

Prepared by and return to:
Kevin T. Wells, Esq.
Law Offices of Wells | Olah | Cochran, P.A.
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Sarasota, FL 34237
(941) 366-9191 (telephone)

**Notice of Rosedale 6-A Homeowners' Association, Inc. Under s. 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.]*

Rosedale 6-A Homeowners' Association, Inc., a Florida not-for-profit corporation (the "Association"), by and through its undersigned officers, under Sections 712.05, 712.06, and 720.3032, Florida Statutes hereby certifies that the following information is true and correct:

1. **The legal name of the Association.** The legal name of the Association is Rosedale 6-A Homeowners' Association, Inc.

2. **The mailing and physical addresses of the Association.** The mailing address of the Association is 4923 88th Street East, Bradenton, Florida 34211 and the physical address is 5100 87th Street East, Bradenton, Florida 34211.

3. **Names of the subdivision plats, or, if none, the common name of the community, if any.** The Plat of Rosedale 6-A, a Golf & Tennis Club Community, a Subdivision, is recorded in Plat Book 29, Pages 39 through 42 of the Public Records of Manatee County, Florida on July 12, 1995.

4. **Name, address, and telephone number for the management company, if any.** None.

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.** At a meeting of the Association's Board of Directors on the 27th day of march, 2024, the Association's Board of Directors unanimously voted and resolved to preserve the Declaration of Covenants, Conditions, and Restrictions for Rosedale 6-A, a Golf and Tennis Club Community Subdivision, as originally recorded in Official Records Book 1463, Page 6651 *et seq.* of the Public Records of Manatee County, Florida on July 12, 1995, and all amendments thereto.

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

- a. Declaration of Covenants, Conditions, and Restrictions and all exhibits attached thereto, as originally recorded in Official Records Book 1463, Page 6651 *et seq.* of the Public Records of Manatee County, Florida on July 12, 1995;
- b. Certificate of Amendment and all amendments attached thereto, recorded in Official Records Book 2392, Page 4480 *et seq.* of the Public Records of Manatee County, Florida on September 20, 2011; and
- c. The Plat of Rosedale 6-A, a Golf & Tennis Club Community, a Subdivision, recorded in Official Records Plat Book 29, Page 39 *et seq.* of the Public Records of Manatee County, Florida on

July 12, 1995.

d. The unrecorded Articles of Incorporation and unrecorded Bylaws of the Association, and all amendments thereto.

7. **The legal description of the community affected by the listed covenants or restrictions, which may be satisfied by a reference to a recorded plat.** The subdivision plat of Rosedale 6-A, a Golf & Tennis Club Community, a Subdivision, recorded in Official Records Plat Book 29, Page 39 *et seq.* of the Public Records of Manatee County, Florida on July 12, 1995.

This Notice is filed on behalf of Rosedale 6-A Homeowners' Association, Inc. as of April 5, 2024.

Witnesses:

Sign: *Paul Green*
Print: Paul GREEN
Address: 5043 88th St E
City, State, Zip: Bradenton, FL 34211

Sign: *Peter Zotos*
Print: Peter Zotos
Address: 4923 88th St. E
City, State, Zip: Bradenton, FL 34211

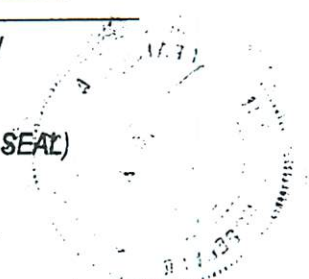
ROSEDALE 6-A HOMEOWNERS' ASSOCIATION, INC.

By: *Jeanne Panka*
Jeanne Panka, as President

ATTEST:

By: *N. Wollmann*
Norman Wollmann, as Secretary

(CORPORATE SEAL)



STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5 day of APRIL, 2024, by Jeanne Panka as President of **ROSEDALE 6-A HOMEOWNERS' ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or has produced personally known to me as identification.

NOTARY PUBLIC

Sign: *Robin Jill Gallo*
Print: ROBIN JILL GALLO
State of Florida at Large (Seal)
My Commission expires

