

**NOTICE OF MAGNOLIA POINT COMMUNITY 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.

1. Legal name of association: Magnolia Point Community Association, Inc.

2. Mailing and physical addresses of association:

Magnolia Point Community Association
3611 Magnolia Point Boulevard
Green Cove Springs, FL 32043

3. Names of the subdivision plats:

- a. Magnolia Point; Plat Book 20, Page 22
- b. Magnolia Point Golf and Country Club Phase II; Plat Book 22, Page 20
- c. Golf Side Villas; Plat Book 23, Page 29
- d. Clubhouse Villas at Magnolia Point; Plat Book 24, Page 26
- e. Clubhouse Villas at Magnolia Point Replat; Plat Book 24, Page 34
- f. Magnolia Point Estate Lots Unit One; Plat Book 24, Page 51
- g. Magnolia Point Estate Lots Unit One Replat; Plat Book 25, Page 38
- h. Magnolia Point Golf and Country Club Phase III; Plat Book 25, Page 41
- i. Magnolia Point Golf Side Villas Unit III; Plat Book 28, Page 52
- j. Magnolia Point Golf Side Villas Unit III Replat; Plat Book 28, Page 55
- k. Magnolia Point Golf and Country Club Phase III Replat #1; Plat Book 31, Page 66
- l. Magnolia Point Golf Side Villas Unit V; Plat Book 32, Page 32
- m. Magnolia Point Replat "A" of Golf Side Villas Unit III; Plat Book 34, Page 78
- n. Magnolia Point Golf & Country Club Phase IV; Plat Book 39, Page 36

CFN # 2022054393
OR BK: 4646 PG: 1575 Pages 1 of 5
Recorded: 9/8/2022 11:47 AM Doc: RE
Tara S. Green, Clerk and Comptroller, Clay County, FL
Rec: \$44.00
Deputy Clerk Blankenship T

- o. Magnolia Point Golf & Country Club Phase V; Plat Book 45, Page 35
 - p. Magnolia Point Golf & Country Club Phase VI; Plat Book 47, Page 1
 - q. Magnolia Point North Forty; Plat Book 48, Page 58
 - r. Magnolia Point Golf & Country Club Phase VII; Plat Book 49, Page 55
 - s. Magnolia Point Golf and Country Club Phase VIII-A; Plat Book 57, Page 19
 - t. Magnolia Point Golf and Country Club Phase VIII-B; Plat Book 57, Page 67
 - u. Magnolia Point Golf and Country Club Phase VIII-C; Plat Book 58, Page 45
4. Name, address, and telephone number for management company:
- May Management Services, Inc.
475 West Town Place, Suite #112
St Augustine, FL. 32092
(904) 273-9832
5. This notice constitutes 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:
- a. Magnolia Point Golf and Country Club Clubhouse Villas Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions Amending Declaration of Covenants, Conditions, Easements and Restrictions Recorded in O.R. Book 1373, Pages 1699-1714, Public Records of Clay County Florida

Recorded: OR Book 1816, Pages 1263-1278, Official Records of Clay County
 - b. Magnolia Point Golf and Country Club Estate Lots Unit I Replat Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions Amending Declaration of Covenants, Conditions, Easements and Restrictions Recorded in O.R. Book 1133, Page 499 As Amended in O.R. Book 133 Page 116 Public Records of Clay County Florida

Recorded: OR Book 1816, Pages 1279-1294, Official Records of Clay County
 - c. Magnolia Point Golf and Country Club Golf Phase I Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions Amending Declaration of Covenants, Conditions, Easements and Restrictions Recorded in O.R. Book 1025, Pages 071-092, Public Records of Clay County Florida

Recorded: OR Book 1816, Pages 1295-1310, Official Records of Clay County

- d. Magnolia Point Golf and Country Club Golf Phase II Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions Amending Declaration of Covenants, Conditions, Easements and Restrictions Recorded in O.R. Book 1133, Pages 499-515, Public Records of Clay County Florida

Recorded: OR Book 1816, Pages 1311-1326, Official Records of Clay County

- e. Magnolia Point Golf and Country Club Golf Phase III Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions Amending Declaration of Covenants, Conditions, Easements and Restrictions Recorded in O.R. Book 1458, Pages 2082-2096, Public Records of Clay County Florida, Re-Recorded O.R. Book 1460, Pages 1670-1681, Amended O.R. Book 1490, Pages 1789-1802

Recorded: OR Book 1816, Pages 1327-1342, Official Records of Clay County

- f. Magnolia Point Golf and Country Club Golf Side Villas Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions Amending Declaration of Covenants, Conditions, Easements and Restrictions Recorded in O.R. Book 1227, Page 168 and Re-Recorded in O.R. Book 1250, Page 301 Public Records of Clay County Florida

Recorded: OR Book 1816, Pages 1343-1358, Official Records of Clay County

- g. Magnolia Point Golf and Country Club Golf Side Villas Unit II Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions Amending Declaration of Covenants, Conditions, Easements and Restrictions Recorded in O.R. Book 1227, Page 168 and Re-Recorded in O.R. Book 1250, Page 301 Public Records of Clay County Florida

Recorded: OR Book 1816, Pages 1359-1374, Official Records of Clay County

- h. Magnolia Point Golf and Country Club Golf Side Villas Unit III Replat Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions Amending Declaration of Covenants, Conditions, Easements and Restrictions Recorded in O.R. Book 1563, Pages 2179-2190 Public Records of Clay County Florida

Recorded: OR Book 1816, Pages 1375-1390, Official Records of Clay County

- i. Magnolia Point Golf and Country Club Golf Side Villas Unit V Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions Amending Declaration of Covenants, Conditions, Easements and Restrictions

Recorded in O.R. Book 1227, Page 168 and Re-Recorded in O.R. Book 1250 Page 301 Public Records of Clay County Florida

Recorded: OR Book 1816, Pages 1391-1406, Official Records of Clay County

- j. First Amendment to Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions (Magnolia Point Golf & Country Club Phase I)

Recorded: OR Book 1966, Pages 662-664, Official Records of Clay County

- k. Magnolia Point Golf and Country Club Golf Phase IV Declaration of Covenants, Conditions, Easements and Restrictions

Recorded: OR Book 2144, Pages 358-371, Official Records of Clay County

- l. Supplementary Declaration of Covenants and Restrictions for Magnolia Point (Magnolia Point Phase V)

Recorded: OR Book 2421, Pages 1850-1851, Official Records of Clay County

- m. Supplementary Declaration of Covenants and Restrictions for Magnolia Point (Magnolia Point Phase VI)

Recorded: OR Book 2453, Pages 570-571, Official Records of Clay County

- n. Supplementary Declaration to Covenants and Restrictions for Magnolia Point (Magnolia Point Phase VII)

Recorded: OR Book 2660, Pages 1949-1950, Official Records of Clay County

- o. First Amendment to Declaration of Conditions, Easements and Restrictions for Magnolia Point Golf and Country Club Phase IV

Recorded: OR Book 2793, Pages 1276-1277, Official Records of Clay County

- p. Supplemental Declaration to Declaration of Covenants, Conditions, Easements, and Restrictions for Magnolia Point Golf and Country Club Phase IV

Recorded: OR Book 3907, Pages 1465-1476, Official Records of Clay County

- q. Supplemental Declaration to Declaration of Covenants, Conditions, Easements and Restrictions for Magnolia Point Golf and Country Club Phase IV (Magnolia Point Golf and Country Club Phase VIII-A)

Recorded: OR Book 3716, Pages 279-287, Official Records of Clay County

- r. Supplemental Declaration to Declaration of Covenants, Conditions, Easements and Restrictions for Magnolia Point Golf and Country Club Phase IV (Magnolia Point Golf and Country Club Phase VIII-B)

Recorded: OR Book 3836, Pages 385-397, Official Records of Clay County

- s. Supplemental Declaration to Declaration of Covenants, Conditions, Easements and Restrictions for Magnolia Point Golf and Country Club Phase IV (Magnolia Point Golf and Country Club Phase VIII-C)

Recorded: OR Book 3913, Pages 1776-1787, Official Records of Clay County

7. The legal description of the community affected by the listed covenants or restrictions is as described by the recorded plats listed in paragraph 3 above.

This notice is filed on behalf of Magnolia Point Community Association as of September 7, 2022.

Magnolia Point Community Association
By:



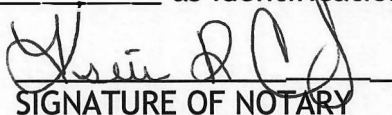
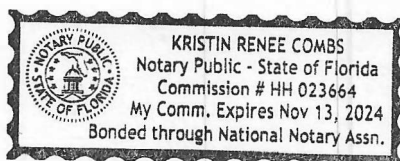
William H. Nisley II
Secretary, Magnolia Point Community Association

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of [] physical presence, or [] online notarization, this _ day of September 2022, by William H. Nisley II, who: (Notary must check applicable box).

- ☐ is/are personally known to me.
- ☒ produced a current Florida driver's license as identification.
- ☐ produced _____ as identification.

{Notary Seal must be affixed}


SIGNATURE OF NOTARY

Kristin R Combs
Name of Notary (Typed, Printed or Stamped)

Commission Expires: 11/13/2024



Tara S. Green
Clay County
Clerk Circuit Court
825 N Orange Ave
Green Cove Springs FL 32043

CUSTOMER INFORMATION

MAGNOLIA POINT COMMUNITY ASSOCIATION
3611 MAGNOLIA POINT BOULEVARD
GREEN COVE SPRINGS, FL 32043

TRANSACTION INFORMATION

Transaction #:	1170034	Source Code:	Over the Counter
Receipt #:	1355723	Return Code:	Over the Counter
Cashier Date:	09/08/2022	Location:	Green Cove Springs
Print Date:	09/08/2022		
Cashier By:	BlankenshipT		

RESTRICTION**CFN: 2022054393****Book: 4646 Page: 1575****From: MAGNOLIA POINT COMMUNITY ASSOCIATION****RECORDING FEE****\$44.00****PAYMENT: CC IPASS****AMOUNT:****\$44.00****Credit Card Fee:****\$1.54****Void / Revised Reason:****Credit Card Amount****\$0.00****Credit Card Fee****\$1.54****Authorization****33974273****Total Payments: \$ 44.00****Total Fees:****\$ 44.00****Shortage: \$ 0.00****Overage: \$ 0.00****Total Change Returned:****\$ 0.00****Signature:** _____