

Prepared by:  
John A. Grant  
2121-C Killarney Way  
Tallahassee, FL 32309

**NOTICE TO PRESERVE AND PROTECT COVENANTS FOR PASADENA HILLS**

NOTICE of Pasadena Hills Owners Association, Inc. under Section 712.3032, Florida Statutes, and notice to preserve and protect covenants and restrictions from extinguishment under 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.

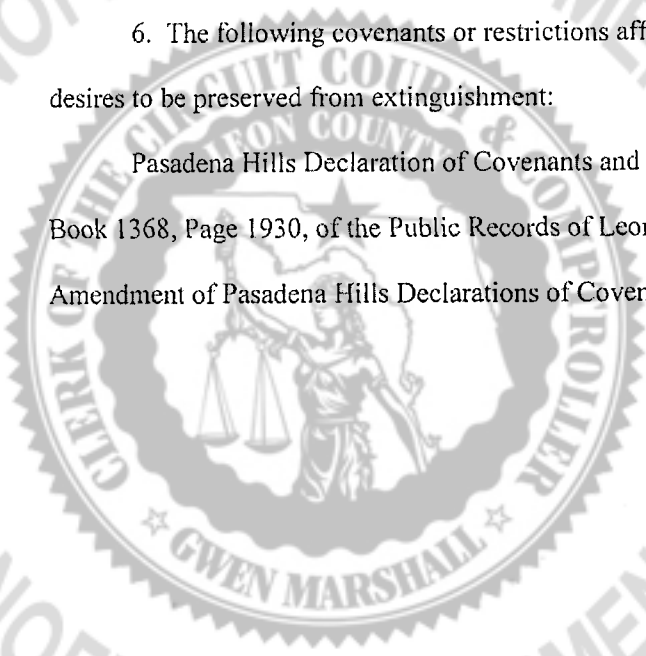
1. Legal name of the association: Pasadena Hills Owners Association, Inc.
2. Mailing and physical addresses of association:

Mailing: 6734 Pasadena Dr.  
Tallahassee, FL 32317

Physical: 1110 Lompoc Court  
Tallahassee, FL 32317

3. Common name of community: Pasadena Hills
4. Name, address, and telephone number for management company, if any: N/A
5. This notice does constitute a notice to preserve and protect covenants or restrictions from extinguishment under the Marketable Record Title Act.
6. The following covenants or restrictions affecting the community which the association desires to be preserved from extinguishment:

Pasadena Hills Declaration of Covenants and Restrictions, recorded in Official Records Book 1368, Page 1930, of the Public Records of Leon County, Florida, as amended by Amendment of Pasadena Hills Declarations of Covenants and Restrictions, recorded in Official



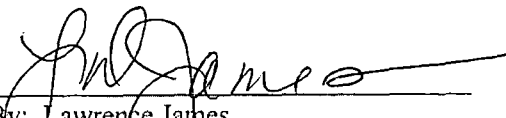
UNOFFICIAL DOCUMENT

Records Book 1443, Page 1002, of the Public Records of Leon County, Florida, and as further amended by Second Amendment of Pasadena (sic) Hills Declaration of Covenants and Restrictions, recorded in Official Records Book 1455, Page 149 of the Public Records of Leon County, Florida, and as further amended by Third Amendment of Pasadena Hills Declaration of Covenants and Restrictions, recorded in Official Records Book 1455, Page 153 of the Public Records of Leon County, Florida.

7. The legal description of the community affected by the listed covenants or restrictions is: See Exhibit A.

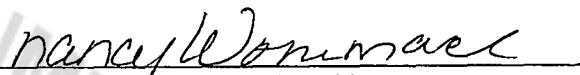
This notice is filed on behalf of Pasadena Hills Owners Association, Inc. as of May 6, 2019.

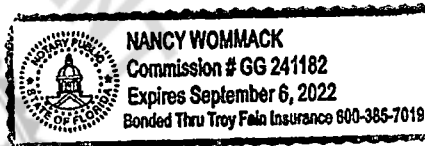
Pasadena Hills Owners Association, Inc.

  
By: Lawrence James  
Its: President

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 6 day of May, 2019, by Lawrence James, as President of Pasadena Hills Owners Association, Inc., who is personally known to me or has produced FDL as identification.

  
Notary Public - State of Florida



UNOFFICIAL DOCUMENT

OR1368PG1953

EXHIBIT "A"

**BROWARD DAVIS & ASSOC., INC.**

PLANNING • ENGINEERING • SURVEYING • DEVELOPMENT MANAGEMENT  
FLORIDA • GEORGIA • ALABAMA

BROWARD P. DAVIS, P.L.S.  
LARRY F. DAVIS, P.L.S.  
L.T.F. DOWLING, P.L.S.  
RUFUS L. DICKEY, P.L.S.  
LELAND L. BURTON, P.L.S.



WALTER A. JOHNSON, P.E., P.L.S.  
REVINS C. SMITH, P.E.  
DAVID J. BARTLEY, P.L.S.  
TONIE R. GREEN, P.L.S.  
KATHLEEN R. SHIRAH, P.L.S.

March 21, 1989

PASADENA HILLS

Overall Boundary

I hereby certify that the legal description shown hereon meets the Minimum Technical Standards for Land Surveying (F.A.C. 21HH-6).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

Commence at the Southwest corner of Lot 19, Block "A" of The Anciers, a subdivision as per map or plat thereof recorded in Plat Book 9, Page 62 of the Public Records of Leon County, Florida, said point being on the Northerly right of way boundary of Buck Lake Road (80 foot right of way) and run North along the West boundary of said subdivision a distance of 1004.56 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North along said West boundary 737.59 feet to a point on the Southerly boundary of property described in Official Records Book 1270, Page 1352 of the Public Records of Leon County, Florida, thence North 77 degrees 32 minutes 39 seconds West along said Southerly boundary 820.00 feet, thence West 385.00 feet, thence North 68 degrees 14 minutes 43 seconds West 214.29 feet, thence North 83 degrees 52 minutes 53 seconds West 166.72 feet to a point on the Easterly right of way boundary of Walden Road (60 foot right of way) and on a curve concave to the Westerly, thence Southwesterly along said Easterly right of way boundary and said curve having a radius of 986.79 feet, through a central angle of 18 degrees 16 minutes 41 seconds, for an arc distance of 314.80 feet (the chord of said arc being South 15 degrees 15 minutes 27 seconds West 313.46 feet), thence South 24 degrees 23 minutes 48 seconds West along said Easterly right of way boundary 204.71 feet, thence South 63 degrees 42 minutes 12 seconds East 231.01 feet, thence South 41 degrees 09 minutes 37 seconds East 417.76 feet, thence South 12 degrees 05 minutes 27 seconds West 115.79 feet, thence South 89 degrees 59 minutes 57 seconds East 1256.28 feet to the POINT OF BEGINNING; containing 30.23 acres, more or less.

*Tonie R. Green*

TONIE R. GREEN  
Registered Florida Surveyor No. 4485

BPD #71-201  
PSR #7728

SENT BY ADDRESS: 2414 MAJAN DRIVE (EASTWOOD OFFICE PLAZA)  
MARINE AIR 3755 BOYD AVENUE, JACKSONVILLE, FL 32216

GWEN MARSHALL