



This instrument prepared by:  
Theresa M. Lemme, Esquire  
**Will Call Box 110**  
ST. JOHN, CORE & LEMME, P.A.  
1601 Forum Place, Suite 701  
West Palm Beach, Florida 33401  
(561) 655-8994

CFN 20100497306  
OR BK 24284 PG 1965  
RECORDED 12/29/2010 16:01:11  
Palm Beach County, Florida  
Sharon R. Bock, CLERK & COMPTROLLER  
Pgs 1965 - 1969; (5pgs)

**NOTICE TO PRESERVE COVENANTS AND RESTRICTIONS FOR  
BONITA ISLE HOMEOWNERS ASSOCIATION, INC.**

NOTICE is hereby given pursuant to Chapter 712, Florida Statutes, that **BONITA ISLE HOMEOWNERS ASSOCIATION, INC.** ("Association"), whose post office address is **Post Office Box 541332, Lake Worth, Florida 33454**, desires to preserve the covenants and restrictions listed below.

**WITNESSETH:**

1. This Notice to Preserve Covenants and Restrictions is recorded by the Association pursuant to Chapter 712, Florida Statutes.
2. The Association is subject to the following governing documents and covenants and restrictions (hereinafter collectively "governing documents"):
  - (A) Declaration of Restrictions for Bonita Isle of Lakes of Sherbrooke recorded in Official Records Book 3456, Page 1588, of the Public Records of Palm Beach County, Florida.;
  - (B) Amendment to the Declaration of Restrictions for Bonita Isle of Lakes of Sherbrooke recorded in Official Records Book 6343, Page 210 of the Public Records of Palm Beach County, Florida.;
  - (C) The Amended and Restated Declaration of Protective Covenants, Conditions and Restriction for Bonita Isle of Lakes of Sherbrooke recorded in Official Records Book 6439, Page 1507 of the Public Records of Palm Beach County, Florida.;
  - (D) Amendment to the Amended and Restated Declaration of Protective Covenants, Conditions and Restriction for Bonita Isle of Lakes of Sherbrooke recorded in Official Records Book 6693, Page 295 of the Public Records of Palm Beach County, Florida.;
  - (E) The Second Amended and Restated Declaration of Protective Covenants, Conditions and Restriction for Bonita Isle of Lakes of Sherbrooke recorded in Official Records Book 16324, Page 562, of the Public Records of Palm Beach County, Florida.;
  - (F) Amendments to the Second Amended and Restated Declaration of Protective Covenants, Conditions and Restriction for Bonita Isle of Lakes of Sherbrooke recorded in Official Records Book

21705, Page 1688, of the Public Records of Palm Beach County, Florida;

(G) The By-Laws of the Association recorded at Official Records Book 3456, Page 1607 of the Public Records of Palm Beach County, Florida; the Amended and Restated By-Laws of the Association recorded in Official Records Book 6439, Page 1550, of the Public Records of Palm Beach County, Florida; and the Second Amended and Restated By-Laws recorded in Official Records Book 16324, Page 546, of the Public Records of Palm Beach County, Florida.

(H) The Articles of Incorporation for the Association recorded at Official Records Book 3456, Page 1600 of the Public Records of Palm Beach County, Florida; the Amended and Restated Articles of Incorporation recorded in Official Records Book 6527, Page 792, of the Public Records of Palm Beach County, Florida;

as may be amended from time to time, currently burdening the property of each and every member of the Association, retain their 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 Palm Beach 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.

3. The following is a full and complete description of the property affected by this Notice and more particularly described as:

All of the lands contained in the Plat of "Lakes of Sherbrooke, Phase 3, in Section 32, Township 44 South, Range 42 East, being a replat of a portion of Block 33, Palm Beach Farms Company, Plat No. 3, recorded in Plat 2, Pages 45-54, Public Records of Palm Beach County, Florida, as recorded in Plat Book 41, Pages 46-48, in the Public Records of Palm Beach County, Florida.

Less however, the "Water Management Tracts" as depicted in the above referenced Plat of Lakes of Sherbrooke, Phase 3.

4. The above referenced governing documents and covenants and restrictions shall be preserved and protected from extinguishment by operation of Chapter 712, of the Florida Statutes which is the marketable record title act. The above referenced governing documents and covenants and restrictions as may be amended from time to time, currently burdening the property of each and every member of the Association, retain their status as the source of marketable title with regard to the transfer of a member's residence.

In accordance with Florida Statutes, Section 712.05, the members of **BONITA ISLE HOMEOWNERS ASSOCIATION, INC.** were provided with at least seven days notice of the board meeting at which the vote to preserve the covenants and restrictions in the Declaration was approved. At the meeting, at least two-thirds of the members of the Board of Directors voted to preserve the

Declaration. Attached hereto as Exhibit "A" is an Affidavit signed by an officer of **BONITA ISLE HOMEOWNERS ASSOCIATION, INC.**, which affirms that a Statement of Marketable Title Action was mailed to all members of the Association with notice of the meeting of the Board of Directors.

DATED this 21st day of December, 2010.

Witnesses:

patricea neilson  
Witness

Kathleen Neilson  
Witness

BONITA ISLE HOMEOWNERS ASSOCIATION, INC.

By: James M. Vitelli Pres  
James Vitelli, President

Attest By: Margaret Locken, Sec.  
Margaret Locken, Secretary

STATE OF FLORIDA                    )  
  )ss  
COUNTY OF PALM BEACH         )

BEFORE ME personally appeared James Vitelli, as President, and Margaret Locken as Secretary for and on behalf of Bonita Isle Homeowners Association, Inc., who is personally known to me to be the individual who executed the foregoing instrument and acknowledged to and before me that he executed such instrument as President and Secretary of the Association with due and regular corporate authority, and that said instrument is the free act and deed of the Association.

WITNESS my hand and official seal this 21<sup>st</sup> day of December, 2010.

(SEAL)  Siromik D. Jackson  
COMMISSION # EE018130  
EXPIRES: AUG. 17, 2014  
WWW.AARONNOTARY.com

[Signature]  
NOTARY PUBLIC  
State of Florida at Large.  
My Commission Expires:

**AFFIDAVIT**

The undersigned, James M. Vitell, on behalf of Bonita Isle Homeowners Association, Inc. states that:

1. I am the President of Bonita Isle Homeowners Association, Inc.
2. A Notice of Meeting of the Board of Directors was mailed or hand delivered to all members of the Association in accordance with Florida Statutes, Section 712.05, and the Notice contained the following statement:

**STATEMENT OF MARKETABLE TITLE ACTION**

Bonita Isle Homeowners Association, Inc. (the "Association") has taken action to ensure that the following governing documents, covenants and restrictions:

(A) Declaration of Restrictions for Bonita Isle of Lakes of Sherbrooke recorded in Official Records Book 3456, Page 1588, of the Public Records of Palm Beach County, Florida.;

(B) Amendment to the Declaration of Restrictions for Bonita Isle of Lakes of Sherbrooke recorded in Official Records Book 6343, Page 210 of the Public Records of Palm Beach County, Florida;

(C) The Amended and Restated Declaration of Protective Covenants, Conditions and Restriction for Bonita Isle of Lakes of Sherbrooke recorded in Official Records Book 6439, Page 1507 of the Public Records of Palm Beach County, Florida;

(D) Amendment to the Amended and Restated Declaration of Protective Covenants, Conditions and Restriction for Bonita Isle of Lakes of Sherbrooke recorded in Official Records Book 6693, Page 295 of the Public Records of Palm Beach County, Florida;

(E) The Second Amended and Restated Declaration of Protective Covenants, Conditions and Restriction for Bonita Isle of Lakes of Sherbrooke recorded in Official Records Book 16324, Page 562, of the Public Records of Palm Beach County, Florida;

(F) Amendments to the Second Amended and Restated Declaration of Protective Covenants, Conditions and Restriction for Bonita Isle of Lakes of Sherbrooke recorded in Official Records Book 21705, Page 1688, of the Public Records of Palm Beach County, Florida;

(G) The By-Laws of the Association recorded at Official Records Book 3456, Page 1607 of the Public Records of Palm Beach County, Florida; the Amended and Restated By-Laws of the Association recorded in Official Records Book 6439, Page 1550, of the Public Records of Palm Beach

County, Florida; and the Second Amended and Restated By-Laws recorded in Official Records Book 16324, Page 546, of the Public Records of Palm Beach County, Florida;

(H) The Articles of Incorporation for the Association recorded at Official Records Book 3456, Page 1600 of the Public Records of Palm Beach County, Florida; the Amended and Restated Articles of Incorporation recorded in Official Records Book 6527, Page 792, of the Public Records of Palm Beach County, Florida;

as may be amended from time to time, currently burdening the property of each and every member of the Association, retain their 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 Palm Beach 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.

3. FURTHER AFFIANT SAYETH NAUGHT.

BONITA ISLE HOMEOWNERS ASSOCIATION, INC.

By: James M Vitelli Pres.

James M Vitelli Pres.  
Printed Name Title

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) ss.

BEFORE ME, appeared James M. Vitelli, who is personally known to me (who did produce FLDL# V3404535025 as identification) and stated that he/she is the Resident/President of Bonita Isle Homeowners Association, Inc., that he/she has read the foregoing Affidavit, and swears that the contents thereof are true to the best of his knowledge and belief, this 18 day of September, 2010.

(SEAL)



[Signature]  
NOTARY PUBLIC  
State of Florida at Large.  
My Commission Expires: 3-11-2012