

5. Ventura Amended and Restated Master Declaration of Covenants and Conditions recorded at Official Records Book 4101, Page 4808, Public Records of Orange County, Florida;

6. First Amendment to Ventura Amended and Restated Master Declaration of Covenants and Conditions recorded at Official Records Book 4124, Page 2175, Public Records of Orange County, Florida;

7. First Amendment to Ventura Amended and Restated Master Declaration of Covenants and Conditions recorded at Official Records Book 4136, Page 2524, Public Records of Orange County, Florida; and,

8. Ventura Homeowner Approved Amended and Restated Master Declaration of Covenants and Conditions recorded at Official Records Book 4634, Page 3848; Public Records of Orange County, Florida,

and any additional Amendments or Supplements to Ventura Country Club Community A Planned Unit Development Master Declaration of Covenants and Conditions OR Ventura Country Club Community Master Declaration of Restrictions not identified herein (hereinafter collectively referred to as the "Covenants"). These documents are attached hereto as **Exhibit "A"**.

The property affected by this Notice and encumbered by the Covenants as identified on **Exhibit "B"**, which is attached hereto and incorporated herein by reference.

The name and address of the homeowners' association filing this Notice on behalf of the Members is Ventura Country Club Community Homeowners Association, Inc., a Florida non profit corporation, 3333 Woodgate Blvd., Orlando, FL 32822 (hereinafter "Association").

Attached hereto as **Exhibit "C"** is an Affidavit executed by the President of the Association affirming that the meeting's date, time, place and the Statement of Marketable Title Action required by Section 712.06(1)(b), Florida Statutes, was mailed to the Members at least seven (7) days prior to the Special Board of Directors Meeting, where the Board of Directors approved the preservation of the Covenants.

By their signatures below, the President and Secretary of the Association hereby certify that preservation of the Covenants was duly approved by at least two-thirds (2/3) of the members of the Board of Directors at a Special Board of Directors Meeting held on **March 26, 2015**.

EXECUTED at Orlando, Orange County, Florida, on this 27th day of March, 2015.

WITNESSES:

[Signature]
Print Name: LEONARD DRAKE

[Signature]
Print Name: JACK BARRETT

[Signature]
Print Name: LEONARD DRAKE

[Signature]
Print Name: JACK BARRETT

VENTURA COUNTRY CLUB COMMUNITY HOMEOWNERS ASSOCIATION, INC.

By: [Signature]
Print Name: Donald P Rylands
President

Address: 3333 Woodgate Blvd.
Orlando FL 32822

Attest: [Signature]
Print Name: Joyce A. Kuhn
Secretary

Address: 3333 Woodgate Blvd
Orlando, FL 32822

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT was acknowledged before me this 27 day of MARCH, 2015, by DONALD RYLANDS and JOYCE A. KUHN, as the President and Secretary, respectively, of VENTURA COUNTRY CLUB COMMUNITY HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, who (check one) are personally known to me or produced _____ (type of identification) as identification. They acknowledged executing this document in the presence of two subscribing witnesses, freely and voluntarily, under authority duly vested in them by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid on this 27 day of MARCH, 2015.

[Signature]
Notary Public - State of Florida
Print Name: JACK BARRETT
Commission No.:

My Commission Expires: JACK BARRETT
MY COMMISSION # EE 145321
EXPIRES: March 10, 2016
Bonded thru Budget Notary Services



- Exhibit "A" - Governing Documents
- Exhibit "B" - Legal Description
- Exhibit "C" - Affidavit of Don Rylands

EXHIBIT "B"

Starting at the Northwest corner of the Southeast $\frac{1}{4}$ of Section 3, Township 23, South, Range 30 East, run N $89^{\circ}25'54''$ E, 30.00 feet to the Point of Beginning; thence continue N $89^{\circ}25'54''$ E, 576.79 feet, thence S $31^{\circ}21'57''$ E, 108.63 feet, thence S $82^{\circ}40'10''$ E, 587.80 feet, thence S $48^{\circ}09'05''$ E, 104.20 feet to a point on the Westerly right of way line of Woodgate Blvd., thence N $41^{\circ}50'55''$ E, 126.67 feet to a point on a curve, said curve being concave to the Southeast, having a central angle of $15^{\circ}15'01''$ and a radius of 507.95 feet, thence from a tangent bearing of N $31^{\circ}37'34''$ E, run Northeasterly along the arc of said curve and the Westerly right of way line of Woodgate Blvd., 135.20 feet to the point of reverse curvature of a curve concave to the West, having a central angle of $41^{\circ}04'21''$ and a radius of 419.11 feet, thence run Northerly along the arc of said curve 300.44 feet to the point of reverse curvature of a curve concave to the East, having a central angle of $08^{\circ}59'01''$ and a radius of 511.95 feet, thence run Northerly along the arc of said curve 80.27 feet, thence from a tangent bearing of N $14^{\circ}47'15''$ E, run N $21^{\circ}51'33''$ W, 142.03 feet to a point on the Southerly right of way line of Curry Ford Road, thence S $66^{\circ}51'33''$ E, along said Southerly right of way line 1162.36 feet to a point on the East line of the Southeast $\frac{1}{4}$ of the aforesaid Section 3, thence S $00^{\circ}12'53''$ E, along said East Line 1287.12 feet, thence S $55^{\circ}34'39''$ E, 283.44 feet, thence S $47^{\circ}07'30''$ E, 473.06 feet, thence S $00^{\circ}11'03''$ W, 639.87 feet, thence S $66^{\circ}35'59''$ E, 403.90 feet, thence S $14^{\circ}47'11''$ E, 1469.22 feet to the Northwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, of Section 11, Township 23 South, Range 30 East, thence S $00^{\circ}07'16''$ W, 1323.99 feet to the Southwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 11, thence N $89^{\circ}52'35''$ W, along the South line of said Northwest $\frac{1}{4}$, 1320.04 feet, to the West $\frac{1}{4}$ corner of said Section 11, thence N $89^{\circ}53'46''$ W, along the East-West center of Section line of Section 10, Township 23 South Range 30 East, 835.78 feet, thence S $00^{\circ}09'16''$ W, 1292.55 feet to a point on the Northerly right of way line of Pershing Avenue (30 foot $\frac{1}{2}$ R/W), thence S $89^{\circ}57'19''$ W, 160.00 feet, to the West right of way line of Woodgate Blvd., thence N $00^{\circ}09'16''$ E, along said West right of way line, 1005.83 feet, thence S $89^{\circ}57'19''$ W, 669.93 feet, thence N $00^{\circ}06'23''$ E, 288.78 feet to a point on the East-West center of section line of the aforesaid Section 10, thence N $89^{\circ}53'46''$ W, along said East-West center of Section line, 995.11 feet to the Southwest corner of the Northeast $\frac{1}{4}$ of said Section 10, thence N $00^{\circ}06'26''$ E, along the West line of said Northeast $\frac{1}{4}$, 2644.60 feet to the South $\frac{1}{4}$ corner of Section 3, Township 23 South Range 30 East, thence S $89^{\circ}59'40''$ W, along the South line of the Southwest $\frac{1}{4}$ of said Section 3 to the Southwest corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 3, thence N $45^{\circ}58'58''$ E, 929.33 feet, thence N $00^{\circ}00'57''$ E, 360.00 feet, thence N $89^{\circ}43'57''$ E, 687.62 feet, thence N $00^{\circ}01'38''$ W, 1668.18 feet to the point of beginning.

EXHIBIT "C"

AFFIDAVIT OF DONALD P. RYLANDS

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority personally appeared **DONALD P. RYLANDS**, who, after first being duly sworn, deposes and says:

1. I am the President of Ventura Country Club Community Homeowners Association, Inc. (the "Association"), and I have personal knowledge of the matters contained herein and know them to be true and correct.


2. That a Board of Directors Meeting was scheduled for **March 26, 2015, at 7:00 p.m.** That the Board of Directors of the Association caused a notice setting forth the date, time, place and the Statement of Marketable Title Action, which is set forth below, to be mailed to the Members of the Association not less than seven (7) days prior to the Special Board of Directors Meeting, at which the Board of Directors voted to preserve the Ventura Country Club Community A Planned Unit Development Master Declaration of Covenants and Conditions recorded at Official Records Book 3174, Page 307 and the Ventura Country Club Community Master Declaration of Restrictions recorded at Official Records Book 3174, Page 327 as the same have been amended, supplemented, restated and superseded by the First Amendment to Ventura Country Club Community Master Declaration of Restrictions recorded at Official Records Book 3190, Page 2171; the First Amendment to Ventura Country Club Community Master Declaration of Covenants and Conditions recorded at Official Records Book 3190, Page 2172; the Second Amendment to Ventura Country Club Community Master Declaration of Covenants and Conditions recorded at Official Records Book 3373, Page 1354; the Third Amendment to Ventura Country Club Community Master Declaration of Covenants and Conditions recorded at Official Records Book 3624, Page 2437; Ventura Amended and Restated Master Declaration of Covenants and Conditions recorded at Official Records Book 4101, Page 4808; First Amendment to Ventura Amended and Restated Master Declaration of Covenants and Conditions recorded at Official Records Book 4124, Page 2175; the First Amendment to Ventura Amended and Restated Master Declaration of Covenants and Conditions recorded at Official Records Book 4136, Page 2524; the Ventura Homeowner Approved Amended and Restated Master Declaration of Covenants and Conditions recorded at Official Records Book 4634, Page 3848; and any additional Amendments or Supplements to Ventura Country Club Community Master Declaration of Covenants and Conditions not identified herein, all of the Public Records of Orange County, Florida (hereinafter referred to as the "Covenants"), currently burdening the property of the Members of the Association pursuant to Chapter 712, Florida Statutes.

STATEMENT OF MARKETABLE TITLE ACTION

The Ventura Country Club Community Homeowners Association, Inc. (the "Association") has taken action to ensure that the Ventura Country Club Community A Planned

Unit Development Master Declaration of Covenants and Conditions recorded at Official Records Book 3174, Page 307 and the Ventura Country Club Community Master Declaration of Restrictions recorded at Official Records Book 3174, Page 327 as the same have been amended, supplemented, restated and superseded by the First Amendment to Ventura Country Club Community Master Declaration of Restrictions recorded at Official Records Book 3190, Page 2171; the First Amendment to Ventura Country Club Community Master Declaration of Covenants and Conditions recorded at Official Records Book 3190, Page 2172; the Second Amendment to Ventura Country Club Community Master Declaration of Covenants and Conditions recorded at Official Records Book 3373, Page 1354; the Third Amendment to Ventura Country Club Community Master Declaration of Covenants and Conditions recorded at Official Records Book 3624, Page 2437; Ventura Amended and Restated Master Declaration of Covenants and Conditions recorded at Official Records Book 4101, Page 4808; First Amendment to Ventura Amended and Restated Master Declaration of Covenants and Conditions recorded at Official Records Book 4124, Page 2175; the First Amendment to Ventura Amended and Restated Master Declaration of Covenants and Conditions recorded at Official Records Book 4136, Page 2524; the Ventura Homeowner Approved Amended and Restated Master Declaration of Covenants and Conditions recorded at Official Records Book 4634, Page 3848; and any additional Amendments or Supplements to Ventura Country Club Community A Planned Unit Development Master Declaration of Covenants and Conditions not identified herein, all being in the Public Records of Orange County, Florida (hereinafter referred to as the "Covenants"), as may be amended from time to time, 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 Orange 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.

FURTHER AFFIANT SAYETH NAUGHT.


 Affiant, DONALD P. RYLANDS


STATE OF FLORIDA
 COUNTY OF ORANGE

The foregoing instrument was sworn and subscribed before me this 27 day of MARCH, 2015, by **DONALD P. RYLANDS**, as the **President of Ventura Country Club Community Homeowners Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. He [] is personally known to me or [] has produced _____ as identification.

(NOTARY SEAL)



JACK BARRETT
 MY COMMISSION # EE 145321
 EXPIRES: March 10, 2016
 Bonded thru Budget Notary Services


 NOTARY PUBLIC - STATE OF FLORIDA
 Print Name: JACK BARRETT
 Commission No.: _____
 Commission Expires: _____