

Prepared by and returned to:

Becker & Poliakoff, P.A.
Robyn M. Severs, Esquire
390 N. Orange Ave, Suite 2400
Orlando, FL 32801

NOTICE OF GRAND HAVEN MASTER 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

Pursuant to Section 721.05(2)(b), Florida Statutes, and Section 720.3032, Florida Statutes, the undersigned Property Owners' Association files this Notice:

NOTICE TO RECORDER: Please index both the legal name of the Association and the name(s) shown in Item 3.

1. Legal Name of Association: **Grand Haven Master Association, Inc.**, a Florida Corporation Not-for-Profit
2. Mailing and Physical addresses of the Association: **785 WEST GRANADA BOULEVARD SUITE 5, ORMOND BEACH, FL 32174.**
3. Names of the subdivision plats, or, if none, common name of Community: (1) Grand Haven; (2) Waterside Country Club (3) Lake Haven; (4) Front Street at Grand Haven; (5) Fairways Edge; (6) Linkside; (7) Linkside East; (8) Linkside West; (9) The Reserve at Grand Haven; (10) Village Oaks; (11) Marsh Crossing; (12) The Crossings at Grand Haven; (13) Osprey Lakes; (14) South Ridge; (15) Riverwalk; (16) Pine Harbor at South Lake Villages; (17) East Lake at South Lake Villages; (18) Hidden Lake at South Lake Villages; (19) River's Edge (Unit G-2); (20) River Club at Grand Haven (Club Homes); (21) South Park Village (Unit H-2); (22) North Park Village and The Bluffs (Grand Haven North – Phase 1); (23) Lakeside Village and Heritage Oaks (Grand Haven North – Phase 2); (24) Creekside Village at Grand Haven (Unit F3); (25) Estates at Grand Haven, Phase 1; (26) Estates at Grand Haven, Phase 2; (27) North Park Estates; (28) Riverview Condominiums at Grand Haven.

4. Name, address, and telephone number for management company if any: **Southern States Management Group, Inc., 785 West Granada Boulevard, Suite 5, Ormond Beach, FL 32174, 386-446-6333.**
5. This notice **does** constitute a notice to preserve and protect covenants or restrictions from extinguishment under the Marketable Record Title Act.
6. The following covenants and restrictions affecting the **Grand Haven Master** Community which the Association desires to be preserved from extinguishment:

Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association, recorded on February 27, 1996, at O.R. Book 550, Page 173 *et seq.*, of the Public Records of Flagler County, Florida, as amended and supplemented from time to time including but not limited to:

- i. Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Grand Haven Master Association, recorded on June 3, 1996, at O.R. Book 557, Page 1768;
- ii. First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association, recorded on July 10, 1996, at O.R. Book 560, Page 869;
- iii. Supplemental Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association, recorded on July 10, 1996, at O.R. Book 560, Page 874;
- iv. Supplemental Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association, recorded on August 30, 1996, at O.R. Book 564, Page 83;
- v. Second Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association, recorded on September 11, 1996, at O.R. Book 564, Page 1646;
- vi. Third Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association, recorded on October 24, 1996, at O.R. Book 567, Page 1987;
- vii. Fourth Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association, Inc., recorded on May 15, 1997, at O.R. Book 582, Page 1631;
- viii. Right-of-Way Utilization Agreement recorded on February 18, 1998, at O.R. Book 605, Page 1836;
- ix. Supplemental Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association, recorded on February 24, 1998, at O.R. Book 606, Page 778;

x. Supplemental Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association, recorded on May 13, 1999, at O.R. Book 653, Page 1168;

xi. Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association, recorded on February 22, 2001, at O.R. Book 729, Page 259;

xii. Supplemental Declaration of Covenants, Conditions and Restrictions for Grand Haven Master (Osprey Lakes and South Ridge), recorded on February 22, 2001, at O.R. Book 729, Page 311;

xiii. Supplemental Declaration of Covenants, Conditions and Restrictions for Grand Haven Master (Riverwalk and Village Oaks), recorded on March 19, 2001, at O.R. Book 733, Page 202;

xiv. Supplemental Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association (Pine Harbor at South Lake Villages), recorded on November 14, 2001, at O.R. Book 780, Page 1772;

xv. Supplemental Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association (East Lake at South Lake Villages), recorded on November 14, 2001, at O.R. Book 780, Page 1813;

xvi. Supplemental Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association (Hidden Lake at South Lake Villages), recorded on December 10, 2001, at O.R. Book 786, Page 111;

xvii. Supplemental Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association (Hidden Lake at South Lake Villages Villages) (Village J-2B), recorded on July 18, 2002, at O.R. Book 837, Page 89;

xviii. Supplemental Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association (River's Edge), recorded on September 19, 2002, at O.R. Book 852, Page 231;

xix. Supplemental Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association (South Park Village), recorded on May 8, 2003, at O.R. Book 928, Page 128;

xx. Supplemental Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association (River Club at Grand Haven), recorded on May 8, 2003, at O.R. Book 928, Page 130;

xi. Supplemental Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association (River Club at Grand Haven), recorded on January 29, 2004, at O.R. Book 1036, Page 334;

xxii. First Amendment to Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association, recorded on December 20, 2004, at O.R. Book 1180, Page 1677;

xxiii. Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association, recorded on September 6, 2006, at O.R. Book 1481, Page 133;

xxiv. Supplemental Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association (North Park Estates), recorded on December 13, 2006, at O.R. Book 1517, Page 819;

xxv. Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association, recorded on January 15, 2007, at O.R. Book 1602, Page 1065;

xxvi. Resolution 2007-01, A Resolution Providing for the Collection of Delinquent Member Assessment Payments and Fines and the Filing of a Continuing Lien Encumbering a Member's Property, recorded on November 28, 2007, at O.R. Book 1628, Page 1569;

xxvii. Rule Prohibiting Outdoor Sales and Solicitation within the Grand Haven Community, recorded on September 1, 2011, O.R. Book 1831, Page 918;

xxviii. Resolution Amending Rule Prohibiting Outdoor Sale and Solicitation within the Grand Haven Community, recorded on February 15, 2012, at O.R. Book 1854, Page 1549;

xxix. Resolution Adopting Rule regarding the Display of Signs within The Grand Haven Community, recorded on June 4, 2012, at O.R. Book 1873, Page 209;

xxx. Resolution Adopting Rule Regarding the Display of Flags within The Grand Haven Community, recorded on July 31, 2018, at O.R. Book 2296, Page 649;

xxxi. Board Resolution Grand Haven Master Association, Inc., recorded on May 11, 2021, at O.R. Book 2561, Page 1062,

all of the Public Records of Flagler County, Florida ("Master Declaration").

7. The following covenants and restriction affecting the **Waterside Country Club-Phase 2** Community which the Association desires to be preserved from extinguishment: Declaration of Covenants and Restrictions for Waterside Country Club-Phase 2 recorded on October 27, 2005, at O.R. Book 1343, Page 1410, as amended and supplemented from time to time ("Waterside Declaration").

8. The following covenants and restrictions affecting the **Lake Haven** Community which the Association desired to be preserved from extinguishment:

Declaration of Covenants, Conditions and Restrictions for Lake Haven, recorded on February 27, 1996 at O.R. Book 550, Page 225; as amended and supplemented from time to time, including but not limited to:

i. First Amendment to Declaration of Covenants, Conditions and Restrictions for Lake Haven, recorded on April 22, 1996, at O.R. Book 554, Page 1394;

ii. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lake Haven, recorded on June 3, 1996, at O.R. Book 557, Page 1797;

iii. First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lake Haven, recorded on July 10, 1996, at O.R. Book 560, Page 879;

iv. Second Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lake Haven, recorded on May 15, 1997, at O.R. Book 582, Page 1731;

v. Second Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lake Haven, recorded on February 11, 2000, at O.R. Book 683, Page 965;

all of the Public Records of Flagler County, Florida ("Lake Haven Declaration").

9. The following covenants and restrictions affecting the **Front Street** Community which the Association desired to be preserved from extinguishment:

Declaration of Covenants, Conditions and Restrictions for Front Street at Grand Haven, recorded on June 3, 1996, at O.R. Book 557, Page 1877 and Declaration of Covenants, Conditions and Restrictions for Front Street at Grand Haven, rerecorded for the purpose of including the recording information of the Plat of Front Street at Grand Haven Phase 1, rerecorded on June 13, 1996, at O.R. Book 558, Page 1426, as amended and supplemented from time to time including but not limited to:

i. First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Front Street at Grand Haven, recorded on July 10, 1996, at O.R. Book 560, Page 884;

ii. Supplemental Declaration of Covenants, Conditions and Restrictions for Front Street at Grand Haven, recorded on January 31, 1997, at O.R. Book 574, Page 1586;

iii. Supplemental Declaration of Covenants, Conditions and Restrictions for Front Street at Grand Haven, recorded on March 21, 1997, at O.R. Book 578, page 466;

iv. Second Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Front Street at Grand Haven, recorded on February 11, 2000, at O.R. Book 683, Page 971;

v. Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Front Street at Grand Haven, recorded on August 1, 2001, at O.R. Book 760, Page 323;

all of the Public Records of Flagler County, Florida ("Front Street Declaration").

10. The following covenants and restrictions affecting the **Fairways Edge** Community which the Association desires to be preserved from extinguishment:

Declaration of Covenants, Conditions and Restrictions for Grand Haven Neighborhoods, recorded on November 19, 1997, at O.R. Book 598, Page 1080; as amended and supplemented from time to time, including but not limited to:

i. First Amendment to Declaration of Covenant, Conditions and Restrictions for Grand Haven Neighborhoods, recorded on February 23, 2005, at O.R. Book 1206, page 1444;

ii. Amendment to Declaration of Covenants, Conditions and Restrictions of Grand Haven Neighborhoods a/k/a Fairways Edge Village, recorded on March 23, 2006, at O.R. Book 1410, Page 4;

iii. Amendment to Declaration of Covenants, Conditions and Restrictions of Grand Haven Neighborhoods a/k/a Fairways Edge Village, rerecorded to include attachment, rerecorded on May 17, 2006, at O.R. Book 1435, Page 713; and

all of the Public Records of Flagler County, Florida (hereinafter collectively referred to as the "Grand Haven Neighborhoods Declaration").

11. The following covenants and restrictions affecting the **Linkside, Linkside East, and Linkside West** Communities which the Association desires to be preserved from extinguishment:

Declaration of Covenants, Conditions and Restrictions for Linkside A Grand Haven Neighborhood, recorded on April 9, 1998, at O.R. Book 611, Page 434; as amended and supplemented from time to time, including but not limited to:

i. Supplemental Declaration of Covenants, Restrictions and Easements for Linkside and Linkside East, recorded on July 16, 1999, at O.R. Book 661, Page 596;

ii. Supplemental Declaration of Covenants, Restrictions and Easements for Linkside and Linkside East, recorded on July 10, 2000, at O.R. Book 700, Page 1313;

iii. Amendment to Declaration of Covenants, Conditions and Restrictions for Linkside A Grand Haven Neighborhood, recorded on December 26, 2003, at O.R. Book 1024, Page 95;

all of the Public Records of Flagler County, Florida ("Linkside Declaration").

12. The following covenants and restrictions affecting **The Reserve at Grand Haven** Community which the Association desires to be preserved from extinguishment:

Declaration of Covenants, Conditions and Restrictions of The Reserve at Grand Haven; recorded on July 27, 1998, at O.R. Book 622, Page 1202; as amended and supplemented from time to time, including but not limited to:

i. First Amendment to Declaration of Covenants, Conditions and Restrictions of The Reserve at Grand Haven, recorded on February 4, 2000, at O.R. Book 682, Page 1379;

ii. First Amendment to Declaration of Covenants, Conditions and Restrictions of The Reserve at Grand Haven, recorded on November 19, 2001, at O.R. Book 781, Page 1725;

iii. Second Amendment to Declaration of Covenants, Conditions and Restrictions of The Reserve at Grand Haven, recorded on March 16, 2009, at O.R. Book 1707, Page 273;

all of the Public Records of Flagler County, Florida ("Reserve at Grand Haven Declaration").

13. The following covenants and restrictions affecting the **Village Oaks** Community which the Association desired to be preserved from extinguishment:

Declaration of Covenants and Restrictions for Village Oaks, recorded March 9, 2001, at O.R. Book 732, Page 1; as amended and supplemented from time to time, including but not limited to the First Amendment to Declaration of Covenants and Restrictions for Village Oaks, recorded on June 18, 2002, at O.R. Book 828, Page 1724; all of the Public Records of Flagler County, Florida ("Village Oaks Declaration").

14. The following covenants and restrictions affecting the **Marsh Crossing** Community which the Association desired to be preserved from extinguishment:

Declaration of Covenants, Conditions and Restrictions for Marsh Crossing, recorded on February 10, 1999, at O.R. Book 643, Page 382; as amended and supplemented from time to time, including but not limited to the First Amendment to Declaration of Covenants, Conditions and Restrictions for Marsh Crossing, recorded on February 11, 2000, at O.R. Book 683, Page 959; all of the Public Records of Flagler County, Florida ("Marsh Crossing Declaration").

15. The following covenants and restrictions affecting **The Crossings at Grand Haven** Community which the Association desired to be preserved from extinguishment:

Declaration of Covenants, Conditions and Restrictions of The Crossings at Grand Haven, recorded on August 25, 1999, at O.R. Book 665, Page 1774; as amended and supplemented from time to time, including but not limited to:

i. Supplement Number 1 to Declaration of Covenants, Conditions and Restrictions of The Crossings at Grand Haven, recorded on January 30, 2002, at O.R. Book 798, Page 802;

ii. Supplement Number 1(sic) to Declaration of Covenants, Conditions and Restrictions of The Crossings at Grand Haven, recorded on October 14, 2002, at O.R. Book 857, Page 705;

iii. Amendment to Declaration of Covenants, Conditions and Restrictions of The Crossings at Grand Haven, recorded on July 20, 2005, at O.R. Book 1286, Page 742;

iv. Second Amendment to Declaration of Covenants, Conditions and Restrictions of The Crossings at Grand Haven, recorded on December 16, 2008, at O.R. Book 1694, Page 1781;

v. Third Amendment to Declaration of Covenants, Conditions and Restrictions of The Crossings at Grand Haven, recorded on December 21, 2012, at O.R. Book 1911, Page 1337;

vi. Certificate of Filing Pool Rules and Regulations of The Crossings at Grand Haven Homeowners Association, Inc., recorded on January 19, 2007, at O.R. Book 1532, Page 329; and all of the Public Records of Flagler County, Florida ("Crossings at Grand Haven Declaration").

16. The following covenants and restrictions affecting the **Osprey Lakes** Community which the Association desired to be preserved from extinguishment:

Declaration of Covenants and Restrictions for Osprey Lakes, recorded on February 22, 2001, at O.R. Book 729, Page 318; as amended and supplemented from time to time, including but not limited to the First Amendment to Declaration of Covenants and Restrictions for Osprey Lakes, recorded on June 18, 2002, at O.R. Book 828, Page 1720; both of the Public Records of Flagler County, Florida ("Osprey Lakes Declaration").

17. The following covenants and restrictions affecting the **South Ridge** Community which the Association desired to be preserved from extinguishment:

Declaration of Covenants and Restrictions for South Ridge, recorded on February 22, 2001, at O.R. Book 729, Page 358; as amended and supplemented from time to time, including but not limited to:

i. First Amendment to Declaration of Covenants and Restrictions for South Ridge, recorded on June 18, 2002, at O.R. Book 828, Page 1712; and

ii. Second Amendment to Declaration of Covenants and Restrictions for South Ridge, recorded on May 7, 2003, at O.R. Book 927, Page 70;

all of the Public Records of Flagler County, Florida ("South Ridge Declaration").

18. The following covenants and restrictions affecting the **Riverwalk** Community which the Association desired to be preserved from extinguishment:

Declaration of Covenants and Restrictions for Riverwalk, recorded on March 9, 2001, at O.R. Book 732, Page 39; as amended and supplemented from time to time, including but not limited to the First Amendment to Declaration of Covenants and Restrictions for Riverwalk, recorded on June 18, 2002,

at O.R. Book 828, Page 1716; both of the Public Records of Flagler County, Florida ("Riverwalk Declaration").

19. The following covenants and restrictions affecting the **Pine Harbor at South Lake Villages** Community which the Association desired to be preserved from extinguishment:

Declaration of Covenants and Restrictions for Pine Harbor at South Lake Villages, recorded on November 14, 2001, at O.R. Book 780, Page 1775; as amended and supplemented from time to time, all of the Public Records of Flagler County, Florida ("Pine Harbor at South Lake Villages Declaration").

20. The following covenants and restrictions affecting the **East Lake at South Lake Villages** Community which the Association desired to be preserved from extinguishment:

Declaration of Covenants and Restrictions for East Lake at South Lake Villages, recorded on November 14, 2001, at O.R. Book 780, Page 1816; as amended and supplemented from time to time, all of the Public Records of Flagler County, Florida ("East Lake at South Lake Villages Declaration").

21. The following covenants and restrictions affecting the **Hidden Lake at South Lake Villages** Community which the Association desired to be preserved from extinguishment:

Declaration of Covenants and Restrictions for Hidden Lake at South Lake Villages, recorded on December 10, 2001, at O.R. Book 786, Page 114; as amended and supplemented from time to time including but not limited to the Supplemental Declaration of Covenants and Restrictions for Hidden Lake at South Lake Villages (Village J-2B), recorded on July 18, 2002, at O.R. Book 837, Page 94; all of the Public Records of Flagler County, Florida ("Hidden Lake at South Lake Villages Declaration").

22. The following covenants and restrictions affecting the **River's Edge (Unit G-2)** Community which the Association desired to be preserved from extinguishment:

Declaration of Covenants and Restrictions for River's Edge (Unit G-2), recorded on September 17, 2002, at O.R. Book 851, Page 212; as amended and supplemented from time to time, all of the Public Records of Flagler County, Florida ("River's Edge Declaration").

23. The following covenants and restrictions affecting the **River Club at Grand Haven (Club Homes)** Community which the Association desired to be preserved from extinguishment:

Declaration of Covenants and Restrictions for River Club at Grand Haven (Club Homes), recorded on December 10, 2002, at O.R. Book 869, Page 1356; as amended and supplemented from time to time including but not limited to First Amendment to Declaration of Covenants and Restrictions for River Club at Grand Haven (Club Homes), recorded on April 19, 2004, at O.R. Book 1069, Page 1155; all of the Public Records of Flagler County, Florida ("River Club at Grand Haven Declaration").

24. The following covenants and restrictions affecting the **South Park Village (Unit H-2)** Community which the Association desired to be preserved from extinguishment:

Declaration of Covenants and Restrictions for South Park Village (Unit H-2), recorded on April 5, 2003, at O.R. Book 915, Page 71; as amended and supplemented from time to time, all of the Public Records of Flagler County, Florida ("South Park Village Declaration").

25. The following covenants and restrictions affecting the **North Park Village and The Bluffs (Grand Haven North – Phase 1)** Community which the Association desired to be preserved from extinguishment:

Declaration of Covenants and Restrictions for North Park Village and The Bluffs (Grand Haven North – Phase 1), recorded on August 16, 2003, at O.R. Book 970, Page 940, as amended and supplemented from time to time, all of the Public Records of Flagler County, Florida ("North Park Village and The Bluffs Declaration").

26. The following covenants and restrictions affecting the **Lakeside Village and Heritage Oaks (Grand Haven North – Phase 2)** Community which the Association desired to be preserved from extinguishment:

Declaration of Covenants and Restrictions for Lakeside Village and Heritage Oaks (Grand Haven North – Phase 2), recorded on March 17, 2004, at O.R. Book 1054, Page 41, as amended and supplemented from time to time, all of the Public Records of Flagler County, Florida ("Lakeside Village and Heritage Oaks Declaration").

27. The following covenants and restrictions affecting the **Creekside Village at Grand Haven (Unit F3)** Community which the Association desired to be preserved from extinguishment:

Declaration of Covenants and Restrictions for Creekside Village at Grand Haven (Unit F3), recorded on November 12, 2004, at O.R. Book 1166, Page 1324; as amended and supplemented from time to time, all of the Public Records of Flagler County, Florida ("Creekside Village at Grand Haven Declaration").

28. The following covenants and restrictions affecting the **Estates at Grand Haven, Phase 1** Community which the Association desired to be preserved from extinguishment:

Declaration of Covenants and Restrictions for Estates at Grand Haven, Phase 1, recorded on October 27, 2005, at O.R. Book 1343, Page 1449; as amended and supplemented from time to time, including but not limited to the First Amendment to Declaration of Covenants and Restrictions for Estates at Grand Haven, Phase 1, recorded on March 3, 2011, at O.R. Book 1807, Page 880; all of the Public Records of Flagler County, Florida ("Estates at Grand Haven Phase 1 Declaration").

29. The following covenants and restrictions affecting the **Estates at Grand Haven, Phase 2** Community which the Association desired to be preserved from extinguishment:

Declaration of Covenants and Restrictions for Estates at Grand Haven, Phase 2, recorded on October 27, 2005, at O.R. Book 1343, Page 1487; as amended and supplemented from time to time including but not limited to the First Amendment to Declaration of Covenants and Restrictions for Estates at

Grand Haven Phase 2, recorded on March 3, 2011, at O.R. Book 1807, Page 888; all of the Public Records of Flagler County, Florida ("Estates at Grand Haven Phase 2 Declaration").

30. The following covenants and restrictions affecting the **North Park Estates** Community which the Association desired to be preserved from extinguishment:

Declaration of Covenants and Restrictions for North Park Estates, recorded on December 13, 2006, at O.R. Book 1517, Page 895; as amended and supplemented from time to time, all of the Public Records of Flagler County, Florida ("North Park Estates Declaration").

31. The legal descriptions of the **Grand Haven Master** Community affected by the listed covenants or restrictions are:

- a. Plat for Waterside Country Club Phase 1 at Plat Book 30, Pages 64 through 72;
- b. Plat for Waterside Country Club Phase 2 at Plat Book 35, Pages 55 through 56;
- c. Plat for Lake Haven at Grand Haven Phase 3 at Plat Book 31, Pages 15 and 16;
- d. Plat for Lake Haven at Grand Haven Phase 4 at Plat Book 31, Pages 17 and 18;
- e. Plat for Lake Haven at Grand Haven Phase 5 at Plat Book 31, Pages 19 and 20;
- f. Plat for Front Street at Grand Haven Phase 1 at Plat Book 30, Pages 87 and 88;
- g. Plat for Front Street at Grand Haven Phase 2 at Plat Book 30, Pages 96 and 97;
- h. Plat for Front Street at Grand Haven Phase 3 at Plat Book 31, Pages 4 and 5;
- i. Plat for Front Street at Grand Haven Phase 4 at Plat Book 31, Pages 41 and 42;
- j. Plat for Front Street at Grand Haven Phase 5 at Plat Book 31, Pages 56 and 57;
- k. Plat for Front Street at Grand Haven Phase 6 at Plat Book 31, Pages 75 and 76;
- l. Plat for Front Street at Grand Haven Phase 7 at Plat Book 31, Pages 82 and 83;
- m. Plat for Fairways Edge at Grand Haven at Map Book 31, Pages 6 through 9;
- n. Plat for Linkside at Grand Haven at Map Book 31, Pages 27 and 28;
- o. Plat for Linkside East at Grand Haven at Map Book 31, Pages 61 and 62;
- p. Plat for Village D1-B at Grand Haven (Linkside West) at Map Book 32, Pages 1 through 3;
- q. Plat for The Reserve at Grand Haven Phase 1 (Village D1-A) at Plat Book 31, Pages 31 through 33;
- r. Plat for Village D1-C at Grand Haven (Village Oaks) at Plat Book 32, Pages 33 through 34;
- s. Plat for Marsh Crossing at Grand Haven (Village I-2) at Plat Book 31, Pages 58 through 60;

- t. Plat for The Crossings at Grand Haven at Map Book 31, Pages 53 through 55;
- u. Plat for The Crossings at Grand Haven Phase II at Map Book 34, Pages 67 through 68;
- v. Replat for The Crossings at Grand Haven Phase 1 at Map Book 31, Pages 84 through 86;
- w. Plat for Village H-1 at Grand Haven (Osprey Lakes) at Map Book 32, Pages 23 through 26;
- x. Plat for Village I-1 at Grand Haven (South Ridge) at Map Book 32, Pages 27 and 28;
- y. Plat for Village G-1 at Grand Haven (Riverwalk) at Map Book 32, Pages 29 through 32;
- z. Plat for Village J-1 at Grand Haven (Pine Harbor at South Lake Villages) at Plat Book 32, Pages 94 through 97;
- aa. Plat for Village J-3 at Grand Haven (East Lake at South Lake Villages) at Map Book 32, Pages 98 through 101;
- bb. Plat for Village J-2A at Grand Haven (Hidden Lake at South Lake Villages) at Map Book 33, Pages 8 through 10;
- cc. Plat for Village J-2B at Grand Haven (Hidden Lake at South Lake Villages) at Plat Book 33, Pages 64 through 66;
- dd. Plat for Village G-2 at Grand Haven (River's Edge) at Map Book 33, Page 72 through 75;
- ee. Plat for River Club at Grand Haven at Map Book 33, Pages 79 through 83;
- ff. Plat for South Park Village at Grand Haven (Unit H-2) at Map Book 33, Pages 96 through 99;
- gg. Plat for Grand Haven North, Phase 1 (North Park Village and The Buffs) at Map Book 34, Pages 21 through 26;
- hh. Plat for Grand Haven North, Phase 2 (Lakeside Village and Heritage Oaks) at Map Book 34, Pages 30 through 33;
- ii. Plat for Creekside Village at Grand Haven (Unit F3) at Map Book 34, Pages 69 through 72;
- jj. Plat for Estates at Grand Haven, Phase 1 at Map Book 35, Pages 43 through 47;
- kk. Plat for Estates at Grand Haven, Phase 2 at Map Book 35, Pages 48 through 54;
- ll. Plat for North Park Estates at Grand Haven at Map Book 36, Page 21;
- mm. Riverview Condominiums at Grand Haven, a Condominium, according to the Declaration of Condominium of Riverview Condominiums at Grand Haven recorded in Official Records Book 1385, Page 1108;

all of the Public Records of Flagler County, FL.

31. The legal description for the **Waterside** Community affected by the Waterside Declaration is the Plat for Waterside Country Club Phase 2 at Plat Book 35, Pages 55 through 56, Public Records of Flagler County, Florida;

32. The legal description of the **Lake Haven** Community affected by the Lake Haven Declaration are:

- a. Plat for Lake Haven at Grand Haven Phase 3 at Plat Book 31, Pages 15 and 16;
- b. Plat for Lake Haven at Grand Haven Phase 4 at Plat Book 31, Pages 17 and 18;
- c. Plat for Lake Haven at Grand Haven Phase 5 at Plat Book 31, Pages 19 and 20;

all recorded in the Public Records of Flagler County, Florida;

33. The legal descriptions of the **Front Street at Grand Haven** Community affected by the Front Street Declaration are:

- a. Plat for Front Street at Grand Haven Phase 1 at Plat Book 30, Pages 87 and 88;
- b. Plat for Front Street at Grand Haven Phase 2 at Plat Book 30, Pages 96 and 97;
- c. Plat for Front Street at Grand Haven Phase 3 at Plat Book 31, Pages 4 and 5;
- d. Plat for Front Street at Grand Haven Phase 4 at Plat Book 31, Pages 41 and 42;
- e. Plat for Front Street at Grand Haven Phase 5 at Plat Book 31, Pages 56 and 57;
- f. Plat for Front Street at Grand Haven Phase 6 at Plat Book 31, Pages 75 and 76;
- g. Plat for Front Street at Grand Haven Phase 7 at Plat Book 31, Pages 82 and 83;

all recorded in the Public Records of Flagler County, Florida;

34. The legal description of the **Grand Haven Neighborhoods (Fairways Edge at Grand Haven)** Community affected by the Grand Haven Neighborhoods Declaration is the Plat for Fairways Edge at Grand Haven at Map Book 31, Pages 6 through 9, recorded in the Public Records of Flagler County, Florida.

35. The legal descriptions of the **Linkside, Linkside East and Linkside West** Community affected by the Linkside Declaration are:

- a. Plat for Linkside at Grand Haven at Map Book 31, Pages 27 and 28;
- b. Plat for Linkside East at Grand Haven at Map Book 31, Pages 61 and 62;
- c. Plat for Village D1-B at Grand Haven (Linkside West) at Map Book 32, Pages 1 through 3;

all recorded in the Public Records of Flagler County, Florida;

36. The legal description of **The Reserve at Grand Haven** Community affected by the Reserve at Grand Haven Declaration is Plat for The Reserve at Grand Haven Phase 1 (Village D1-A) at Plat Book 31, Pages 31 through 33, recorded in the Public Records of Flagler County, Florida.

37. The legal description of the **Village Oaks** Community affected by Village Oaks Declaration is the Plat for Village D1-C at Grand Haven (Village Oaks) at Plat Book 32, Pages 33 through 34, recorded in the Public Records of Flagler County, Florida.

38. The legal description of the **Marsh Crossing** Community affected by the Marsh Crossing Declaration is the Plat for Marsh Crossing at Grand Haven (Village I-2) at Plat Book 31, Pages 58 through 60, recorded in the Public Records of Flagler County, Florida.

39. The legal descriptions of the **Crossings at Grand Haven** Community affected by the Crossings at Grand Haven Declaration are:

- a. Plat for The Crossings at Grand Haven at Map Book 31, Pages 53 through 55;
- b. Plat for The Crossings at Grand Haven Phase II at Map Book 34, Pages 67 through 68;
- c. Replat for The Crossings at Grand Haven Phase 1 at Map Book 31, Pages 84 through 86;

all recorded in the Public Records of Flagler County, Florida;

40. The legal descriptions of the **Osprey Lakes** Community affected by the Osprey Lakes Declaration are:

- a. Plat for Village H-1 at Grand Haven (Osprey Lakes) at Map Book 32, Pages 23 through 26;
- b. Plat for Village I-1 at Grand Haven (South Ridge) at Map Book 32, Pages 27 and 28;

all recorded in the Public Records of Flagler County, Florida.

41. The legal description of the **South Ridge** Community affected by the South Ridge Declaration is Plat for Village I-1 at Grand Haven (South Ridge) at Map Book 32, Pages 27 and 28, recorded in the Public Records of Flagler County, Florida.

42. The legal description of the **Riverwalk** Community affected by the Riverwalk Declaration is Plat for Village G-1 at Grand Haven (Riverwalk) at Map Book 32, Pages 29 through 32, recorded in the Public Records of Flagler County, Florida.

43. The legal description of the **Pine Harbor at South Lake Villages** Community affected by the Pine Harbor at South Lake Villages Declaration is Plat for Village J-1 at Grand Haven (Pine

Harbor at South Lake Villages) at Plat Book 32, Pages 94 through 97, recorded in the Public Records of Flagler County, Florida.

44. The legal description of the **East Lake at South Lake Villages Community** affected by the East Lake at South Lake Villages Declaration is the Plat for Village J-3 at Grand Haven (East Lake at South Lake Villages) at Map Book 32, Pages 98 through 101, recorded in the Public Records of Flagler County, Florida.

45. The legal descriptions of the **Hidden Lake at South Lake Villages Community** affected by the Hidden Lake at South Lake Villages Declaration are:

- a. Plat for Village J-2A at Grand Haven (Hidden Lake at South Lake Villages) at Map Book 33, Pages 8 through 10;
- b. Plat for Village J-2B at Grand Haven (Hidden Lake at South Lake Villages) at Plat Book 33, Pages 64 through 66;

all recorded in the Public Records of Flagler County, Florida.

46. The legal description of the **River's Edge (Unit G-2) Community** affected by the River's Edge Declaration is Plat for Village G-2 at Grand Haven (River's Edge) at Map Book 33, Page 72 through 75, recorded in the Public Records of Flagler County, Florida.

47. The legal description of the **River Club at Grand Haven (Club Homes) Community** affected by the River Club at Grand Haven Declaration is Plat for River Club at Grand Haven at Map Book 33, Pages 79 through 83, recorded in the Public Records of Flagler County, Florida.

48. The legal description of the **South Park Village (Unit H-2) Community** affected by the South Park Village Declaration is the Plat for South Park Village at Grand Haven (Unit H-2) at Map Book 33, Pages 96 through 99, recorded in the Public Records of Flagler County, Florida.

49. The legal description of the **North Park Village and The Bluffs (Grand Haven North, Phase 1) Community** affected by North Park Village and The Bluffs Declaration is the Plat for Grand Haven North, Phase 1 (North Park Village and The Bluffs) at Map Book 34, Pages 21 through 26, recorded in the Public Records of Flagler County, Florida.

50. The legal description of the **Lakeside Village and Heritage Oaks (Grand Haven North, Phase 2) Community** affected by Lakeside Village and Heritage Oaks Declaration is Plat for Grand Haven North, Phase 2 (Lakeside Village and Heritage Oaks) at Map Book 34, Pages 30 through 33, recorded in the Public Records of Flagler County, Florida.

51. The legal description of the **Creekside Village at Grand Haven (Unit F3) Community** affected by the Creekside Village at Grand Haven Declaration is the Plat for Creekside Village at Grand Haven (Unit F3) at Map Book 34, Pages 69 through 72, recorded in the Public Records of Flagler County, Florida.

52. The legal description of the **Estates at Grand Haven, Phase 1** Community affected by the Estates at Grand Haven Phase 1 Declaration is the Plat for Estates at Grand Haven, Phase 1 at Map Book 35, Page 43 through 47, recorded in the Public Records of Flagler County, Florida.

53. The legal description of the **Estates at Grand Haven, Phase 2** Community affected by the Estates at Grand Haven Phase 2 Declaration is the Plat for Estates at Grand Haven, Phase 2 at Map Book 35, Page 48 through 54, recorded in the Public Records of Flagler County, Florida.

54. The legal description of the **North Park Estates** Community affected by the North Park Estates Declaration is Plat for Noth Park Estates at Grand Haven at Map Book 36, Page 21, recorded in the Public Records of Flagler County, Florida.

55. The Articles of Incorporation of Grand Haven Master Association, Inc., were filed with the State on November 7, 1995, and have been amended at Official Records Book 550, Page 214, on February 27, 1996 (not filed with the State), at Official Records Book 562, Page 495, on August 7, 1996 (not filed with the State), at Official Records Book 768, Page 208, on September 14, 2001 (filed with the State on August 31, 2001), at Official Records Book 1481, Page 133, on September 6, 2006 (not filed with the State), all of the Public Records of Flagler County, Florida, and Articles of Amendment filed with the State on August 31, 2006 (not recorded with the County).

53. The Amended and Restated By-Laws of Grand Haven Master Association, Inc., were recorded at Official Records Book 550, Page 217, and have been amended at Official Records Book 562, page 508, on August 7, 1996, at Official Records Book 768, Page 218, on September 14, 2001, all of the Public Records of Flagler County, Florida.

This notice is filed on behalf of **Grand Haven Master Association, Inc.**, as of the date signed below.

[SIGNATURE BLOCK ON NEXT PAGE]

EXECUTED at Palm Coast, Flagler County, Florida, on this 20th day of June, 2025.

WITNESSES:
(TWO)

Dale P. Steger

Witness #1 Signature

Valerie P. Steger

Witness #1 Printed Name

1 Kaywood Pl

Palm Coast FL 32137

Witness #1 Address

TJG 222

Witness #2 Signature

Teary G. Carlton

Witness #2 Printed Name

27 INDIAN SPRINGS DR.
ORMOND BEACH, FL 32174

Witness #2 Address

STATE OF Florida)
COUNTY OF Flagler) SS:

GRAND HAVEN MASTER
ASSOCIATION, INC.

BY:

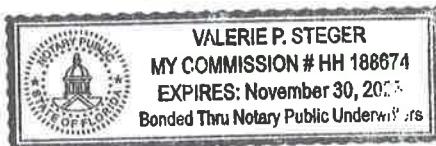
Robert J. Carlton
Robert J. Carlton, President
c/o Southern States Management Group, Inc.
785 W. Granada Blvd, Ste. 5
Ormond Beach, FL 32174

Date:

6/20/25

(CORPORATE SEAL)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20 day of June 2025, by Robert J. Carlton as President of Grand Haven Master Association, Inc., a Florida Corporation, on behalf of the corporation. He is personally known to me or has produced _____ (type of identification) as identification.



Dale P. Steger
Notary Public

Valerie P. Steger
Printed Name

My commission expires: 11/30/2025