

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:  
THOMAS M. JENKS, ESQ.  
GUNSTER, YOAKLEY & STEWART, P.A.  
1 INDEPENDENT DRIVE, SUITE 2300  
JACKSONVILLE, FLORIDA 32202

**NOTICE OF HARBOUR ISLAND AT MARSH LANDING HOMEOWNERS  
ASSOCIATION, INC. UNDER SECTION 720.3032, FLORIDA STATUTES, AND  
NOTICE TO PRESERVE AND PROTECT COVENANTS AND RESTRICTIONS FROM  
EXTINGUISHMENT UNDER THE MARKETABLE RECORD TITLE ACT, CHAPTER  
712, FLORIDA STATUTES**

**HARBOUR ISLAND AT MARSH LANDING HOMEOWNERS ASSOCIATION, INC.**, a Florida not for profit corporation, (the "**Association**") hereby gives notice pursuant to Section 720.3032, Florida Statutes, 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. The legal name of the Association is Harbour Island at Marsh Landing Homeowners Association, Inc., a Florida corporation not for profit.
2. The mailing and physical addresses of the Association is 4200 Marsh Landing Boulevard, Suite 200, Jacksonville Beach, Florida 32250.
3. The common name of the community is Harbour Island at Marsh Landing (the "**Community**"), and the subdivision plats are listed on **Exhibit B** attached hereto and made a part hereof.
4. The name, address, and telephone number for the Association's management company is:

Marsh Landing Management Company  
4200 Marsh Landing Boulevard, Suite 200  
Jacksonville Beach, Florida 32250  
Phone: (904) 273-3033

5. This Notice does X does not \_\_\_ constitute a notice to preserve and protect covenants or restrictions from extinguishment under the Marketable Record Title Act.
6. The covenants or restrictions affecting the Community which the Association desires to be preserved from extinguishment are listed on **Exhibit A** attached hereto and made a part hereof.
7. The legal description of the Community affected by the Declaration is described on **Exhibit B** attached hereto and made a part hereof.

This Notice is filed on behalf of the Association as of August 26, 2022.

**HARBOUR ISLAND AT MARSH LANDING HOMEOWNERS ASSOCIATION, INC.**, a Florida not for profit corporation

By: Rhendy Rowe  
Print Name: RHENDY ROWE  
Title: PRESIDENT

STATE OF FLORIDA            )  
  )SS  
COUNTY OF Duval         )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 26 day of Aug., 2022, by Rhendy Rowe, as the President of **HARBOUR ISLAND AT MARSH LANDING HOMEOWNERS ASSOCIATION, INC.**, a Florida not for profit corporation, on behalf of the corporation.



PEGGY M. PARIS  
Commission # GG 259722  
Expires October 17, 2022  
Bonded Thru Budget Notary Services

Peggy M. Paris  
Print Name: Peggy M. Paris  
NOTARY PUBLIC, State of Florida  
Commission No: GG259722  
My Commission Expires: 10/17/2022  
Personally Known: X  
or Produced I.D.: \_\_\_\_\_  
[check one of the above]  
Type of Identification Produced  
\_\_\_\_\_

**EXHIBIT A****COVENANTS AND RESTRICTIONS TO BE PRESERVED**

The Declaration of Covenants, Restrictions, Conditions and Easements of Harbour Island at Marsh Landing recorded in Official Records Book 997, at page 1273.

First Amendment to Declaration of Covenants, Restrictions, Conditions and Easements of Harbour Island at Marsh Landing recorded in Official Records Book 1040, at page 1440.

Second Amendment and Confirmation to Declaration of Covenants, Restrictions, Conditions, Easements of Harbour Island at Marsh Landing recorded in Official Records Book 1155, at page 384.

Third Amendment to Declaration of Covenants, Restrictions, Conditions, Easements of Harbour Island at Marsh Landing recorded in Official Records Book 1246, at page 477.

Fourth Amendment to Declaration of Covenants, Restrictions, Conditions and Easements of Harbour Island at Marsh Landing recorded in Official Records Book 1307, at page 996.

Fifth Amendment to Declaration of Covenants, Restrictions, Conditions and Easements of Harbour Island at Marsh Landing recorded in Official Records Book 2674, at page 348.

Amended and Restated Amendment to Declaration of Covenants, Restrictions, Conditions and Easements of Harbour Island at Marsh Landing recorded in Official Records Book 2092, at page 1575.

Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for the Harbour at Marsh Landing and to Declaration of Community Covenants for Marsh Landing at Sawgrass as to Lot 72 and a portion of Lot 71, the Harbour at Marsh Landing Unit One recorded in Official Records Book 1443, page 334.

Supplemental Declaration of Covenants, Restrictions, Conditions, and Easements of Harbour Island at Marsh Landing, Harbour Island Estates Unit One recorded in Official Records Book 1234, at page 1731.

Supplemental Declaration of Covenants, Restrictions, Conditions and Easements of Harbour Island at Marsh Landing (Phase II Land), The Harbour at Marsh Landing Unit One, recorded in Official Records Book 1040, at page 1450.

Supplemental Declaration of Covenants, Restrictions, Conditions and Easements of Harbour Island at Marsh Landing (Phase Three) recorded in Official Records Book 1121, at page 1593.

Supplemental Declaration of Covenants, Restrictions, Conditions and Easements of Harbour Island at Marsh Landing (Phase 4) recorded in Official Records Book 1155, at page 392.

Supplemental Declaration of Covenants, Restrictions, Conditions and Easements of Harbour Island at Marsh Landing (Lot 76) recorded in Official Records Book 1173, at page 1418.

Supplemental Declaration of Covenants, Restrictions, Conditions, and Easements of Harbour Island at Marsh Landing (The Harbour at Marsh Landing Unit One Replat Number Three) recorded in Official Records Book 1306, at page 1422.

Supplemental Declaration of Covenants, Restrictions, Conditions and Easements of Harbour Island at Marsh Landing, Harbour Island Estates, recorded in Official Records Book 1245, at page 160.

Supplemental Declaration of Covenants, Restrictions, Conditions and Easements of Harbour Island at Marsh Landing, Harbour Island Estates Units Two, Three and Four, recorded in Official Records Book 1307, page 992.

Supplemental Declaration to Declaration of Covenants, Restrictions, Conditions and Easements of Harbour Island at Marsh Landing, Harbour Island Estates at Marsh Landing Unit 6, recorded in Official Records Book 4062, at page 286.

Supplemental Declaration to Declaration of Covenants, Restrictions, Conditions and Easements of Harbour Island at Marsh Landing and Partial Assignment of Developer's Rights (Harbour Island Estates II) recorded in Official Records Book 2020, at page 428.

Including any further amendments or supplements to any of the foregoing.

All recording references refer to the public records of St. Johns County, Florida.

**EXHIBIT B**

**LEGAL DESCRIPTION OF THE COMMUNITY**

All of the lands described by the following plats:

The Harbour at Marsh Landing Unit One, recorded in Map Book 24, at page 71.

Replat of Lots 13 & 14, THE Harbour at Marsh Landing Unit One, recorded in Map Book 29, at page 44.

Replat Number Two of the Harbour at Marsh Landing Unit One, recorded in Map Book 31, at page 1.

The Harbour at Marsh Landing Unit One Replat Number Three, recorded in Map Book 34, at page 1.

The Harbour at Marsh Landing Unit Three, recorded in Map Book 24, at page 88.

The Harbour at Marsh Landing Unit Three Replat Number One recorded in Map Book 29, at page 63.

The Harbour at Marsh Landing Unit Three Replat Number Two recorded in Map Book 30, at page 1.

The Harbour at Marsh Landing Unit Four recorded in Map Book 24, at page 93.

The Harbour at Marsh Landing Unit Four Replat Number One recorded in Map Book 30, at page 5.

Harbour at Marsh Landing Unit Four Replat Number Two, recorded in Map Book 35, at page 42.

The Harbour at Marsh Landing Unit Five recorded in Map Book 24, at page 98.

Revised Plat of Lots 6, 7 & 8 of The Harbour at Marsh Landing Unit Five, recorded in Map Book recorded in Map Book 27, at page 73.

The Harbour at Marsh Landing Unit Five, Replat Number Two, recorded in Map Book 30, at age 33.

Harbour Island Estates Unit One recorded in Map Book 31, at page 88.

Harbour Island Estates Unit Two recorded in Map Book 32, at page 71.

Harbour Island Estates Unit Three recorded in Map Book 33, at page 1.

Harbour Island Estates Unit Four recorded in Map Book 33, at page 94.

Harbour Island Estates Unit Four Replat Number One recorded in Map 36, at page 48.

Harbour Island Estates Unit Five recorded in Map Book 36, at page 50.

Harbour Island Estates at Marsh Landing Unit Six recorded in Map Book 67, at page 100.

All recording references refer to the public records of St. Johns County, Florida.