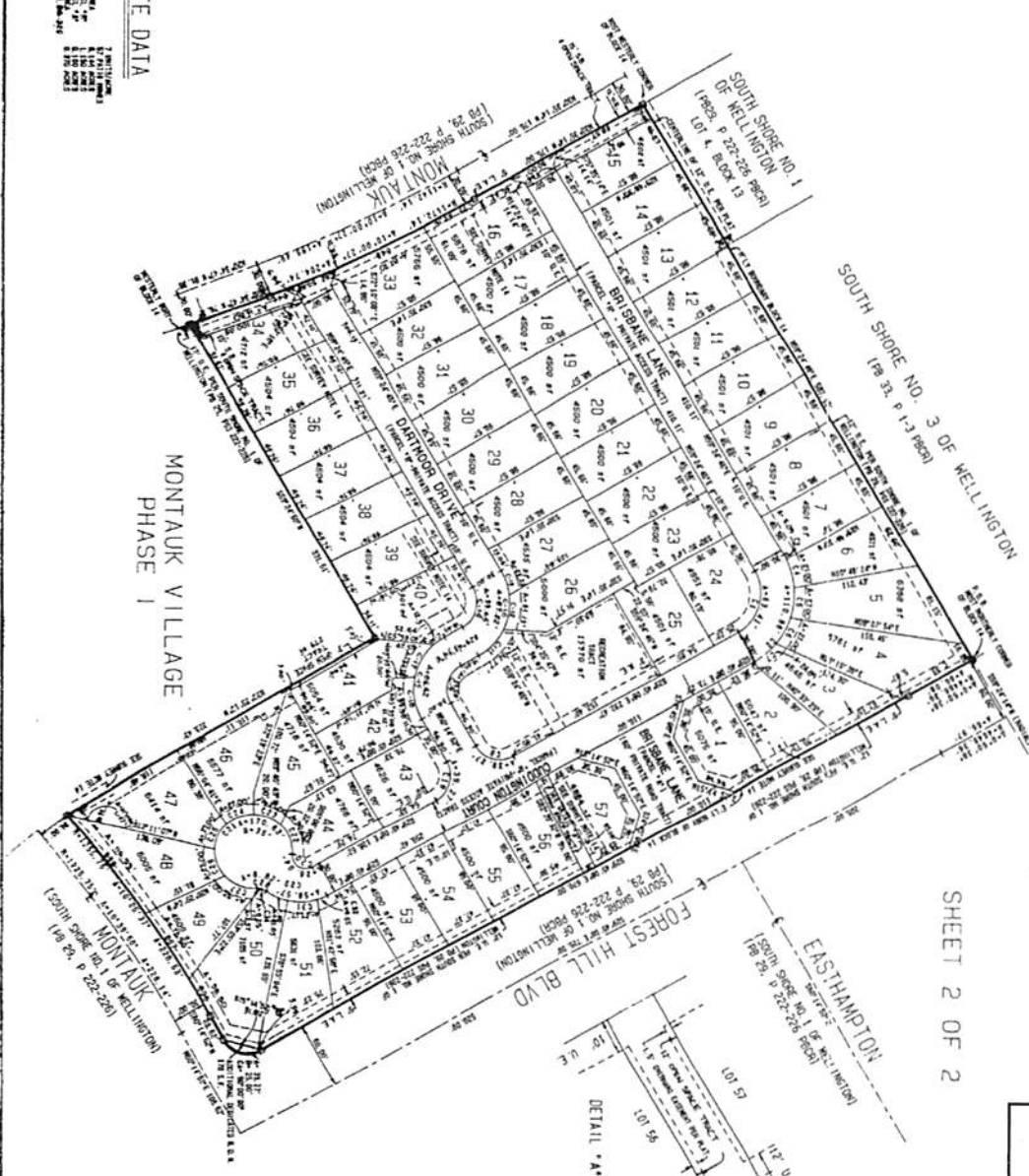
# WELLINGTON DOWNS

A PART OF WELLINGTON P. U. D.

BEING A REPLAT OF LOTS 1 & 2 AND PORTIONS OF LOTS 3 & 4  
 BLOCK 14, "SOUTH SHORE NO. 1 OF WELLINGTON" (PB 29, PAGES 222-226)  
 LYING IN SECTION 10, TWP. 44 SOUTH, RGE 41 EAST, PALM BEACH COUNTY, FLORIDA



Block	Lot No.	Area (sq. ft.)	Dimensions	Remarks
1	1	10,000	100 x 100	
1	2	10,000	100 x 100	
1	3	10,000	100 x 100	
1	4	10,000	100 x 100	
1	5	10,000	100 x 100	
1	6	10,000	100 x 100	
1	7	10,000	100 x 100	
1	8	10,000	100 x 100	
1	9	10,000	100 x 100	
1	10	10,000	100 x 100	
1	11	10,000	100 x 100	
1	12	10,000	100 x 100	
1	13	10,000	100 x 100	
1	14	10,000	100 x 100	
1	15	10,000	100 x 100	
1	16	10,000	100 x 100	
1	17	10,000	100 x 100	
1	18	10,000	100 x 100	
1	19	10,000	100 x 100	
1	20	10,000	100 x 100	
1	21	10,000	100 x 100	
1	22	10,000	100 x 100	
1	23	10,000	100 x 100	
1	24	10,000	100 x 100	
1	25	10,000	100 x 100	
1	26	10,000	100 x 100	
1	27	10,000	100 x 100	
1	28	10,000	100 x 100	
1	29	10,000	100 x 100	
1	30	10,000	100 x 100	
1	31	10,000	100 x 100	
1	32	10,000	100 x 100	
1	33	10,000	100 x 100	
1	34	10,000	100 x 100	
1	35	10,000	100 x 100	
1	36	10,000	100 x 100	
1	37	10,000	100 x 100	
1	38	10,000	100 x 100	
1	39	10,000	100 x 100	
1	40	10,000	100 x 100	
1	41	10,000	100 x 100	
1	42	10,000	100 x 100	
1	43	10,000	100 x 100	
1	44	10,000	100 x 100	
1	45	10,000	100 x 100	
1	46	10,000	100 x 100	
1	47	10,000	100 x 100	
1	48	10,000	100 x 100	
1	49	10,000	100 x 100	
1	50	10,000	100 x 100	
1	51	10,000	100 x 100	
1	52	10,000	100 x 100	
1	53	10,000	100 x 100	
1	54	10,000	100 x 100	
1	55	10,000	100 x 100	
1	56	10,000	100 x 100	
1	57	10,000	100 x 100	
1	58	10,000	100 x 100	
1	59	10,000	100 x 100	
1	60	10,000	100 x 100	
1	61	10,000	100 x 100	
1	62	10,000	100 x 100	
1	63	10,000	100 x 100	
1	64	10,000	100 x 100	
1	65	10,000	100 x 100	
1	66	10,000	100 x 100	
1	67	10,000	100 x 100	
1	68	10,000	100 x 100	
1	69	10,000	100 x 100	
1	70	10,000	100 x 100	
1	71	10,000	100 x 100	
1	72	10,000	100 x 100	
1	73	10,000	100 x 100	
1	74	10,000	100 x 100	
1	75	10,000	100 x 100	
1	76	10,000	100 x 100	
1	77	10,000	100 x 100	
1	78	10,000	100 x 100	
1	79	10,000	100 x 100	
1	80	10,000	100 x 100	
1	81	10,000	100 x 100	
1	82	10,000	100 x 100	
1	83	10,000	100 x 100	
1	84	10,000	100 x 100	
1	85	10,000	100 x 100	
1	86	10,000	100 x 100	
1	87	10,000	100 x 100	
1	88	10,000	100 x 100	
1	89	10,000	100 x 100	
1	90	10,000	100 x 100	
1	91	10,000	100 x 100	
1	92	10,000	100 x 100	
1	93	10,000	100 x 100	
1	94	10,000	100 x 100	
1	95	10,000	100 x 100	
1	96	10,000	100 x 100	
1	97	10,000	100 x 100	
1	98	10,000	100 x 100	
1	99	10,000	100 x 100	
1	100	10,000	100 x 100	



SHEET 2 OF 2

THE INFORMATION CONTAINED ON THIS PLAN IS CORRECT AS OF THE DATE OF RECORDING AND IS NOT A GUARANTEE OF TITLE OR SURVEY ACCURACY.

**KRAUSE & HAFNER**  
 PROFESSIONAL LAND SURVEYORS  
 601 S. W. 10th Ave., Suite 1300  
 Fort Lauderdale, Florida 33307  
 Phone: (305) 344-7800

**SITE DATA**

DATE: 1/15/2024  
 TIME: 10:30 AM  
 DRAWN BY: J. HAFNER  
 CHECKED BY: K. KRAUSE  
 SCALE: AS SHOWN

SALAS FERNANDO T & LAS ANA	12191 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-000-0010
POWELL LEE & MICHELLE	12195 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-000-0020
SOUTH FLORIDA INVESTMENT REAL ESTATE LLC	12199 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-000-0030
VARKEY ELIZAMMA	12203 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-000-0040
VARKEY THRESIA	12207 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-000-0050
FRAIR K VINCENT	12211 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-000-0060
VARKEY THRESIA	12215 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-000-0070
RICHE PATRICIA V & CULVER JAMES	12219 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-000-0080
KARIA NEERA V & MISHRA VIJAY K	12223 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-000-0090
PERDOMO FRANCISCO F & KELLY MELISSA S	12227 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-000-0100
QUINTERO JOSE A & MORENO KAROL V	12231 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-000-0110
LOUIS NATACHA	12235 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-000-0120
TAPIA DE VELASQUEZ MIRTA L	12239 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-000-0130
CLARK VIVIENNE A	12243 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-000-0140
PAEZ EDGARDO D & PAEZ MAYLIN	12247 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-000-0150
LLANO HECTOR	12246 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-000-0160
SULLIVAN ASHLEY & QUADREL JOAN	12242 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-000-0170
ANDRAOS TAMER & ANDRAOS MIRANDA	12238 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-000-0180
ANGRISANI KATY & ANGRISANI ANTHONY	12234 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-000-0190
IH3 PROPERTY FLORIDA LP	12230 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-000-0200
RIOS ALEX & RIOS MARCELA ALZATE	12226 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-000-0210
BONILLA PABLO	12222 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-000-0220
SCALONE RAYMOND	12218 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-000-0230
PERMASHWAR OMAWATI & PERMASHWAR TOOLSIE P	12206 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-000-0240
THR FLORIDA LP	12190 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-000-0250
OLESEN SARAH B & OLESEN DIANE	12221 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-000-0260
THR FLORIDA LP	12231 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-000-0270
MAWALI WAKISHA L	12241 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-000-0280
FERDINAND WILNER & FERDINAND NICOLE	12251 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-000-0290
MADEUS DEOL & MADEUS ROSELINE	12261 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-000-0300
ESTEVEZ JUAN & ESTEVEZ GERINELDA	12271 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-000-0310
PALUMBO DUANE J	12281 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-000-0320
LANGLEY SALLY J	12291 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-000-0330
QUILES HENRY & QUILES MARIA	12290 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-000-0340
SYMONDS MICHAEL P & SYMONDS ANGIE L	12280 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-000-0350



WRIGHT DIANA A	12270 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-000-0360
ROMO VELIA M	12260 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-000-0370
BUBNICH GUSTAVO	12250 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-000-0380
LARIOS DE LA O FELIPE & ZAPATA ANDRES & ZAPATA ELIZABETH &	12240 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-000-0390
JOSEPH JASON & WHITE JENNIFER	12230 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-000-0400
PYKE JOHN & PYKE DOREL A LAWRENCE	12220 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-000-0410
WILLIAMS LEIGHTON & WILLIAMS ARLENE	12210 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-000-0420
MARTINEZ ORLANDO R & MARTINEZ ALEXANDRA	12200 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-000-0430
GARGIULO OSVALDO	12154 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0440
HASSAN AHMED	12150 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0450
IH2 PROPERTY FLORIDA LP	12146 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0460
HELAL RANIA	12147 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0470
THOMAS RHONDA L	12151 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0480
ANDERSON ROLAND	12155 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0490
TRONI ILIRIAN & TRONI AJNUR	12159 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0500
IACONE JAMES J & IACONE ANITA	12163 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0510
JOSEPH GEDEON & JOSEPH SOUVENIE	12167 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0520
MORRISON SHARON	12171 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0530
CALIX SILVIE	12175 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0540
RODRIGUEZ CARLOS J & RODRIGUEZ LEIDY C	12179 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0550
IH2 PROPERTY FLORIDA LP	12183 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0560
GRANATO SUZANNE W	12187 CUDDINGTON CT	WELLINGTON, FL 33414	73-41-44-10-32-000-0570
WELLINGTON DOWNS HOA INC	12186 BRISBANE LN	WELLINGTON, FL 33414	73-41-44-10-32-001-0000
DBG 95 INC	12298 DARTMOOR DR	WELLINGTON, FL 33414	73-41-44-10-32-015-0000