

1/22/2025 4:27 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3285113

Prepared by and return to:
Jackson C. Kracht, Esq.
Berlin Patten Ebling PLLC
3700 South Tamiami Trail
Sarasota, FL 34239
941-954-9991

CERTIFICATE OF RECORDING

**NOTICE TO PRESERVE AND PROTECT COVENANTS AND RESTRICTIONS FROM
EXTINGUISHMENT UNDER THE MARKETABLE RECORD TITLE ACT, CHAPTER
712, FLORIDA STATUTES**

RIVENDELL UNIT 1 NEIGHBORHOOD ASSOCIATION, INC..

We, the undersigned officers, hereby certify that the attached Notice to Preserve and Protect Covenants and Restrictions from Extinguishment Under the Marketable Record Title Act, Chapter 712, Florida Statutes was approved at the December 18, 2024 Board of Directors' Meeting of **RIVENDELL UNIT 1 NEIGHBORHOOD ASSOCIATION, INC..** (herein, "Association"), by the affirmative vote of not less than a majority of the directors present at the meeting. The Association further certifies that the Notice to Preserve and Protect Covenants and Restrictions from Extinguishment Under the Marketable Record Title Act, Chapter 712, Florida Statutes was proposed and adopted, as required, by the governing documents and applicable law.

The original Declaration of Restrictions for Rivendell Unit 1 Neighborhood for RIVENDELL UNIT 1 NEIGHBORHOOD ASSOCIATION, INC., was originally recorded at Official Records Book 2843, Page 918 *et seq.*, in the Public Records of Sarasota County, Florida.

DATED this 13th day of January, 2025.

Signed, sealed and delivered in the present of:

RIVENDELL UNIT 1
NEIGHBORHOOD ASSOCIATION, INC.

By: Marilee Casale

MARILEE CASALE, President

Sign [Signature]

Print Jackson C. Kracht - 3700 S. Tamiami Trl, Sarasota FL, 34239

Sign [Signature]

Print Gabrielle Carr
3700 S. Tamiami Trl, Sarasota FL, 34239

Signed, sealed and delivered in the presence of:

Attest:

By: Thomas Hickey
TOM HICKEY, Secretary

Sign [Signature]

Print Jackson C. Kracht - 3700 S Tamiami Trl, Sarasota FL, 34239

Sign [Signature]

Print Gabrielle Carr
3700 S Tamiami Trl. Sarasota FL, 34239

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of January, 2025, by MARILEE CASALE, as the President of RIVENDELL UNIT 1 NEIGHBORHOOD ASSOCIATION, INC., a Florida not for profit corporation, on behalf of all the corporation, who is personally known to me or has produced DL: C240-557-50-912-0 as identification.



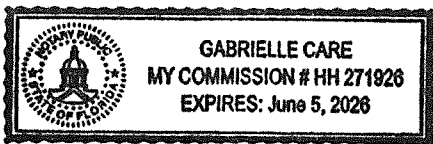
NOTARY PUBLIC

Sign: Gabrielle Care

Print: Gabrielle Care
State of Florida at Large (Seal)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of January, 2025, by TOM HICKEY, as the Secretary of RIVENDELL UNIT 1 NEIGHBORHOOD ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or has produced DL: H200-824-66-084-0 as identification.



NOTARY PUBLIC

Sign: Gabrielle Care

Print: Gabrielle Care
(State of Florida at Large (Seal))

Prepared by & Return to:
Jackson C. Kracht, Esq.
Berlin Patten Ebling, PLLC
3700 South Tamiami Tr.
Sarasota, FL 34239
(941) 954-9991 Telephone

**Notice of RIVENDELL UNIT 1 NEIGHBORHOOD ASSOCIATION, INC., Under Section 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: RIVENDELL UNIT 1 NEIGHBORHOOD ASSOCIATION, INC.
2. Mailing and Physical Addresses of Association: 130 Shamrock Blvd, Venice, FL 34293, 591 Meadow Sweet Circle, Osprey, Florida 34229.
3. Names of the Subdivision Plats, or, if none, Common Name of Community: "Rivendell Unit 1" or "the Cottages".
4. Name, Address, and Telephone Number for Management Company, if any:
N/A
5. This notice does X does not ___ constitute 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:

<u>Names of Instruments:</u>	<u>Official Records Book and Page/Instrument Where Recorded</u>
1. Declaration of Restrictions for Rivendell Unit 1 Neighborhood	Official Records Book 2843, Page 918, et seq.
2. Amendment to the Declaration of Restrictions for Rivendell Unit 1 Neighborhood	Official Records Instrument No. 2003045841
3. Amendment to the Bylaws of Rivendell Unit 1 Neighborhood Association, Inc.	Official Records Instrument No. 2003052602
4. Amendment to the Declaration of Restrictions for Rivendell Unit 1 Neighborhood	Official Records Instrument No. 2022078652

7. The legal description of the community affected by the listed covenants or restrictions is:

(Legal description, which may be satisfied by reference to a recorded plat(s))

Plat Recorded Plat Book 38 and Page 3 -- 3A,

This notice is filed on behalf of RIVENDELL UNIT 1 NEIGHBORHOOD ASSOCIATION, INC., as of January 13, 2025

(Signatures And Acknowledgment On Following Page)

SIGNED SEALED AND DELIVERED IN OUR PRESENCE:

(Corporate Seal)

RIVENDELL UNIT 1 NEIGHBORHOOD ASSOCIATION, INC.

Sign: Marilee Casale
Print: Marilee Casale
Title: President

WITNESSES

(1) Gabrielle Care
Print Name: Gabrielle Care

Address (1): 3700 S Tamiami Trail
Sarasota, FL 34239

(2) Jackson C. Kracht
Print Name: Jackson C. Kracht

Address (2): 3700 S Tamiami Trail
Sarasota, FL 34239

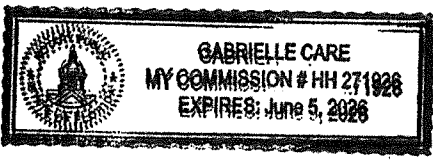
ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 13th day of January, 2025 by Marilee Casale as the PRESIDENT of RIVENDELL UNIT 1 NEIGHBORHOOD ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or has produced DL: C-240-557-50-912-Cas identification.

My Commission Expires: June 5, 2026

NOTARY PUBLIC

Sign: Gabrielle Care
Print: Gabrielle Care



(Corporate Seal)

RIVENDELL UNIT 1 NEIGHBORHOOD ASSOCIATION, INC.

Sign: Thomas (Tom) Hickey
Print: Thomas (Tom) Hickey
Title: Secretary

WITNESSES

(1) Jackson C. Kracht
Print Name: Jackson C. Kracht

Address (1): 3700 S TAMiami TR
SARASOTA FL. 34239

(2) Gabrielle Care
Print Name: Gabrielle Care

Address (2): 3700 S. Tamiami Trail
Sarasota, FL 34239

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 13th day of January, 2025 by Thomas Hickey as the SECRETARY of RIVENDELL UNIT 1 NEIGHBORHOOD ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or has produced DL: H 200-874-60-084-C as identification.

My Commission Expires: June 5, 2026

NOTARY PUBLIC

Sign: Gabrielle Care
Print: Gabrielle Care

