



RESOLUTION FAIRWAYS HOA 2023-001
SUMMARY NOTICE OF PRESERVATION OF THE DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR FAIRWAYS

Whereas the affairs of Fairways Homeowners Association, Inc., shall be managed by a Board of Directors

Whereas the hierarchy of controlling documents presiding over the of the Association are Federal and Florida Statutes, the recorded plat, the Fairways Declaration of Protective Covenants, and Restrictions (the Declaration), the Articles of Incorporation of the Association (Articles), the By-Laws and rules, regulations, and resolutions.

Whereas the Florida's Marketable Record Title Act (Chapter 712 of the Florida Statutes) ("MRTA") was passed to liberate real property from older title defects by prescribing a 30-year limitations period on certain matters of title which overrides the existing declaration's recorded lifespan.

Whereas the Board of Directors has the responsibility to act with the highest degree of good faith and to place the interests of the parcel owners above the personal interests of the directors.

It Is Hereby Resolved,

- 1) The Association acting through its current Board of Directors does hereby declare the preservation of the Fairways Declaration of Protective Covenants, and Restrictions from extinguishment under MTRA is in the best interests of the owners.
- 2) Therefore, the Board hereby resolves that the attached Summary Notice of Preservation of The Declaration of Covenants, Conditions and Restrictions for the Fairways shall be executed as soon as practical upon adoption of this resolution and caused to be filed in the Official Records of Bay County.

Be it Therefore Resolved that the Board of Directors at a duly called meeting held on June 19, 2023, did pass this Resolution by affirmative vote of all Board members present.

Fairways Homeowners Association at Bay Point, Inc.



By: _____
Robert A. Fletcher
President

**Prepared by and after recording return to:
Fairways Homeowners Association at Bay Point Inc.
PO Box 27387
Panama City Beach, FL 32411-7387**

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**SUMMARY NOTICE OF PRESERVATION OF THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR FAIRWAYS**

**THIS SUMMARY NOTICE OF PRESERVATION OF THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR FAIRWAYS** (the "Notice"),
which was duly approved by the Board of Directors of Fairways Homeowners Association at
Bay Point, Inc., a Florida Corporation not-for-profit on June 19, 2023, is issued pursuant to
Section 720.3032, Florida Statutes and Section 712.0 (2)(b), Florida Statutes, and serves to
preserve and protect the covenants, conditions and restrictions described herein from potential
termination or extinguishment pursuant to 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. Legal name of Association: FAIRWAYS HOMEOWNERS ASSOCIATION AT

BAY POINT, INC. (" Association").

2. Mailing and physical address of Association: Fairways Homeowners Association at Bay Point, Inc., PO Box 27387, Panama City Beach, FL 32411-7387; 105 Golf Drive, Bay Point, FL 32408-7254.
3. Names of the subdivision plat, or, if none, common name of community: The Fairways, a subdivision situated in Section 14 Township 4 South, Range 15 West of Bay County Florida (Plat Book 16, Page 28).
4. Name, address, and telephone number for management company, if any: None.
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. Covenants and Restrictions Preserved: The following covenants or restrictions affecting the community which the Association desires to be preserved from extinguishment:

Declaration of Covenants, Conditions and Restrictions for the Fairways, as recorded in Official Records Book 1467, Page 1742, and all other amendments thereto, all of the Public Records of Bay County, Florida.

7. Legal Description: The legal description of the community affected by the listed covenants or restrictions is:

THE FAIRWAYS, A SUBDIVISION SITUATED IN SECTION 14 TOWNSHIP 4 SOUTH, RANGE 15 WEST OF BAY COUNTY FLORIDA (PLAT BOOK 16, PAGE 28).

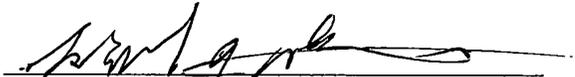
Also described as,

TRACT "M": COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 29 OF THE CORRECTIVE PLAT OF DRAGON'S RIDGE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 107 AND 108 AS RECORDED IN THE BAY COUNTY, FLORIDA, PUBLIC RECORDS; THENCE N69°34'56"W 30.00 FEET TO THE CENTERLINE OF DRAGON CIRCLE; THENCE S20°40'40"W ALONG THE CENTERLINE OF SAID

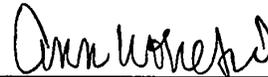
DRAGON CIRCLE, 441.78 FEET TO THE CENTERLINE OF THE ENTRANCE ROAD; THENCE S81°33'20"E ALONG SAID CENTERLINE, 38.01 FEET; THENCE S07°39'40"E 31.23 FEET TO THE SOUTHERLY RIGHT OF WAY OF THE ENTRANCE ROAD AND THE **POINT OF BEGINNING**: THENCE S81°33'20"E ALONG THE RIGHT OF WAY OF THE ENTRANCE ROAD 60 FEET; THENCE S07°39'41"E 168.78 FEET; THENCE S26°00'12"E: 524.06 FEET; THENCE S10°45'44"E 911.28 FEET; THENCE N63°42'16"W 387.14 FEET; THENCE N29°37'26"W 417.09 FEET; THENCE N50°16'55"W 223.04 FEET; THENCE N39°47'09"W 280.56 FEET; THENCE N14°35'04"W 221.25 FEET; THENCE N05°01'02"E 227.67 FEET; THENCE N87°23'43"E 484.06 FEET; THENCE N07°39'40"W 188.92 FEET TO THE POINT OF BEGINING.

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

By:



Robert A. Fletcher, President
Fairways Homeowners Association
at Bay Point, Inc.



Ann Wohlford, Treasurer
Fairways Homeowners Association
at Bay Point, Inc.



Kathryn Mosley, Secretary
Fairways Homeowners Association
at Bay Point, Inc.

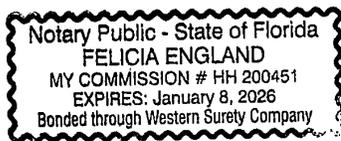


Pursuant to Section 117.05(13)(a), Florida Statutes, the following notarial certificate is provided for an oath or affirmation:

STATE OF FLORIDA
COUNTY OF BAY

Sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [] online notarization, this 23 day of Jun, 2023, by Robert A. Fletcher, as President and Ann Wohlford, as Treasurer, Fairways Homeowners Association at Bay Point, Inc., who are (personally known, to me) or have produced as identification, who did take an oath under the laws of the State of Florida, who executed the foregoing Summary Notice of Preservation of the Declaration of Covenants, Conditions and Restrictions for Fairways, and severally acknowledge the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they have affixed thereto the seal of said corporation, and the said instrument is the act and deed of said corporation.

In Witness Whereof, I have hereunto set my hand and official seal this 23 day of June, 2023.



[Handwritten Signature]

(Signature of Notary Public-State of Florida)

(NOTARY SEAL)

Felicia England

(Name of Notary Typed, Printed, or Stamped)

Personally Known _____ OR Produced Identification X

Type of Identification Produced: Florida Driver's License