

Prepared by/return to:  
Hans C. Wahl, Esq.  
Cobb & Gonzalez, P.A.  
4655 Salisbury Rd., Suite 200  
Jacksonville, FL 32256

**NOTICE OF PRESERVATION OF THE DECLARATION  
OF COVENANTS, CONDITIONS, RESTRICTIONS AND  
EASEMENTS FOR ELLINGTON PLACE**

THIS NOTICE OF PRESERVATION OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR ELLINGTON PLACE ("Notice"), which was duly approved by the Board of Directors of Ellington Place Owners Association, Inc. ("Association") on the 18 day of July, 2022, is issued pursuant to Section 720.3032, Florida Statutes (2021) and Section 712.05(2)(b), Florida Statutes (2021), and serves to preserve and protect the covenants, conditions, restrictions, and easements described herein from potential extinguishment under the Marketable Record Title Act, Chapter 712, Florida Statutes:

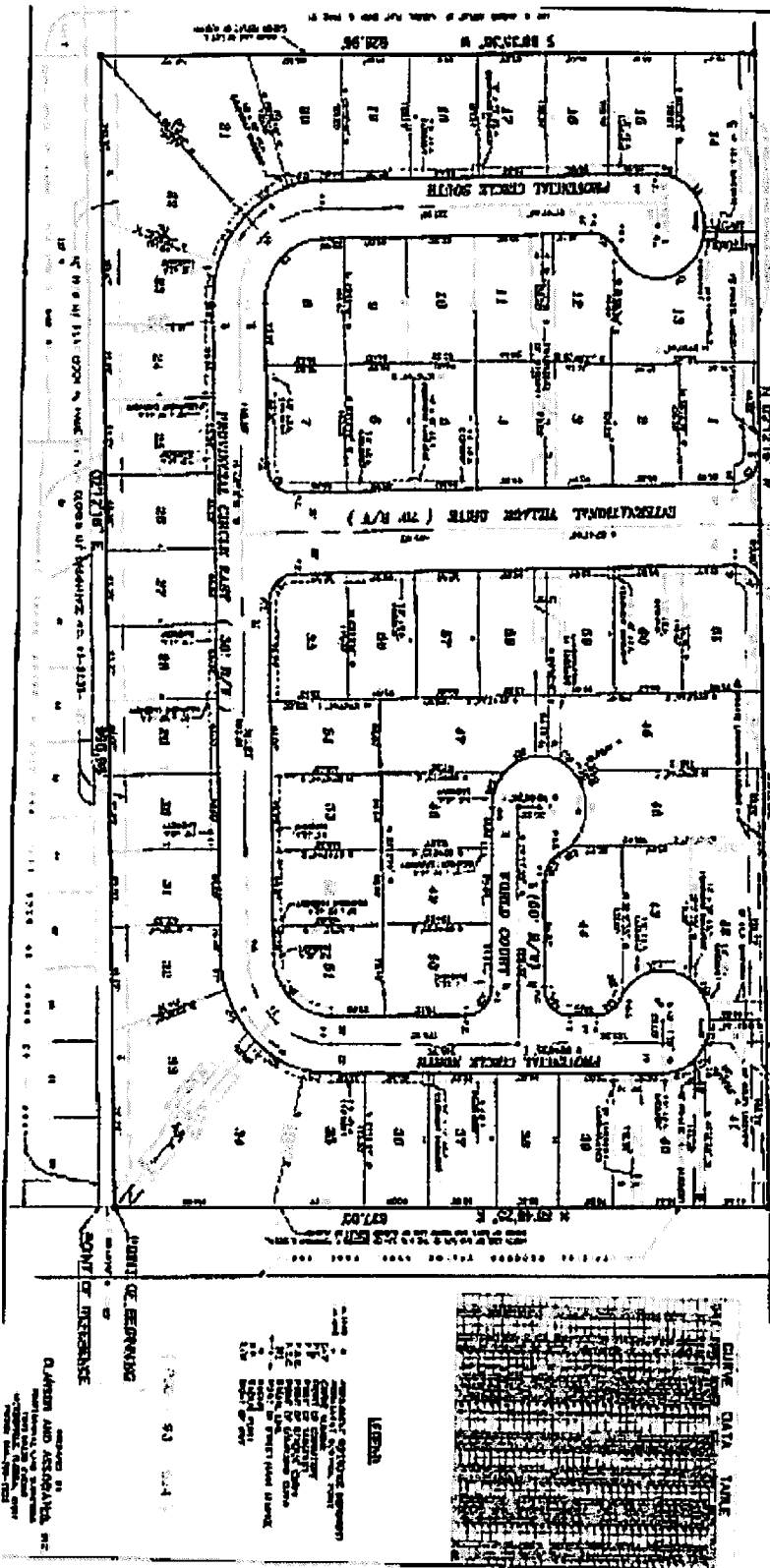
**Instructions to Recorder:** Please index both the legal name of the Association and the names shown in item 3.

1. **Name of the Association:** ELLINGTON PLACE OWNERS ASSOCIATION, INC.
2. **Mailing and Physical Addresses of the Association:** c/o Interlaced Property Solutions, 5991 Chester Ave., Suite 203, Jacksonville, FL 32217.
3. **Names of the Affected Subdivision Plats:**
  - a. The plat of Ellington Place recorded in Official Records of Duval County, Florida, Plat Book 49, Page 12 through 12A.
4. **Name, address, and telephone number for management company, if any:** Interlaced Property Solutions, LLC; 5991 Chester Ave., Jacksonville, FL 32217; (904)-619-9190
5. **Intent of Association:** This notice does constitute a notice to preserve and protect the covenants or restrictions from extinguishment under the Marketable Record Title Act.
6. **The following covenants and restrictions affecting the community which the Association desires to be preserved from extinguishment:** Declaration of Covenants, Conditions, Restrictions and Easements for Ellington Place recorded in Official Records of Duval County, Florida, Book 7891, Pg. 1439 *et seq.*, and all other exhibits and amendments thereto, and as may have been amended from time to time, all of the Official Records of Duval County, Florida.
7. **The legal description of the community affected by the listed covenants and restrictions is:**

# Jellington Place

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

GRAPHIC SCALE



**NOTES**

1. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/2 ACRE LOTS.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITY LINES.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL PAVEMENT.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL CURBS AND GUTTERS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL STORM SEWER LINES.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL WATER MAINS.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL GAS LINES.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL ELECTRICAL LINES.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL TELEPHONE LINES.
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL CABLE TV LINES.

HARTSFIELD ROAD (66' R/W)

PLAT BOOK 49 PAGE 129

SHEET 2 OF 2



**CLIFF DATA TABLE**

| CLIFF DATA   | CLIFF DATA   |
|--|--|
| 1. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/2 ACRE LOTS.   | 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITY LINES.     |
| 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL PAVEMENT.          | 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL CURBS AND GUTTERS. |
| 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL STORM SEWER LINES. | 6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL WATER MAINS.       |
| 7. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL GAS LINES.         | 8. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL ELECTRICAL LINES.  |
| 9. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL TELEPHONE LINES.   | 10. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL CABLE TV LINES.   |

**LEGEND**

- 1. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/2 ACRE LOTS.
- 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITY LINES.
- 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL PAVEMENT.
- 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL CURBS AND GUTTERS.
- 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL STORM SEWER LINES.
- 6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL WATER MAINS.
- 7. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL GAS LINES.
- 8. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL ELECTRICAL LINES.
- 9. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL TELEPHONE LINES.
- 10. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL CABLE TV LINES.

# Ellington Place

BEING A REPLAT OF LOTS 2, 4, AND 6, CUZNER REPLAT OF AUBURN,  
PLAT BOOK 6, PAGE 87

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

**CAPTION**

THAT PORTION OF LOTS 2, 4 AND 6, CUZNER REPLAT OF AUBURN, AS RECORDED IN PLAT BOOK 6, PAGE 87 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THE WEST 15 FEET OF A 30 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF CUZNER REPLAT OF AUBURN (CLOSED BY CITY OF JACKSONVILLE ORDINANCE NO. 93-2038-1177), LYING ADJACENT TO THE EAST LINE OF SAID LOTS 2, 4 AND 6, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 88, ST. JOHNS WOODS - UNIT ONE, AS RECORDED IN PLAT BOOK 46, PAGES 25, 25A, 25B, AND 25C OF SAID CURRENT PUBLIC RECORDS AND RUN SOUTH 88° 48' 25" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 27 EAST, COUNTY AND STATE AFOREMENTIONED, 15.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 02° 12' 16" EAST, ALONG THE CENTERLINE OF THE AFOREMENTIONED 30 FOOT RIGHT-OF-WAY NOW CLOSED BY ORDINANCE NO. 93-2038-1177, A DISTANCE OF 995.98 FEET; RUN THENCE SOUTH 88° 35' 36" WEST, TO AND ALONG THE SOUTH LINE OF SAID LOT 6, CUZNER REPLAT OF AUBURN, 626.96 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HARTSFIELD ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); RUN THENCE NORTH 02° 12' 16" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF HARTSFIELD ROAD, 998.32 FEET; RUN THENCE NORTH 88° 48' 25" EAST, ALONG THE NORTH LINE OF SAID LOT 2, CUZNER REPLAT OF AUBURN, ALSO BEING THE PREVIOUSLY MENTIONED NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, A DISTANCE OF 627.00 FEET TO THE POINT OF BEGINNING.

Also all land more particularly described in the certain plat of Ellington Place recorded in Official Records of Duval County, Florida, Plat Book 49, Page 12 through 12A, *et seq.*

This Notice is filed on behalf of Ellington Place Owners Association, Inc. as of the 18 day of July, 2022

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

Signed, sealed and delivered

ELLINGTON PLACE OWNERS ASSOCIATION, INC., a Florida non-profit corporation

Witness

*Cherry McNeese*

Print name:

Cherry McNeese

Witness:

*Crystal Sexton*

Print name:

Crystal Sexton

By:

*Ralph Hicks*  
Ralph Hicks, President

By:

*Laura Tuffin*  
Laura Tuffin, Secretary

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of July, 2022, by Ralph Hicks, as President of Ellington Place Owners Association, Inc., a Florida non-profit corporation, on behalf of the corporation. Such person did take an oath and: *(Notary must check applicable box).*

- is/are personally known to me.
- produced a current driver's license as identification.
- produced \_\_\_\_\_ as identification.

{Notary Seal must be affixed}



**PATRICIA BENNETT**  
Commission # HH 193287  
Expires November 21, 2025  
Bonded Thru Budget Notary Services

Patricia Bennett

SIGNATURE OF NOTARY

Patricia Bennett

Name of Notary *(Typed, Printed or Stamped)*

ELLINGTON PLACE OWNERS ASSOCIATION, INC

PROOF OF NOTICE AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF DUVAL

BEFORE ME, the undersigned authority, personally appeared Sherry McNees, the Association Manager for Ellington Place Owners Association, Inc. ("Association"), who, after being duly sworn, deposes and says that:

1. A notice of the meeting of the Association's Board of Directors held on the 18 day of July, 2022 at 6:00 pm Eastern Standard Time, that included the Statement of Marketable Title Action as required by Section 712.06(1)(b), Florida Statutes (2021), was mailed or hand delivered to the members of the Association, at the address that appears on the books of the Association, prior to the date of the Board of Director meeting listed above and in accordance with the Association's governing documents; and
2. The purpose of the above-mentioned meeting of the Association's Board of Directors was to preserve the Declaration of Covenants, Conditions, Restrictions and Easements for Ellington Place from extinguishment pursuant to the Marketable Record Title Act, Chapter 712, Florida Statutes:

Dated this 8 day of July, 2022.

ELLINGTON PLACE OWNERS  
ASSOCIATION, INC., a  
Florida non-profit corporation

By: [Signature]  
Sherry McNees, LCAM

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8 day of July, 2022, by Sherry McNees, as Association Manager of Ellington Place Owners Association, Inc., a Florida non-profit corporation, on behalf of the corporation. Such person did take an oath and: *(Notary must check applicable box).*

is/are personally known to me. produced a current driver's license as identification.  
 produced \_\_\_\_\_ as identification.



PATRICIA BENNETT  
Commission # HH 193267  
Expires November 21, 2025  
Bonded Thru Budget Notary Services

{Notary Seal must be affixed}

[Signature]  
SIGNATURE OF NOTARY  
Patricia Bennett  
Name of Notary (Typed, Printed or Stamped)