

**DOCUMENT COVER PAGE**

For recorders office use

Document Title: Declaration of General Protective Covenants for Eagle Trace Community

Executed By: Eagle Trace Community Association, Inc.

To: N/A

Legal: Re-Recording of Declaration pursuant to Marketable Record Title Act requirement

Record and Return To:  
Frank, Weinberg & Black, P.L.  
7805 S.W. 6<sup>th</sup> Court  
Plantation, FL 33324  
Attn: Steven A. Weinberg, Esq.

W/C H&Y Courier for WC #82  
Frank Weinberg & Black, P.L.  
7805 SW 6th Court  
Plantation, FL 33324

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**RESOLUTION OF THE GOVERNORS OF  
EAGLE TRACE COMMUNITY ASSOCIATION, INC.**

***NOTICE OF STATEMENT OF MARKETABLE TITLE***

This Resolution is made and entered into this 21st day of May, 2013, by the Board of Governors of EAGLE TRACE COMMUNITY ASSOCIATION, INC. The meeting was called to order on May 9, 2013, which meeting was properly noticed pursuant to the Bylaws of the Eagle Trace Community Association, Inc., and in accordance with Chapters 712 and 720, Florida Statutes, at which meeting a quorum of the Board of Governors was in attendance, the following resolution was proposed and passed:

WHEREAS, Eagle Trace Community Association, Inc. (hereinafter referred to as the "Association"), a Florida not-for-profit corporation, operating and governed by the Declaration and General Protective Covenants for the Association as recorded in Official Records Book 11230, Page 152 of the Public Records of Broward County, Florida, as may be amended from time to time ("Declaration"), for lands described as being in EAGLE TRACE, according to the Plat thereof, as recorded in Plat Book 116, Page 19 of the Public Records of Broward County, Florida; and

WHEREAS, the Association wishes to continue the duties, functions and obligations as found under the recorded Declaration; and

WHEREAS, the Association, in compliance with the Marketable Record Title Act, as amended, wishes to re-adopt such operation obligation in accordance with the Act; and

WHEREAS the required affidavit pursuant to F.S. 712.08(1)(b) of a member of the Board of Governors of the Association affirming that the Board did provide the required notice to the members of the Association as required under the provisions of Chapter 712, Florida Statutes;


NOW, THEREFORE, after proper notice and consideration, the Board of Governors have voted and approved by at least two-thirds of the Board of Governors to re-adopt, re-certify and continue to enforce the Declaration in accordance with the Marketable Record Title Act, and do hereby state as follows:

**STATEMENT OF MARKETABLE TITLE ACTION**

EAGLE TRACE COMMUNITY ASSOCIATION, INC. (the "Association") has taken action to ensure that the Declaration and General Protective Covenants of Eagle Trace Community Association, Inc., recorded in Official Records Book 11230, Page 152 of the Public Records of Broward 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 Broward 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.

Further; the Board sayeth naught, and upon the approval of at least two-thirds of the Officers and as the Board of Governors, this Resolution is duly approved and passed on the 21 day of May, 2013.

**EAGLE TRACE COMMUNITY  
ASSOCIATION, INC.**

Attest:   
Printed Name: Renee Waltz  
Title: SECRETARY

By   
Printed Name: MICKEY BERK  
Title: PRESIDENT

This document prepared by/  
record and return to:  
STEVEN A. WEINBERG, ESQUIRE  
Attorney for the Association  
Frank, Weinberg & Black, P.L.  
7805 SW Sixth Court  
Plantation, FL 33324  
Telephone: 954.474.8000

**NOTICE OF MARKETABLE TITLE ACTION  
PURSUANT TO CHAPTER 712, FLORIDA STATUTES  
FOR  
EAGLE TRACE COMMUNITY ASSOCIATION, INC.**

EAGLE TRACE COMMUNITY ASSOCIATION, INC., whose address is 1000 Eagle Trace Boulevard West, Coral Springs, Florida 33071, hereby gives notice that it has taken action to ensure that the Declaration and General Protective Covenants for the Eagle Trace Community, as recorded in Official Records Book 11230, Page 152 of the Public Records of Broward County, Florida, as amended by Articles of Amendment recorded in Official Records Book 11883 at Page 184; Official Records Book 12018 at Page 1; Official Records Book 15207 at Page 788; Official Records Book 15752 at Page 979; Official Records Book 24154 at Page 164; and Official Records Book 28703 at Page 318 of the Public Records of Broward County, Florida, and as may be further 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.

An affidavit regarding service of notice of meeting of Board of Governors with Statement of Marketable Title Action is attached hereto as Exhibit "1," pursuant to Florida Statutes Section 712.06(1)(b). The Resolution of the Board of Governors concerning the Marketable Title Action is attached hereto as Exhibit "2."

The legal description of the subject property is as follows:

Those lands described as being in EAGLE TRACE, according to the Plat thereof, as recorded in Plat Book 116, Page 19 of the Public Records of Broward County, Florida; said lands situate, lying and being in the City of Coral Springs, Broward County, Florida.

The Declaration and General Protective Covenants for Eagle Trace Community Association, Inc., as amended, are attached hereto as Composite Exhibit "3." The Declaration was originally recorded in Official Records Book 11230, Page 152 of the Public Records of Broward County, Florida.

THE LAW FIRM OF  
**FRANK • WEINBERG • BLACK, P.L.**

7805 S.W. 6TH COURT • PLANTATION, FL 33324




**AFFIDAVIT OF MAILING OF NOTICE OF MEETING OF THE BOARD OF GOVERNORS**

STATE OF FLORIDA       )  
  ) §§  
COUNTY OF BROWARD    )

I, LOUIS BRAWER, Property Manager for the EAGLE TRACE COMMUNITY ASSOCIATION, INC. ("Eagle Trace"), hereby states and affirms as follows:

That on the 1<sup>st</sup> day of May, 2013, I caused to be placed in the United States mail, postage paid first class, and addressed to the members of record of Eagle Trace as of the date of mailing, at the latest address on file for each member, a Notice of Meeting of the Board of Directors to be held on May 21, 2013, with said notice containing the requisite Statement of Marketable Title Action. A true copy of the Notice of Meeting is attached hereto, along with a copy of other proof of mailing,

FURTHER AFFIANT SAYETH NAUGHT.

  
\_\_\_\_\_  
LOUIS BRAWER, Property Manager

SWORN TO AND SUBSCRIBED before me, the undersigned authority, this 10 day of May, 2013, by LOUIS BRAWER, who is personally known to me.

My Commission Expires:

\_\_\_\_\_  
NOTARY PUBLIC  
State of Florida at Large

