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Prepared by and return to:
Cindy Hill, Esq.
456 S. Tamiami Trail
Osprey, FL 34229

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015039867 5 PG(S)
APR 11 06, 2015 03:22:10 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



**NOTICE OF PRESERVATION OF USE RESTRICTIONS
UNDER THE MARKETABLE RECORD TITLE ACT**

Pursuant to Chapter 712, Florida Statutes, the undersigned Claimant files this Notice and in support thereof states:

1. The name and address of the entity filing this Notice is **HERON SHORES HOMEOWNERS ASSOCIATION, INC.** (the "Association"), a Florida corporation, not-for-profit, address care of Keys-Cadwell, Inc., 1162 Indian Hills Blvd., Venice, FL 34293, the Articles of Incorporation of which were originally filed in the office of the Secretary of State on June 3, 1985, the Association having been organized for the purpose of operating and administering the community known as Heron Shores, pursuant to the recorded covenants pertaining thereto which were filed of record on July 3, 1985.

2. The Association has sent a Statement of Marketable Title Action in the form set forth in Section 712.06(1)(b), Florida Statutes, to all members of the Association and attaches hereto an Affidavit executed by a member of the Board of Directors of the Association affirming that the Board of Directors caused the Statement of Marketable Title Action to be mailed to all members of the Association and further attaches the original Statement of Marketable Title Action which was mailed to all members of the Association as Exhibit A.

3. The lands affected by this Notice are depicted and legally described as follows:

See Exhibit B attached hereto and made a part hereof

4. The real property interest claimed under this Notice is the right to preserve those certain use restrictions, covenants, and agreements set forth in the Declaration of Covenants and Restrictions of Heron Shores, recorded on July 3, 1985, at Official Records Book 1790, Page 2555, et seq., of the Public Records of Sarasota County, Florida, as it may be amended in accordance with the terms, provisions and conditions thereof.

Dated this 26th day of March 2015.

James S. Krant
Witness Signature

James S. Krant
Printed Name

Warren Wood
Witness Signature

Warren Wood
Printed Name

HERON SHORES HOMEOWNERS ASSOCIATION, INC.

By: Barbara Scott
President: Barbara Scott

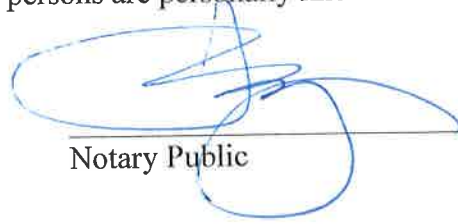
Attest: [Signature]
Secretary: Jon Jordan

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 26th day of March, 2105 by ~~Barbara Scott~~, as President and Jon Jordan, as Secretary of HERON SHORES HOMEOWNERS ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification. If no type of identification is indicated, the above-named persons are personally known to me.



JACALYN K. WOOD
MY COMMISSION # EE 884310
EXPIRES: April 20, 2017
Bonded Thru Budget Notary Services



Notary Public

**AFFIDAVIT OF MAILING OR HAND DELIVERING OF STATEMENT OF
MARKETABLE TITLE ACTION TO LOT OWNERS**

STATE OF FLORIDA

COUNTY OF SARASOTA

BEFORE ME, personally appeared Jim Kraut as Community Manager of Heron Shores Homeowners Association, Inc., who after being duly sworn, deposes and says that the Statement of Marketable Title Action approved at the meeting of the Board of Directors of Heron Shores Homeowners Association, Inc. for the preservation of use restrictions under Marketable Record Title Act held on March 20, 2015 at East Village Clubhouse, was mailed or hand delivered in accordance with the Bylaws and applicable law. The notice was mailed or hand delivered to each lot owner at the address last furnished to the Association, as such address appears on the books of the Association.

Dated this 26th day of March, 2015.

**HERON SHORES HOMEOWNERS
ASSOCIATION INC.**

By: 
James S. Kraut

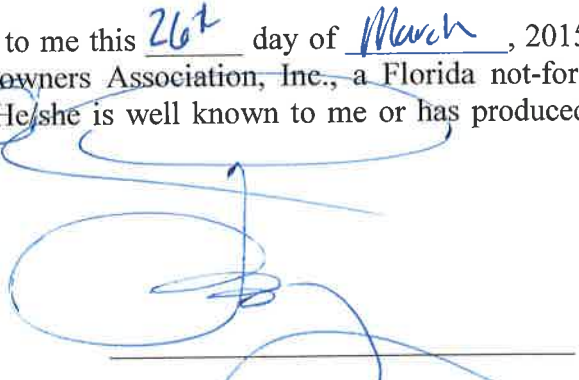
STATE OF FLORIDA)

COUNTY OF SARASOTA)

The foregoing affidavit was acknowledged to me this 26th day of March, 2015 by James S. Kraut, of Heron Shores Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He/she is well known to me or has produced _____ as identification.



JACALYN K. WOOD
MY COMMISSION # EE 884310
EXPIRES: April 20, 2017
Bonded Thru Budget Notary Services


Notary Public

STATEMENT OF
MARKETABLE TITLE ACTION

Heron Shores Homeowners Association, Inc. (the "Association") has taken action to insure that the Declaration of Covenants and Restrictions of Heron Shores, recorded on July 3, 1985 at Official Records Book 1790, Page 2555, et seq., Sarasota County, Florida, 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 Sarasota 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 and the applicable Statute.

**HERON SHORES HOMEOWNERS
ASSOCIATION, INC.**

By: Barbara A. Scott
Barbara Scott, President

Attest: Jon Jordan
Jon Jordan, Secretary

DESCRIPTION

ALL OF THE PLAT OF "HERON SHORES" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGES 21-21E, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.