

Hartsfield Village III Homeowners Association, Inc.  
P.O. Box 37011, Tallahassee, FL 32315

**STATEMENT OF MARKETABLE TITLE ACTION**

The Hartsfield Village III Homeowners Association, Inc. ("Association") has taken action to ensure that its Declaration of Restrictive Covenants, recorded in Official Records Book 1421, Page 1550 of the public records of Leon County, Florida, currently burdening the property of each and every member of the Association, as described in Exhibit B attached hereto, 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 Leon 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.

WITNESS:

Rebekah Davis  
Kristin Gardner

Hartsfield Village III Homeowners Association, Inc.

By: W. Alan Peltz  
Printed name: W. ALAN PELTZ  
Printed title: PRESIDENT

STATE OF FLORIDA  
COUNTY OF LEON

Sworn to (or affirmed) and subscribed before me this 16<sup>th</sup> day of August, 2016, by \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Lauren S. Barnard  
Notary Public  
Print, type or stamp name, commission no. and expiration date:

20160053887  
THIS DOCUMENT HAS BEEN  
RECORDED IN THE PUBLIC RECORDS  
OF  
LEON COUNTY FL  
BK: 4963 PG:642, Page1 of 8  
08/16/2016 at 01:26 PM,  
  
BOB INZER, CLERK OF COURTS



EXHIBIT A

Hartsfield Village III Homeowners Association, Inc.  
P.O. Box 37011, Tallahassee, FL 32315

PROOF OF NOTICE AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF LEON

Comes now the undersigned, Alan Peltz, President of Hartsfield Village III Homeowners Association, Inc., being first duly sworn, deposes and says that the he/she posted or caused to be posted, conspicuously on the property, or has hand delivered or mailed written notice of the meeting of the Board of Directors to be held on August 15, 2016, not less than seven (7) days prior to said meeting.

The undersigned also deposes and says that at the meeting of the Board held on August 15, 2016, at least 2/3 of the members of the Board of Directors voted in favor of preserving the Declaration of Restrictive Covenants, recorded in Official Records 1421, Page 1550 of the public records of Leon County, Florida, pursuant to Chapter 712, Florida Statutes, burdening the property described in Exhibit B attached hereto.

Dated this 16<sup>th</sup> day of August, 2016.

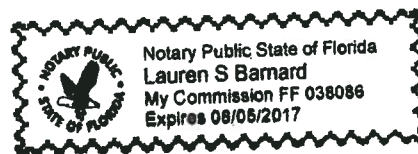
Alan Peltz  
Name: W. ALAN PELTZ  
Title: PRESIDENT

STATE OF FLORIDA  
COUNTY OF LEON

Sworn to (or affirmed) and subscribed before me this 16<sup>th</sup> day of August, 2016, by \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Lauren S. Barnard  
Notary Public

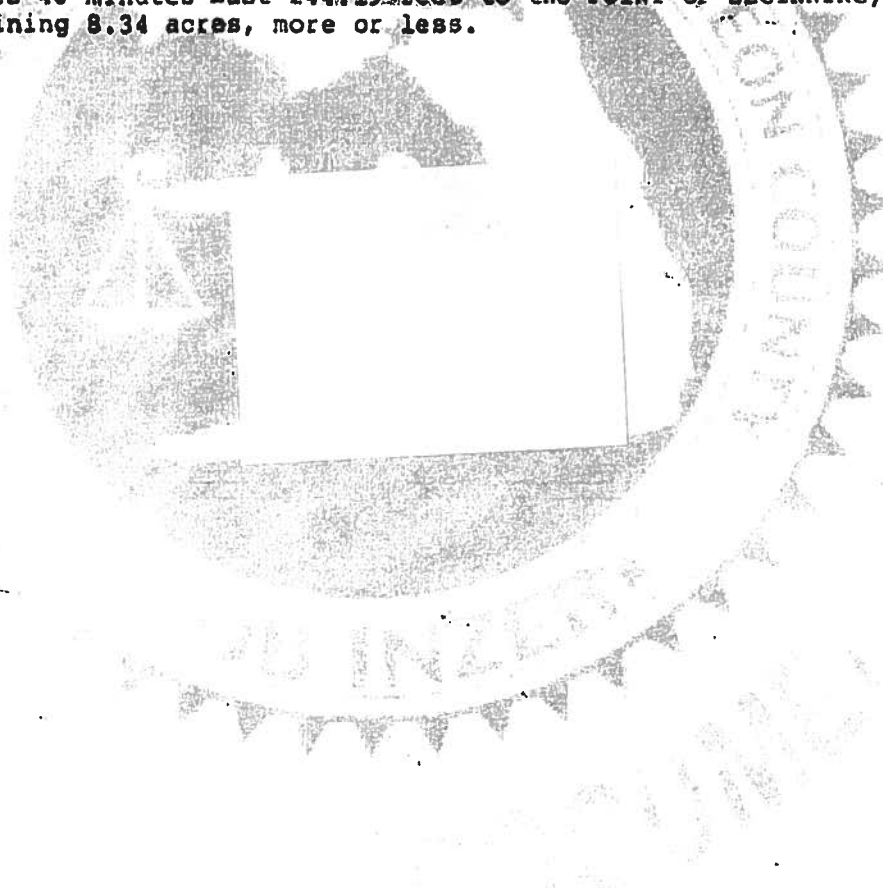
Print, type or stamp name, commission no. and expiration date:



DR 1421 PC 1557

LEGAL DESCRIPTION

Begin at the Southeast corner of Lot 91 of the Plantation of the Florida Pecan Endowment Company, as per map or plat thereof recorded in Plat Book 1, Page 4, of the Public Records of Leon County, Florida, and thence run North 89 degrees 50 minutes 20 seconds East 294.90 feet, thence run South 00 degrees 16 minutes 57 seconds East 354.99 feet, thence run North 89 degrees 59 minutes 20 seconds West 52.14 feet, thence run South 00 degrees 15 minutes 14 seconds East 508.84 feet, thence run South 89 degrees 46 minutes 24 seconds West 194.14 feet, thence run South 50 degrees 51 minutes 04 seconds West 160.31 feet, thence run North 00 degrees 13 minutes 16 seconds West 530.73 feet, thence run North 54 degrees 40 minutes 57 seconds West 208.88 feet, thence run North 31 degrees 27 seconds West 244.19 feet to the POINT OF BEGINNING, containing 8.34 acres, more or less.



DR1236/0365

Commence at the Southeast corner of Lot 91 of the Plantation of the Florida Pecan Endowment Company as recorded in Plat Book 1, Page 4 of the Public Records of Leon County, Florida, and run South 89 degrees 49 minutes 00 seconds West 703.95 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 49 minutes 00 seconds West 475.00 feet, thence North 00 degrees 16 minutes 33 seconds West along the West boundary of Lot 80 of said subdivision 723.55 feet to the South right-of-way boundary of H Stapfield Road, thence North 89 degrees 49 minutes 00 seconds East along said right-of-way 537.94 feet, thence South 00 degrees 10 minutes 35 seconds East 405.00 feet, thence South 22 degrees 45 minutes 55 seconds East 229.00 feet, thence South 54 degrees 21 minutes 15 seconds West 184.61 feet to the POINT OF BEGINNING, containing 9.18 acres, more or less.

ALSO - (legal description continued on following page)

M1236/0366

Begin at the Southeast corner of Lot 91 of the Plantation of the Florida Pecan Endowment Company as recorded in Plat Book 1, Page 4, of the Public Records of Leon County, Florida, and run North 00 degrees 16 minutes 35 seconds West along the East boundary of said Lot 91 a distance of 723.55 feet to the South right-of-way boundary of Hartsfield Road, thence South 89 degrees 49 minutes 00 seconds West along said right-of-way 441.00 feet, thence South 00 degrees 16 minutes 35 seconds East 405.00 feet, thence South 22 degrees 45 minutes 55 seconds East 229.00 feet, thence North 70 degrees 55 minutes 25 seconds East 110.57 feet, thence North 09 degrees 49 minutes 00 seconds East 85.00 feet, thence South 73 degrees 57 minutes 47 seconds East 57.26 feet, thence South 40 degrees 25 minutes 17 seconds East 81.45 feet, thence South 46 degrees 37 minutes 10 seconds East 73.30 feet, thence North 09 degrees 49 minutes 00 seconds East 200.00 feet to the POINT OF BEGINNING, containing 9.40 acres, more or less.

## LESS AND EXCEPT:

Commence at a concrete monument marking the Southeast corner of Lot 91 of the Plantation of the Florida Pecan Endowment Company as recorded in Plat Book 1, page 4, of the Public Records of Leon County, Florida, and run North 00 degrees 16 minutes 35 seconds West along the East boundary of said Lot 91 a distance of 423.55 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 16 minutes 35 seconds West along said East boundary 300.00 feet to a concrete monument on the South right-of-way boundary of Hartsfield Road, thence run South 89 degrees 49 minutes West along said South right-of-way boundary 217.00 feet, thence run South 00 degrees 16 minutes 35 seconds East 300.00 feet, thence North 89 degrees 49 minutes East 217.00 feet to the POINT OF BEGINNING containing 1.49 acres, more or less.

## EXHIBIT "B"

## LESS AND EXCEPT: HARTSFIELD VILLAGE LOT 3 BLOCK A

Commence at a concrete monument marking the Southeast corner of Lot 91 of the Plantation of the Florida Pecan Endowment Company, a subdivision as per map or plat thereof, recorded in Plat Book 1, Page 4, of the public records of Leon County, Florida, said Lot 91 being located in Section 21, Township 1 North, Range 1 West, Leon County, Florida, and run thence North 00 degrees 17 minutes 24 seconds West along the Easterly boundary of said Lot 91 a distance of 272.70 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 17 minutes 24 seconds West along said Easterly boundary 151.01 feet to a concrete monument, thence South 40 degrees 52 minutes 54 seconds West 155.19 feet to a point on a 94 foot diameter cul-de-sac easement for ingress, egress and utilities known as Maryellen Court, the center of said cul-de-sac being located South 40 degrees 52 minutes 54 seconds West 47.00 feet, thence Southerly along said cul-de-sac easement with a radius of 47.00 feet, through

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a central angle of 40 degrees 19 minutes 07 seconds, for an arc distance of 39.64 feet, thence North 09 degrees 12 minutes 01 seconds East 06.11 feet to the POINT OF BEGINNING, containing 0.21 acre, more or less.

LESS AND EXCEPT; HARTSFIELD VILLAGE LOT 1 BLOCK B

Commence at a concrete monument marking the Southeast corner of Lot 91 of the Plantation of the Florida Pecan Endowment Company, a subdivision as per map or plat thereof, recorded in Plat Book 1, Page 4, of the Public Records of Leon County, Florida, said Lot 91 being located in Section 21, Township 1 North, Range 1 West, Leon County, Florida, and run thence North 00 degrees 17 minutes 24 seconds West along the Easterly boundary of said Lot 91 a distance of 423.71 feet to a concrete monument, thence South 09 degrees 49 minutes 00 seconds West 217.00 feet to a concrete monument, thence North 00 degrees 17 minutes 24 seconds West 300.00 feet to a concrete monument on the Southerly right-of-way boundary of Hartsfield Road, thence South 09 degrees 49 minutes West (bearing base) along said right-of-way boundary 60.95 feet to a concrete monument for the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 09 degrees 49 minutes West along said Southerly boundary 52.00 feet, thence South 00 degrees 11 minutes East 120.00 feet to a concrete monument on the Northerly boundary of a 30.00 foot ingress, egress and utility easement, thence North 09 degrees 49 minutes East along said Northerly boundary 54.13 feet to a concrete monument and a point of curve to the left, thence Northeastly along said curve with a radius of 23.00 feet, through a central angle of 90 degrees 06 minutes 24 seconds, for an arc distance of 36.17 feet to a concrete monument on the Westerly right-of-way boundary of a 44.00 foot ingress, egress and utility easement, thence North 00 degrees 17 minutes 24 seconds West along said right-of-way boundary 72.00 feet to a concrete monument and a point of curve to the left, thence Northwestly along said curve with a radius of 25.00 feet, through a central angle of 09 degrees 53 minutes 36 seconds, for an arc distance of 39.22 feet to the POINT OF BEGINNING.

LESS AND EXCEPT; HARTSFIELD VILLAGE LOT 3 BLOCK B

Commence at a concrete monument marking the Southeast corner of Lot 91 of the Plantation of the Florida Pecan Endowment Company, a subdivision as per map or plat thereof, recorded in Plat Book 1, page 4, of the Public Records of Leon County, Florida, said Lot 91 being located in Section 21, Township 1 North, Range 1 West, Leon County, Florida, and run thence North 00 degrees 17 minutes 24 seconds West along the Easterly boundary of said Lot 91 a distance of 423.71 feet to a concrete monument, thence South 09 degrees 49 minutes 00 seconds West 217.00 feet to a concrete monument, thence North 00 degrees 17 minutes 24 seconds West 300.00 feet to a concrete monument on the Southerly right-of-way boundary of Hartsfield Road, thence South 09

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degrees 49 minutes West (bearing base) along said right-of-way boundary 193.95 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 09 degrees 49 minutes West along said southerly boundary 75.00 feet, thence South 00 degrees 11 minutes 00 seconds East 120.00 feet to the Northerly boundary of a 30 foot ingress, egress and utility easement known as Jolene Lane, thence North 09 degrees 49 minutes 00 seconds East along said Northerly boundary 75.00 feet, thence North 00 degrees 11 minutes 00 seconds West 120.00 feet to the POINT OF BEGINNING, containing 0.21 acre, more or less.

LESS AND EXCEPT: HARTSFIELD VILLAGE LOT 5 BLOCK B

Commence at a concrete monument marking the Southeast corner of Lot 91 of the Plantation of the Florida Pecan Endowment Company, a subdivision as per map or plat thereof, recorded in Plat Book 1, Page 4, of the Public Records of Leon County, Florida, said Lot 91 being located in Section 21, Township 1 North, Range 1 West, Leon County, Florida, and run thence North 00 degrees 07 minutes 24 seconds West along the Easterly boundary of said Lot 91 a distance of 423.71 feet to a concrete monument, thence South 09 degrees 49 minutes 00 seconds West 217.00 feet to a concrete monument, thence North 00 degrees 17 minutes 24 seconds West 300.00 feet to a concrete monument on the southerly right-of-way boundary of Hartsfield Road, thence South 09 degrees 49 minutes West (bearing base) along said right-of-way boundary 345.95 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 09 degrees 49 minutes 00 seconds West along said southerly boundary 79.13 feet, thence South 00 degrees 17 minutes 24 seconds East 135.10 feet, thence North 09 degrees 42 minutes 36 seconds East 100.00 feet to the Westerly boundary of a 30 foot ingress, egress and utility easement known as Jolene Lane, thence North 00 degrees 17 minutes 24 seconds West along said Westerly boundary 15.00 feet, thence South 09 degrees 49 minutes 00 seconds West 21.09 feet, thence North 00 degrees 11 minutes 00 seconds West 120.00 feet to the POINT OF BEGINNING, containing 0.25 acre, more or less.

LESS AND EXCEPT: HARTSFIELD VILLAGE LOT 8 BLOCK B

Commence at a concrete monument marking the Southeast corner of Lot 91, of the Plantation of the Florida Pecan Endowment Company, a subdivision as per map or plat thereof, recorded in Plat Book 1, Page 4, of the Public Records of Leon County, Florida, said Lot 91 being located in Section 21, Township 1 North, Range 1 West, Leon County, Florida, and run thence North 00 degrees 17 minutes 24 seconds West along the Easterly boundary of said Lot 91 a distance of 423.71 feet to a concrete monument, thence South 09 degrees 49 minutes 00 seconds West 217.00 feet to a concrete monument, thence North 00 degrees 17 minutes 24 seconds West 300.00 feet to a concrete monument on the southerly right-of-way boundary of Hartsfield Road, thence South 09 degrees 49 minutes West (bearing base) along



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said right-of-way boundary 425.00 feet, thence South 00 degrees 17 minutes 24 seconds East 255.18 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 17 minutes 24 seconds East 60.00 feet, thence North 09 degrees 42 minutes 36 seconds East 100.00 feet to the Westerly boundary of a 38 foot ingress, egress and utility easement, thence North 00 degrees 17 minutes 24 seconds West along said Westerly boundary 60.00 feet, thence South 09 degrees 42 minutes 36 seconds West 100.00 feet to the POINT OF BEGINNING, containing 0.14 acre, more or less.

LESS AND EXCEPT: HARTSFIELD VILLAGE LOT 1 BLOCK C

Commence at a concrete monument marking the Southeast corner of Lot 91 of the Plantation of the Florida Pecan Endowment Company, a subdivision as per map or plat thereof, recorded in Plat Book 1, Page 4, of the Public Records of Leon County, Florida, said Lot 91 being located in Section 21, Township 1 North, Range 1 West, Leon County, Florida, and run thence North 00 degrees 17 minutes 24 seconds West along the Easterly boundary of said Lot 91 a distance of 423.71 feet to a concrete monument, thence South 09 degrees 49 minutes 00 seconds West 217.00 feet to a concrete monument on the Easterly right-of-way boundary of a 44.00 foot ingress, egress and utility easement, thence South 00 degrees 17 minutes 24 seconds East along said right-of-way boundary 50.63 feet, thence South 09 degrees 42 minutes 36 seconds West 44.00 feet to the Westerly right-of-way boundary of said easement, thence North 00 degrees 17 minutes 24 seconds West along said Westerly right-of-way boundary 117.71 feet to a concrete monument for the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 17 minutes 24 seconds West along said Westerly right-of-way boundary 52.04 feet to a concrete monument and a point of curve to the left, thence Northwesterly along said curve with a radius of 23.00 feet, through a central angle of 89 degrees 53 minutes 36 seconds, for an arc distance of 36.09 feet to a concrete monument on the Southerly right-of-way boundary of a 30.00 foot ingress, egress and utility easement, thence South 09 degrees 49 minutes West along said southerly right-of-way boundary 50.54 feet to a concrete monument, thence South 00 degrees 17 minutes 24 seconds East 75.00 feet to a concrete monument, thence North 09 degrees 49 minutes East 121.50 feet to the POINT OF BEGINNING.