INSTR # 2023281944
BK 12926 Pgs 2063-2069 PG(s)7
RECORDED 12/04/2023 08:06:57 AM
STACY M. BUTTERFIELD, CLERK OF COURT
POLK COUNTY
RECORDING FEES $61.00
RECORDED BY ashlover

Notice of Southern Dunes Master Community Association, Inc., under §720.3032, Florida Statutes, 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 (Item A) and the names shown in Items C and G.

A. Legal name of Association: SOUTHERN DUNES MASTER COMMUNITY ASSOCIATION, INC., a Florida not for Profit Corporation.

B. Mailing and physical addresses of Association: 1603 Forest Hills Lane, Haines City, FL 33844.

C. Common name of community: Southern Dunes. Names of the affected subdivision plats: Bermuda Pointe; Caribbean Cove; Villas de Augustine; Hemingway Place; Kokomo Bay; Mariner Cay; Southern Dunes Estates Phases I and II.

D. Name, address, and telephone number for Management Company, if any: Don Asher & Associates, 1603 Forest Hills Lane Haines City, FL 33844, Phone: 863-419-0642.

E. This notice **DOES** constitute a notice that the Association desires to preserve and protect the covenants or restrictions from extinguishment under the Marketable Record Title Act, Chapter 712, Florida Statutes.

F. The following covenants or restrictions affecting the community which the Association desires to be preserved from extinguishment (cumulatively, the "Declaration"):

1. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Declaration of Covenants, Conditions, and Restrictions of Southern Dunes recorded in Official Records Book 3320, Page 1051; Public Records of Polk County, Florida;

2. Supplemental Declaration of Covenants, Conditions and Restrictions of Southern Dunes recorded in Official Records Book 4323, Page 984; Public Records of Polk County, Florida;

3. Supplemental Declaration of Covenants, Conditions and Restrictions of Southern Dunes recorded in Official Records Book 5399, Page 1090; Public Records of Polk County, Florida;

4. Supplemental Declaration of Covenants, Conditions and Restrictions of Southern Dunes recorded in Official Records Book 5520, Page 824; Public Records of Polk County, Florida;

5. Resolution of the Board of Directors of Southern Dunes Master Community Association, Inc., recorded in Official Records Book 9265, Page 1711; Public Records of Polk County, Florida;

Prepared by and Return to: William E. Reischmann, Jr., Esquire
GARGANESE, WEISS, D'AGRESTA & SALZMAN, P.A.
Post Office Box 2873
Orlando, Florida 32802-2873

6. Resolution of the Board of Directors of Southern Dunes Master Community Association, Inc., recorded in Official Records Book 11573, Page 1938; Public Records of Polk County, Florida;

7. Restrictive Covenant and Indemnity Agreement recorded in Official Records Book 3430, Page 563, Public Records of Polk County, Florida.

8. Quit Claim Deed recorded in Official Records Book 5529, Page 2184, Public Records of Polk County, Florida.

9. Quit Claim Deed recorded in Official Records Book 5645, Page 0847, Public Records of Polk County, Florida.

G. The legal descriptions of the communities and properties affected by the listed covenants or restrictions are reflected in Exhibits "A", "B" and "C" as attached to the Declaration of Covenants, Conditions, and Restrictions of Southern Dunes recorded in Official Records Book 3320, Page 1051; Public Records of Polk County, Florida, and as attached hereto;

Further, the following Properties have annexed into Southern Dunes and are subject to the aforementioned Covenants, Conditions and Restrictions (Section F).

All of Bermuda Point according to the plat thereof as recorded in Plat Book 97, Page 6, Public Records of Polk County, Florida.

All of Caribbean Cove according to the plat thereof as recorded in Plat Book 97, Pages 4 and 5, Tract A, Tract C, Public Records of Polk County, Florida.

All of REPLAT OF HEMINGWAY PLACE PHASE ONE PB 99 PG 49 TRACTS B & C, Public Records of Polk County, Florida.

All of REPLAT OF HEMINGWAY PLACE PHASE ONE PB 99 PG 49 TRACTS B & C, Public Records of Polk County, Florida.

All of REPLAT OF HEMINGWAY PLACE PHASE ONE PB 99 PG 49 TRACT D & PRIVATE RD, Public Records of Polk County, Florida.

All of Hemingway Place Phase Two, according to the plat thereof as recorded in Plat Book 100, Page 31, Public Records of Polk County, Florida.

All of KOKOMO BAY PHASE ONE PB 118 PGS 24 & 25 TRACT 2 & PRIVATE RDS LESS KOKOMO BAY PHASE ONE REPLAT OF LOTS 1 2 3 29 & 30 AS REC IN PB 120 PG 1, Public Records of Polk County, Florida.

All of Kokomo Bay, according to the plat thereof as recorded in Plat Book 120, Page 1, Public Records of Polk County, Florida.

All of KOKOMO BAY PHASE TWO PB 122 PGS 3 & 4 PRIVATE ROADS, Public Records of Polk County, Florida.

All of Mariner Cay according to the plat thereof as recorded in Plat Book 128, Pages 10-11 Tract A, Public Records of Polk County, Florida.

All of SOUTHERN DUNES ESTATES PHASE ONE PB 105 PG 37 PRIVATE ROADS, Public Records of Polk County, Florida.

All of REPLAT OF SOUTHERN DUNES ESTATES PHASE ONE TRACT A & LOTS 57,58,59,60 & 61, according to the plat thereof as recorded in Plat Book 106, Pages 26 … Tract A, Public Records of Polk County, Florida.

All of Southern Dunes Estates Phase Two, according to the plat thereof as recorded in Plat Book 108, Pages 14 Private Roads, Public Records of Polk County, Florida.

All of SOUTHERN DUNES ESTATES ADDITION Plat Book 110 Pages 47 & 48 TRACT A & PRIVATE RD, Public Records of Polk County, Florida.

All of Villas de Augustine according to the plat thereof as recorded in Plat Book 97, Pages 7 and 8, Tract A, Tract C, Public Records of Polk County, Florida.

On the 16 day of November 2023, the Board of Directors voted unanimously to preserve the Declaration and protect the Declaration from extinguishment by the operation of the Marketable Record Titles to Real Property Act, Chapter 712, Florida Statutes, pursuant to the provisions of Sections 712.05 and 720.3032, Florida Statutes. Accordingly, this Notice has the effect of preserving the Declaration for a period of not longer than thirty (30) years following the recordation of this Notice among the Public Records of Polk County, Florida.

This notice is filed on behalf of Southern Dunes Master Community Association, Inc., as of November 16, 2023.

Southern Dunes Master Community Association, Inc.,
a not-for-profit Corporation

(corporate seal)

witness	By:
witness	Officer Name: Barbara Haddon
	Title of Officer: President

IN WITNESS WHEREOF, the Association has executed this Notice in manner and form sufficient to bind it as of the date set forth above.

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 16 day of NOV, 2023, by Barbara Heddon, as President of SOUTHERN DUNES MASTER COMMUNITY ASSOCIATION, INC., a Florida non-profit corporation, on behalf of the corporation; who is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

Notary Public State of Florida
Stacy Learned
My Commission
HH 197145
Exp. 11/9/2025

Stacy Learned
Notary Public Signature

Stacy Learned
(Name typed, printed or stamped)

EXHIBIT "A"

Legal Description of Property

All of Bermuda Point according to the plat thereof as recorded in Plat Book 97, Page 6, Public Records of Polk County, Florida.

All of Caribbean Cove according to the plat thereof as recorded in Plat Book 97, Pages 4 and 5, Public Records of Polk County, Florida.

All of Villas de Augustine according to the plat there as recorded in Plat Book 97, Pages 7 and 8, Public Records of Polk County, Florida.

Together With:

All of the roads, both existing and proposed, contained within the forgoing described property and within the property described on Exhibit "B" attached to this Declaration.

EXHIBIT "B"

LEGAL DESCRIPTION

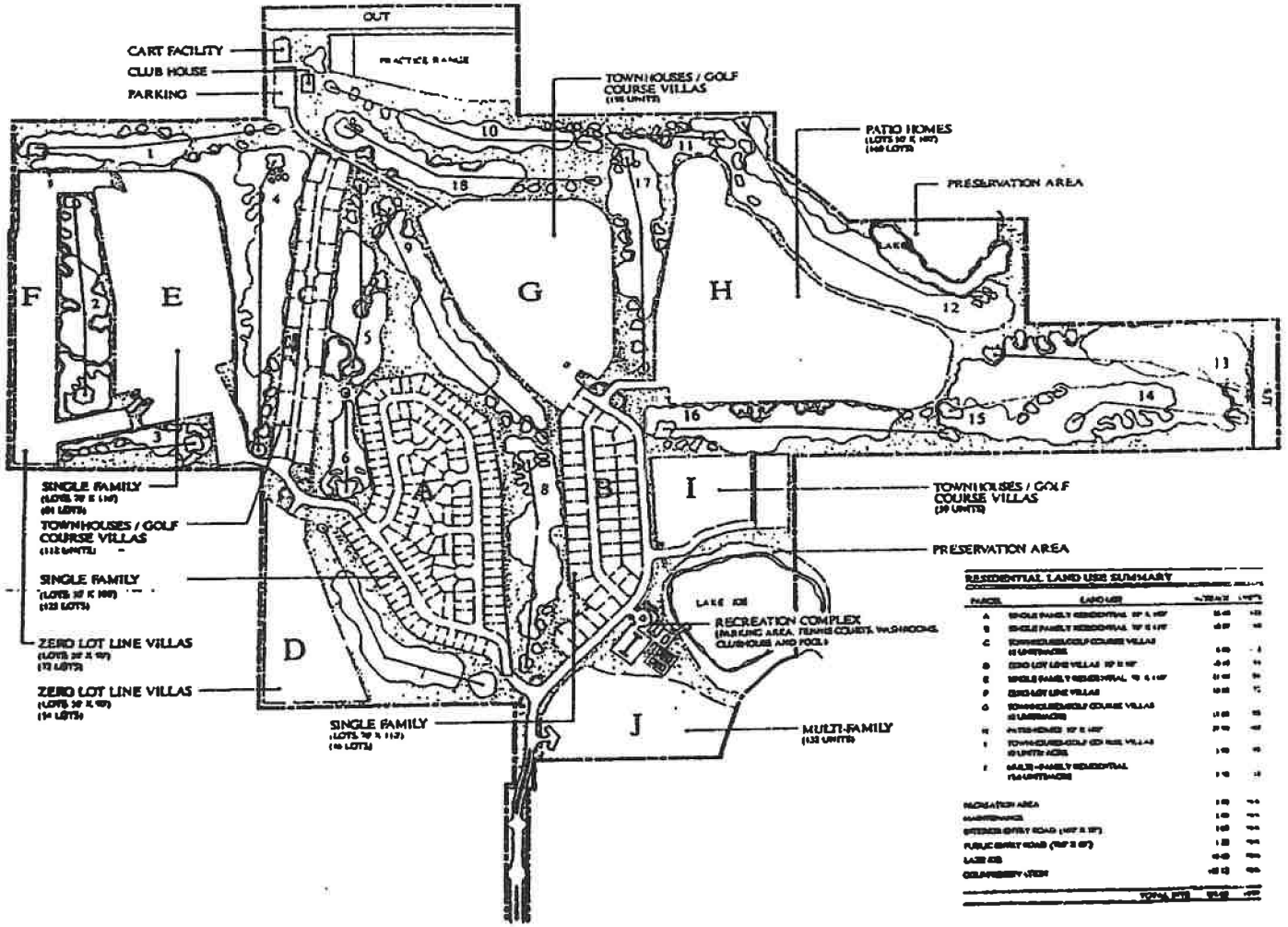
COMMENCE AT THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND RUN S89°59'49"W, ALONG THE NORTH BOUNDARY OF SAID SECTION 20, 140.00 FEET; THENCE S00°07'04"W, 15.00 FEET TO THE POINT OF BEGINNING; THENCE S89°59'49"W ALONG THE SOUTH LINE OF A PLATTED ROAD RIGHT-OF-WAY, 526.63 FEET; THENCE N00°02'24"E, 15.00 FEET; THENCE N00°04'11"W ALONG THE EAST BOUNDARY OF TRACTS 22 AND 27 OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST, RECORDED IN PLAT BOOK 3, PAGES 60 THRU 63, 1303.10 FEET; THENCE N89°57'16"W ALONG THE SOUTH LINE OF A PLATTED ROAD RIGHT-OF-WAY, 664.39 FEET; THENCE N00°01'43"E, 15.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST; THENCE N89°57'16"W ALONG THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 1328.73 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE S00°13'43"W ALONG THE WEST BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 1319.80 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE N89°56'39"W ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 20, 1320.38 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE S00°10'50"E ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, 1334.71 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE N89°55'57"W ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, 455.68 FEET; THENCE S00°10'02"E, 100.00 FEET; THENCE S89°55'57"E, 148.66 FEET; THENCE S00°06'10"W, 948.44 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIUS OF 1721.00 FEET, A CHORD DISTANCE OF 162.06 FEET, AND A CHORD BEARING OF S74°42'33"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 162.12 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 260.00 FEET, A CHORD DISTANCE OF 113.62 FEET, A CHORD BEARING OF S28°54'02"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 27°24'12", AN ARC DISTANCE OF 114.72 FEET TO THE END OF SAID CURVE AND THE BEGINNING OF A CURVE CONCAVED WESTERLY, HAVING A RADIUS OF 160.00 FEET, A CHORD DISTANCE OF 194.80 FEET, AND A CHORD BEARING OF S05°05'32"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 75°00'00", AN ARC DISTANCE OF 209.44 FEET TO THE END OF SAID CURVE; THENCE S32°24'28"W, 52.31 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIUS OF 1423.00 FEET, A CHORD DISTANCE OF 70.54 FEET AND A CHORD BEARING OF S64°41'35"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND MAINTAINED RIGHT-OF-WAY OF OLD POLK CITY ROAD, THRU A CENTRAL ANGLE OF 02°50'26", AN ARC DISTANCE OF 70.55 FEET TO THE INTERSECTION WITH A NON-TANGENT LINE, BEARING S22°24'28"W; THENCE N32°24'28"E, ALONG SAID LINE 43.59 FEET TO THE BEGINNING OF A CURVE CONCAVED WESTERLY, HAVING A RADIUS OF 230.00 FEET, A CHORD DISTANCE OF 177.16 FEET AND A CHORD BEARING OF N09°45'20"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 45°18'16", AN ARC DISTANCE OF 181.86 FEET TO THE INTERSECTION WITH A NON-TANGENT LINE BEARING N44°12'07"W; THENCE S44°12'07"E, ALONG SAID LINE 114.80 FEET; THENCE S23°54'24"E, 14.11 FEET; THENCE S47°40'04"E, 140.32 FEET; THENCE S04°50'49"E, 36.72 FEET; THENCE S01°36'24"W, 17.90 FEET; THENCE S53°25'47"E, 18.49 FEET; THENCE S62°50'36"E, 44.18 FEET; THENCE S27°09'20"E, 22.35 FEET; THENCE N26°44'25"E, 235.49 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE S89°55'36"E, ALONG SAID SOUTH BOUNDARY, 368.15 FEET MORE OR LESS TO THE SHORELINE OF LAKE JOI; THENCE S30°04'24"W, ALONG SAID SHORELINE, 115.47 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENTION OF THE SOUTH BOUNDARY OF BLOCK 3 OF JUNGLE TERRACE SUBDIVISION, RECORDED IN PLAT BOOK 31, PAGE 16 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE S89°55'36"E, ALONG SAID SOUTH BOUNDARY AND ITS EXTENTION, 656.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CRAN STREET; THENCE S00°09'50"E, ALONG A LINE 25.00 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 20, 2415.68 FEET TO A POINT 155.00 FEET NORTH OF THE SOUTH BOUNDARY OF SAID SOUTHEAST 1/4; THENCE N89°42'44"E, PARALLEL WITH SOUTH BOUNDARY, 835.62 FEET; THENCE N00°10'42"W, 1178.33 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE N89°53'36"E, ALONG SAID NORTH BOUNDARY, 662.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE N00°10'42"W, ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, 931.23 FEET; THENCE N42°46'51"E, 564.33 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE S89°55'11"E, ALONG SAID SOUTH BOUNDARY, 292.07 FEET; THENCE N00°02'24"E, ALONG THE EAST BOUNDARY OF TRACTS 27 AND 22 OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION OF THE NORTHEAST 1/4 OF SAID SECTION 20, RECORDED IN PLAT BOOK 3, PAGES 60 THRU 63 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, 1135.70 FEET; THENCE S89°57'51"E ALONG THE SOUTH BOUNDARY OF TRACTS 9 AND 10 OF SAID FLORIDA DEVELOPMENT COMPANY SUBDIVISION, 524.84 FEET TO A POINT 140.00 FEET WEST OF THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE N00°07'04"E, PARALLEL WITH SAID EAST BOUNDARY, 1321.06 FEET TO THE POINT OF BEGINNING.

3320 1096

POLK OFF. REC. PAGE

EXHIBIT "C"

Plan



RESIDENTIAL LAND USE SUMMARY

PARCEL	LAND USE	ACREAGE	UNITS
A	SINGLE FAMILY RESIDENTIAL	[illegible]	[illegible]
B	SINGLE FAMILY RESIDENTIAL	[illegible]	[illegible]
C	TOWNHOUSES/GOLF COURSE VILLAS	[illegible]	[illegible]
D	ZERO LOT LINE VILLAS	[illegible]	[illegible]
E	SINGLE FAMILY RESIDENTIAL	[illegible]	[illegible]
F	ZERO LOT LINE VILLAS	[illegible]	[illegible]
G	TOWNHOUSES/GOLF COURSE VILLAS	[illegible]	[illegible]
H	PATIO HOMES	[illegible]	[illegible]
I	TOWNHOUSES/GOLF COURSE VILLAS	[illegible]	[illegible]
J	MULTI-FAMILY RESIDENTIAL	[illegible]	[illegible]
RECREATION AREA		[illegible]	[illegible]
MAINTENANCE		[illegible]	[illegible]
EXTENDED ENTRY ROAD		[illegible]	[illegible]
PUBLIC ENTRY ROAD		[illegible]	[illegible]
LAKE ICE		[illegible]	[illegible]
COLONNADE STATION		[illegible]	[illegible]
TOTAL SITE		[illegible]	[illegible]

HANSON TAYLOR

LOST GROVE GOLF VILLAGE

HAINES CITY, FLORIDA

PRELIMINARY CONCEPTUAL MASTER PLAN

EXHIBIT I

REVISED MARCH 26, 1990