

This Instrument Prepared by and Return to:

Scott B. Tankel, Esquire

Address:

Robert L. Tankel, P.A.
1022 Main Street, Suite D
Dunedin, Florida 34698

SPACE ABOVE THIS LINE FOR PROCESSING DATA

**CERTIFICATE OF RECORDATION OF NOTICE OF PRESERVATION FOR
WINDSOR PARK AT THE EAGLES HOMEOWNERS ASSOCIATION, INC.**

Pursuant to Section 720.3032, Florida Statutes, Windsor Park at the Eagles Homeowners Association, Inc., whose mailing address is 2753 State Road 580, Suite 202, Clearwater, FL 33761, files this notice that the Declaration of Covenants, Conditions and Restrictions for Windsor Park, has been preserved for thirty (30) years from the filing date of this notice.

Approval for the preservation of the Declaration of Covenants, Conditions and Restrictions for Windsor Park was obtained by an affirmative vote of the Board of Directors at a duly called meeting after proper notice to the members.

The land affected by this notice is described in Exhibits to the Declaration of Covenants, Conditions and Restrictions for Windsor Park, recorded in Official Records Book 7527, Page 596, of the Public Records of Hillsborough County, Florida.

NOW THEREFORE, the Board hereby resolves as follows:

1. The above recitations are true and correct and are incorporated herein by reference.
2. Attached hereto is a true and correct copy of the Notice of Preservation.
3. The purpose of recording this instrument is to put the world on notice of the contents of these documents and to Preserve and Protect Covenants and Restrictions from Extinguishment under the Marketable Record Title Act, Chapter 712, Florida Statutes.

IN WITNESS WHEREOF, the Board has approved of this Certificate this 25th day of October, 2023 at a duly called meeting at which a quorum was present by a vote of 4 to 0.

WINDSOR PARK AT THE EAGLES HOMEOWNERS ASSOCIATION, INC.

By: [Signature]

James Mills (print), President ^{VP.}

[Signature]
Signature of Witness #1

Donald Mihokovich
Printed Name of Witness #1

[Signature]
Signature of Witness #2

Attest [Signature]

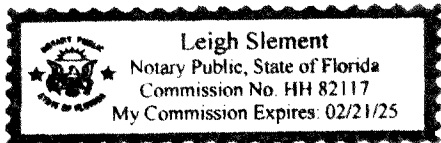
Joni Mihokovich (print), Secretary

RANDALL J. JANOWIAK
Printed Name of Witness #2

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

BEFORE ME, the undersigned personally and physically appeared James Mills and Joni Mihokovich, to me known to be the President and Secretary, respectively, of Windsor Park at the Eagles Homeowners Association, Inc., and they jointly and severally acknowledged before me that they freely and voluntarily executed the same as such officers, under authority vested in them by said corporation. They are personally known to me or have produced _____ and _____ as identification. If no type of identification is indicated, the above named persons are personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid, this 25th day of October, 2023.



[Signature]
Notary Public
Printed Name: LEIGH SLEMENT

My commission expires: 02/21/25

**NOTICE OF WINDSOR PARK AT THE EAGLES HOMEOWNERS ASSOCIATION,
INC., under s. 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**

Instructions to Recorder: Please index both the legal name of the association and the names in item 3:

1. Legal name of association: Windsor Park at the Eagles Homeowners Association, Inc.
2. Mailing and physical address of association: Mailing Address - 2753 State Road 580, Suite 202, Clearwater, FL 33761; Physical Address - 2753 State Road 580, Suite 202, Clearwater, FL 33761.
3. Names of the subdivision plats, or, if none, common name of community: Windsor Park at the Eagles Homeowners Association, Inc.
4. Name, address, and telephone number of management company, if any: The Property Group of Central Florida, Inc.; 2753 State Road 580, Suite 202, Clearwater, FL 33761; (727)-771-7753.
5. This notice does constitute a desire to preserve and protect covenants or restrictions from extinguishment under the Marketable Record Title Act, Chapter 712.
6. The following covenants or restrictions affecting the community which the association desires to be preserved from extinguishment:

Name of Instrument: Declaration of Covenants, Conditions and Restrictions for Windsor Park at the Eagles as recorded on September 20, 1994.

Recording Information: Official Records Book 7527, Page 596, of the Public Records of Hillsborough County.

Name of Instrument: Supplement to Declaration of Covenants, Conditions and Restrictions for Windsor Park at the Eagles as recorded on September 8, 1995.

Recording Information: Official Records Book 7884, Page 115, of the Public Records of Hillsborough County.

Name of Instrument: Amendment to Declaration of Covenants, Conditions and Restrictions for Windsor Park at the Eagles as recorded on February 11, 1997.

Recording Information: Official Records Book 8455, Page 910, of the Public Records of Hillsborough County.

Name of Instrument: Second Amendment to Declaration of Covenants, Conditions and Restrictions for Windsor Park at the Eagles as recorded on April 20, 2006.

Recording Information: Official Records Book 16374, Page 90, of the Public Records of Hillsborough County.

7. The legal descriptions of the community affected by the listed covenants or restrictions are:

The streets described as Parcel "A" and the common area described as Tract "A", as shown on that certain plat of WINDSOR PARK AT THE EAGLES, as recorded in Plat book 74, pages 3-1 through 3-4, Inclusive, Public Records of Hillsborough County, Florida.

Lots 1-23, Block A; Lots 1-15, Block B, the streets described as Parcel "A" and the common area described as Tract "A", as shown on that certain plat of WINDSOR PARK AT THE EAGLES, as recorded in Plat Book 74, pages 3-1 through 3-4, Inclusive, Public Records of Hillsborough County, Florida.

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 31. THENCE $S00^{\circ}00'45''E$, ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 31, A DISTANCE OF 2091.28 FEET, TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 'B', OF ST. ANDREWS AT THE EAGLES, UNIT 2, AS RECORDED IN PLAT BOOK 72, PAGE 33 OF THE PUBLIC RECORDS OF SAID HILLSBOROUGH COUNTY, SAID POINT BEING THE POINT OF BEGINNING. THENCE CONTINUE, $S00^{\circ}00'45''E$, A DISTANCE OF 200.25 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 31. THENCE $S00^{\circ}08'49''W$, ALONG THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 31, A DISTANCE OF 2224.35 FEET. THENCE DEPARTING SAID EAST BOUNDARY, $N80^{\circ}51'11''W$, A DISTANCE OF 180.00 FEET. THENCE $N00^{\circ}08'49''E$, A DISTANCE OF 120.00 FEET. THENCE 124.91 FEET ALONG THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF $130^{\circ}07'09''$, A CHORD BEARING OF $N24^{\circ}47'36''W$ AND A CHORD DISTANCE OF 99.74 FEET TO A POINT OF REVERSE CURVATURE. THENCE 122.83 FEET ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF $35^{\circ}11'13''$, A CHORD BEARING OF $N22^{\circ}40'22''E$ AND CHORD DISTANCE OF 120.90 FEET. THENCE $N89^{\circ}51'11''W$, A DISTANCE OF 109.26 FEET. THENCE $N00^{\circ}08'49''E$, A DISTANCE OF 207.72 FEET. THENCE $N84^{\circ}58'02''E$, A DISTANCE OF 83.08 FEET. THENCE $N05^{\circ}01'58''W$, A DISTANCE OF 50.00 FEET. THENCE $S84^{\circ}58'02''W$, A DISTANCE OF 78.55 FEET. THENCE $N00^{\circ}08'49''E$, A DISTANCE OF 1638.66 FEET. THENCE $N38^{\circ}22'17''W$, A DISTANCE OF 117.93 FEET TO A POINT BEING LOCATED ON THE SOUTHERLY BOUNDARY OF AFOREMENTIONED ST. ANDREWS AT THE EAGLES, UNIT 2. THENCE ALONG SAID SOUTHERLY BOUNDARY BY THE FOLLOWING SIX (6) COURSES: (1) $N01^{\circ}36'35''W$, A DISTANCE OF 4.12 FEET; (2) THENCE 87.87 FEET ALONG THE ARC OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF $14^{\circ}23'03''$, A CHORD BEARING OF $N85^{\circ}02'49''E$, AND A CHORD DISTANCE OF 87.64 FEET TO A POINT OF REVERSE CURVATURE; (3) THENCE 38.95 FEET ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF $83^{\circ}46'22''$, A CHORD BEARING OF $S80^{\circ}15'30''E$, AND A CHORD DISTANCE OF 33.38 FEET TO THE CURVE'S END; (4) THENCE $S38^{\circ}22'17''E$, A DISTANCE OF 17.10 FEET; (5) THENCE $N51^{\circ}37'43''E$, A DISTANCE OF 50.00 FEET; (6) THENCE $N73^{\circ}05'12''E$, A DISTANCE OF 204.98 FEET, TO THE POINT OF BEGINNING.

CONTAINING 14.943 ACRES, MORE OR LESS

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTH-WEST CORNER OF LOT 3, BLOCK "F" OF ST. ANDREWS AT THE EAGLES, UNIT 2 AS RECORDED IN PLAT BOOK 72, PAGE 33 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF BLOCK "F" OF SAID ST. ANDREWS AT THE EAGLES, UNIT 2 BY THE FOLLOWING TWENTY-ONE (21) COURSES: (1) S85°28'35"E, A DISTANCE OF 182.00 FEET; (2) N75°22'13"E, A DISTANCE OF 126.74 FEET; (3) N18°07'18"E, A DISTANCE OF 139.34 FEET; (4) S09°53'50"E, A DISTANCE OF 34.47 FEET; (5) N23°22'56"E, A DISTANCE OF 60.42 FEET; (6) S77°40'20"E, A DISTANCE OF 57.62 FEET; (7) N47°34'09"E, A DISTANCE OF 54.13 FEET; (8) N10°17'21"E, A DISTANCE OF 47.38 FEET; (9) N19°06'02"E, A DISTANCE OF 42.56 FEET; (10) S86°12'30"E, A DISTANCE OF 37.26 FEET; (11) S79°25'41"E, A DISTANCE OF 44.54 FEET; (12) S39°40'49"E, A DISTANCE OF 62.77 FEET; (13) N81°43'21"E, A DISTANCE OF 69.21 FEET; (14) N00°55'49"E, A DISTANCE OF 117.21 FEET; (15) N10°25'43"E, A DISTANCE OF 64.62 FEET; (16) N51°56'50"E, A DISTANCE OF 84.54 FEET; (17) N68°53'10"E, A DISTANCE OF 85.44 FEET; (18) N74°21'51"E, A DISTANCE OF 30.33 FEET; (19) N81°57'16"E, A DISTANCE OF 126.70 FEET; (20) S38°37'39"E, A DISTANCE OF 74.73 FEET; (21) S77°39'48"E, A DISTANCE OF 122.91 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, S02°26'44"W, A DISTANCE OF 148.00 FEET; THENCE S56°6'17"W, A DISTANCE OF 177.89 FEET; THENCE S61°37'38"W, A DISTANCE OF 79.83 FEET; THENCE S42°20'47"W, A DISTANCE OF 41.90 FEET; THENCE S41°21'15"W, A DISTANCE OF 113.65 FEET; THENCE S34°43'42"W, A DISTANCE OF 66.93 FEET; THENCE S33°39'18"W, A DISTANCE OF 127.80 FEET; THENCE S09°33'22"E, A DISTANCE OF 139.76 FEET; THENCE S14°00'03"W, A DISTANCE OF 111.40 FEET; THENCE S01°17'03"W, A DISTANCE OF 79.71 FEET; THENCE S01°50'29"E, A DISTANCE OF 135.28 FEET; THENCE S00°08'49"W, A DISTANCE OF 494.32 FEET; THENCE S89°51'11"E, A DISTANCE OF 227.96 FEET; THENCE N00°08'49"E, A DISTANCE OF 667.28 FEET; THENCE N30°08'49"E, A DISTANCE OF 320.00 FEET; THENCE S49°29'08"E, A DISTANCE OF 183.75 FEET; THENCE S00°08'49"W, A DISTANCE OF 600.47 FEET; THENCE S07°18'11"E, A DISTANCE OF 65.55 FEET; THENCE S07°33'56"E, A DISTANCE OF 71.65 FEET; THENCE S01°40'59"E, A DISTANCE OF 59.03 FEET; THENCE S00°08'49"W, A DISTANCE OF 141.53 FEET; THENCE N84°58'02"E, A DISTANCE OF 260.90 FEET TO THE SOUTHWEST CORNER OF LOT 19, BLOCK "B" OF WINDSOR PARK AT THE EAGLES, AS RECORDED IN PLAT BOOK 74, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY OF SAID WINDSOR PARK AT THE EAGLES BY THE FOLLOWING THREE (3) COURSES: (1) N84°58'02"E, A DISTANCE OF 78.55 FEET; (2) S05°01'58"E, A DISTANCE OF 50.00 FEET; (3) S84°58'02"W, A DISTANCE OF 83.08 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK "C" OF SAID WINDSOR PARK AT THE EAGLES; THENCE DEPARTING SAID WESTERLY BOUNDARY, S84°58'02"W, A DISTANCE OF 409.41 FEET; THENCE S10°07'03"W, A DISTANCE OF 83.71 FEET; THENCE S65°12'32"W, A DISTANCE OF 159.71 FEET; THENCE S14°01'55"W, A DISTANCE OF 45.66 FEET; THENCE S01°35'14"W, A DISTANCE OF 287.96 FEET TO A POINT BEING LOCATED ON THE NORTHEASTERLY BOUNDARY LINE OF NINE EAGLES DRIVE (72.00 FOOT WIDE INGRESS/EGRESS EASEMENT) AS RECORDED IN OFFICIAL RECORD BOOK 5333, PAGE 1910, OFFICIAL RECORD BOOK 5368, PAGE 369, OFFICIAL RECORD BOOK 5577, PAGE 1061, AND OFFICIAL RECORD BOOK 6457, PAGE 394, ALL BEING FOUND IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID NORTHEASTERLY BOUNDARY BY THE FOLLOWING FOUR (4) COURSES: (1) N89°11'56"W, A DISTANCE OF 199.08 FEET TO THE BEGINNING OF A CURVE; (2) 1191.62 FEET ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 764.73 FEET, A CENTRAL ANGLE OF 89°16'48", A CHORD BEARING OF N44°33'32"W AND A CHORD DISTANCE OF 1074.67 FEET TO THE CURVE'S END; (3) N00°04'52"E, A DISTANCE OF 935.49 FEET TO THE BEGINNING OF A CURVE; (4) 31.79 FEET ALONG THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1094.66 FEET, A CENTRAL ANGLE OF 01°39'51", A CHORD BEARING OF N00°44'57"W AND A CHORD DISTANCE OF 31.79 FEET, TO THE POINT OF BEGINNING.

CONTAINING 43.486 ACRES, MORE OR LESS.

This notice is filed on behalf of Windsor Park at the Eagles Homeowners Association, Inc. as of Oct 25, 2023.

Windsor Park at the Eagles Homeowners Association, Inc.

By: [Signature]

Jim Mills, Vice President

By: [Signature]

Joni Mihokovich, Secretary

Witnesses:

1. [Signature]

Signature

2. [Signature]

Signature

1. Donald A. Mihokovich

Print

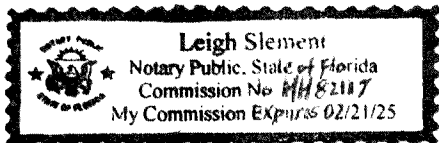
2. RANDALL J. JANCOWIAK

Print

STATE OF FLORIDA)

COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 25TH day of OCTOBER, 2023, by Jim Mills, known to be the Vice President and a Director of Windsor Park at the Eagles Homeowners Association, Inc., personally known to me or has produced _____ as identification, and Joni Mihokovich, Secretary and a Director of Windsor Park at the Eagles Homeowners Association, Inc., personally known to me or has produced _____ as identification.



[Signature]

NOTARY PUBLIC

LEIGH SLEMENT

My Commission Expires: HH 82117
02/21/25

Printed Name of Notary Public