



This instrument prepared by and)
 should be returned to:)
)
 Michael J. Brudny, Esq.)
 BECKER & POLIAKOFF, P.A.)
 311 Park Place Boulevard, Suite 250)
 Clearwater, FL 33759)
 (727) 412-7000)
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Rept: 1584964 Rec: 35.50
 DS: 0.00 IT: 0.00
 02/27/14 C. Farrington, Dpty Clerk

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
 02/27/14 02:30pm 1 of 4
 OR BK 8999 PG 2284

**NOTICE OF PRESERVATION OF
 DECLARATION OF COVENANTS AND RESTRICTIONS
 OF
 SHADOW RUN**

THIS NOTICE is being recorded pursuant to Sections 712.05 and 712.06, Florida Statutes, in order to preserve the easements, restrictions, covenants, conditions and all other provisions of the following documents:

1. Restrictions, Shadow Run Unit I recorded at Official Records Book 1328, Page 1102;
2. Corrective Declaration Restrictions, Shadow Run Unit I recorded at Official Records Book 1351, Page 898;
3. Corrective Declaration Restrictions, Shadow Run Unit I recorded at Official Records Book 1353, Page 1060;
4. Certificate of Amendment to Declaration of Covenants, Conditions and Restrictions of Shadow Run Community Association, Inc. recorded at Official Records Book 1933, Page 1029; and
5. Certificate of Amendment and Irrevocable Consents and Joinders to the Amended and Restated Corrective Declaration of Restrictions, Shadow Run Unit I, n/k/a Shadow Run, undated and recorded at Official Records Book 6996, Page 128; and

all of the Public Records of Pasco County, Florida (hereinafter collectively referred to as the "Declaration").

The property affected by this Notice is described as:

1. All real property on the Plat of Shadow Run Unit I, according to the plat thereof, as recorded in Plat Book 22, Page 93; and
2. All real property on the Plat of Shadow Run Unit II, according to the plat thereof, as recorded in Plat Book 24, Page 33

both of the Public Records of Pasco County, Florida.

The name and address of the homeowners' association filing this Notice on behalf of the Members is Shadow Run Community Association, Inc., a Florida not-for-profit corporation, c/o Qualified Property Management, Inc., 5901 U.S. Highway 19, Suite 7Q, New Port Richey, Florida 34652 (hereinafter "Association").

Attached hereto as Exhibit "A" 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 Declaration.

By their signatures below, the President and Secretary of the Association hereby certify that preservation of the Declaration 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 February 11, 2014.

EXECUTED at New Port Richey (city), Pasco County, Florida, on this 11th day of February, 2014.

WITNESSES:

SHADOW RUN COMMUNITY ASSOCIATION, INC.

Joseph R. Maceriks
Print Name: JOSEPH R. MACERIKS

By: Harvey Friedman
President

Harry Mann
Print Name: HARRY MANN

Print Name: HARVEY FRIEDMAN
Address: 12436 FERDALE CT
HUDSON FL 34669

Stephen D. Brooks
Print Name: STEPHEN D. BROOKS

Attest: Frederick L Hitchcock II
Secretary

12440 Knollbrook Ln.
Print Name: Hudson, FL 34669

Print Name: FREDERICK L. HITCHCOCK II
Address: 12531 Knollbrook Ln
Hudson, Fla 34669

Joseph R. Mann
JOSEPH R. MACERIKS
STATE OF FLORIDA
COUNTY OF PASCO

(CORPORATE SEAL)

THE FOREGOING INSTRUMENT was acknowledged before me this 11th day of February, 2014, by Harvey Friedman and Frederick Hitchcock II as the President and Secretary, respectively, of SHADOW RUN COMMUNITY 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 and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid on this 11th day of February, 2014.

Michael J. Brudny
Notary Public - State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____



MICHAEL J. BRUDNY
MY COMMISSION # FF 081911
EXPIRES: January 12, 2018
Bonded Thru Budget Notary Services

EXHIBIT "A"
AFFIDAVIT OF HARVEY FRIEDMAN

STATE OF FLORIDA
COUNTY OF PASCO

BEFORE ME, the undersigned authority personally appeared **HARVEY FRIEDMAN**, who, after first being duly sworn, deposes and says:

1. I am the President of Shadow Run Community Association, Inc. (the "Association"), and I have personal knowledge of the matters contained herein and know them to be true and correct.
2. That in connection with the Board of Directors Meeting which was scheduled and held on February 11, 2014, at 10:00 A.M., 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 Board of Directors Meeting, at which the Board of Directors voted to preserve the Restrictions, Shadow Run Unit I recorded at Official Records Book 1328, Page 1102; Corrective Declaration Restrictions, Shadow Run Unit I recorded at Official Records Book 1351, Page 898; Corrective Declaration Restrictions, Shadow Run Unit I recorded at Official Records Book 1353, Page 1060; Certificate of Amendment to Declaration of Covenants, Conditions and Restrictions of Shadow Run Community Association, Inc. recorded at Official Records Book 1933, Page 1029; and Certificate of Amendment and Irrevocable Consents and Joinders to the Amended and Restated Corrective Declaration of Restrictions, Shadow Run Unit I, n/k/a Shadow Run, undated and recorded at Official Records Book 6996, Page 128, all of the Public Records of Pasco County (hereinafter the "Declaration"), burdening the property of the Members of the Association pursuant to Chapter 712, Florida Statutes.

STATEMENT OF MARKETABLE TITLE ACTION

The Shadow Run Community Association, Inc. (the "Association") has taken action to ensure that the Restrictions, Shadow Run Unit I recorded at Official Records Book 1328, Page 1102; Corrective Declaration Restrictions, Shadow Run Unit I recorded at Official Records Book 1351, Page 898;

Corrective Declaration Restrictions, Shadow Run Unit I recorded at Official Records Book 1353, Page 1060; Certificate of Amendment to Declaration of Covenants, Conditions and Restrictions of Shadow Run Community Association, Inc. recorded at Official Records Book 1933, Page 1029; and Certificate of Amendment and Irrevocable Consents and Joinders to the Amended and Restated Corrective Declaration of Restrictions, Shadow Run Unit I, n/k/a Shadow Run, undated and recorded at Official Records Book 6996, Page 128, all of the Public Records of Pasco County (hereinafter the "Declaration"), 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 ~~Pinellas 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.

Harvey Friedman
Affiant, HARVEY FRIEDMAN

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was sworn and subscribed before me this 11th day of February, 2014, by **HARVEY FRIEDMAN**, as the President of Shadow Run Community 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)

Michael J. Brudny
NOTARY PUBLIC - STATE OF FLORIDA
Print Name: _____
Commission No.: _____
Commission Expires: _____

