

R



PREPARED BY AND RETURN TO:
CIANFRONE, NIKOLOFF, GRANT, GREENBERG & SINCLAIR, P.A.
1964 BAYSHORE BLVD., SUITE A
DUNEDIN, FLORIDA 34698

2015035636
Rcpt: 1665818 Rec: 27.00
DS: 0.00 IT: 0.00
03/09/2015 K. M., Dpty Clerk

**NOTICE OF PRESERVATION OF THE DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR VALLEY WOOD**

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
03/09/2015 10:32am 1 of 3
OR BK **9158** PG **1982**

Pursuant to Florida Statutes §712.05, Valley Wood Homeowners Association, Inc., whose post office address is c/o Ameri-Tech Property Management, 24701 U.S. Hwy. 19 North, Ste. 102, Clearwater, FL 33763 files this notice, that the Declaration of Covenants, Conditions and Restrictions for Valley Wood originally recorded in O.R. Book 1423, Page 416 et seq., of the Public Records of Pasco County, Florida, as same has been amended or supplemented pursuant to recorded amendments at O.R. Book 1490 and Page 1102 et seq. of the Public Records of Pasco County, Florida, has been preserved for thirty (30) years from the filing date of this notice. The Articles of Incorporation of Valley Wood Homeowners Association, Inc. are recorded at O.R. Book 1419, Page 262 et seq. of the Public Records of Pasco County, Florida. The By-Laws of Valley Wood Homeowners Association, Inc. are recorded at O.R. Book 1419, Page 252 et seq. of the Public Records of Pasco County, Florida and a Certificate of Amendment to the By-Laws of Valley Wood Homeowners Association, Inc. are recorded at O.R. Book 4361, Page 831 et seq. of the Public Records of Pasco County, Florida.

Approval of the preservation of the Declaration of Covenants, Conditions and Restrictions for Valley Wood was approved on February 17, 2015 by a vote of at least 2/3 of the members of the Board of Directors of Valley Wood Homeowners Association, Inc., conducted at a meeting after notice to the members of the Association pursuant to Florida Statutes §712.05.

An Affidavit of Delivery to Members was made by the Secretary or other appropriate officer of Valley Wood Homeowners Association, Inc., pursuant to Florida Statute §712.06(b) and is attached hereto and made a part hereof as Exhibit "A".

The Land affected by this notice is as described in the Plats recorded in Plat Book 23, Pages 112 through 114; Plat Book 24, Pages 54 through 56; and Plat Book 31, Pages 148 and 149 all of the Public Records in and for Pasco County, Florida.

WITNESSES:

VALLEY WOOD HOMEOWNERS
ASSOCIATION, INC.

Witness Signature

Phil Colezaris

Printed Name

By: APRIL B. KOFF, as President

Witness Signature

Nikki J. Busaka

Printed Name

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 17th day of February, 2015 by Andrea B Kopp, as President of VALLEY WOOD HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. He (She) is personally known to me or has produced _____ as identification and did take an oath.

My Commission expires:

Janice Sofia
Notary Public



AFFIDAVIT OF DELIVERY TO MEMBERS

STATE OF FLORIDA
COUNTY OF PASCO

Before me the undersigned authority, personally appeared Jamie A. Kelly,
being first sworn, deposes and says:

1. Affiant is the current Secretary of Valley Wood Homeowners Association, Inc., and has personal knowledge of the facts and circumstances set forth in this affidavit.

2. On February 3, 2015, the Board of Directors for Valley Wood Homeowners Association, Inc., caused a proper Notice of Meeting of the Board of Directors taking place on February 17, 2015 at Tall Pines Clubhouse together with the Statement of Marketable Title Action, substantially conforming to that set forth in Florida Statutes §712.06, to be delivered to all of the members of Valley Wood Homeowners Association, Inc., by hand delivery/ mail on February 3, 2015

FURTHER AFFIANT SAYETH NAUGHT

VALLEY WOOD HOMEOWNERS
ASSOCIATION, INC.

By: Jamie A. Kelly
JAMIE A. KELLY, As Secretary

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 3rd day of February, 2015 by JAMIE A. KELLY, as Secretary of VALLEY WOOD HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification and did take an oath.

My Commission expires:

Janice Sofia
Notary Public



Exhibit "A"