



Prepared by and returned to:

Becker & Poliakoff, P.A.
Jane L. Cornett, Esq.
Royal Palm Financial Center
759 SW Federal Highway, Suite 213
Stuart, FL 34994

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

Pursuant to Section 712.05(2)(b), Florida Statutes, and Section 720.3032, Florida Statutes, the undersigned Property Owners' Association files this Notice:

NOTICE TO RECORDER: Please index both the legal name of the Association and the names shown in Item 3.

1. Legal Name of Association: **The Reef Homeowners Association, Inc.**, a Florida Corporation Not-for-Profit.
2. Mailing and Physical addresses of the Association: c/o C&M Property Management, 215 SW Federal Highway, Suite 200, Stuart, Florida 34994.
3. Names of the subdivision plats, or, if none, common name of Community: **The Reef.**
4. Name, address, and telephone number for management company if any: c/o C&M Property Management, 215 SW Federal Highway, Suite 200, Stuart, Florida 34994.
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 and restrictions affecting the Community which the Association desires to be preserved from extinguishment:
 - I. The Declaration of Protective Covenants, Conditions and Restrictions for The Reef was recorded in the Public Records of Martin County, Florida, at Official Records Book 998, Page 776 et.seq.,
 - a. Amended at Official Records Book 1130, Page 23, et.seq.
 - b. Amended at Official Records Book 1171, Page 1112 et.seq.
 - c. Amended at Official Records Book 1204, Page 840 et.seq.
 - d. Amended at Official Records Book 1539, Page 1100 et.seq.
 - e. Amended at Official Records Book 1593, Page 7 et.seq.
 - f. Amended at Official Records Book 1893, Page 735 et.seq.
 - g. Amended at Official Records Book 2438, Page 474 et.seq.
 - h. Amended at Official Records Book 2506, Page 683 et.seq.
 - i. Amended at Official Records Book 2986, Page 2254 et.seq.

- II. The Declaration of Covenants and Restrictions for The Reef, Phase II was recorded in the Public Records of Martin County, Florida, at Official Records Book 1171, Page 1335 et.seq.,
 - a. Amended at Official Records Book 1204, Page 837 et.seq.
 - b. Amended at Official Records Book 1539, Page 1095 et.seq.
 - c. Amended at Official Records Book 1593, Page 1 et.seq.
 - d. Amended at Official Records Book 1893, Page 738 et.seq.
 - e. Amended at Official Records Book 2438, Page 470 et.seq.
 - f. Amended at Official Records Book 2506, Page 681 et.seq.
 - g. Amended at Official Records Book 2986, Page 1 et.seq.

The legal description of the Community affected by the listed covenants or restrictions is hereby described as:

See the attached Exhibit "A"

This notice is filed on behalf of **The Reef Homeowners Association, Inc.**, as of the date signed below.

WITNESSES (TWO)

THE REEF HOMEOWNERS ASSOCIATION, INC.

[Signature]
Witness Signature

BY: [Signature]
ADRIENNE RUTKOWSKI, President

Therese Sandlavel
Printed Name

Date: 1/17/23

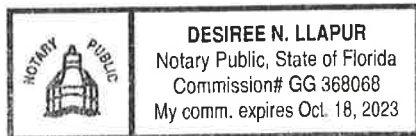
[Signature]
Witness Signature

Michael Corcoran
Printed Name

STATE OF Florida
COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of January, 2023, by Adrienne Rutkowski as President of The Reef Homeowners Association, Inc. [] who is personally known to me or [] has produced FLDL as identification.

Notary Seal



[Signature]
Notary Signature

**CORPORATE RESOLUTION TO PRESERVE THE DECLARATIONS OF
COVENANTS AND RESTRICTIONS FOR
THE REEF**

THE REEF HOMEOWNERS ASSOCIATION, INC.

WHEREAS, the Declaration of Protective Covenants, Conditions and Restrictions for the Reef, recorded on February 16, 1992, in Official Records Book 998, Page 776 et.seq., The Declaration of Covenants and Restrictions for the Reef, Phase II, on April 11, 1992, in Official Records Book 1171, Page 1335 et.seq., of the Public Records of Martin County, Florida; and

WHEREAS, the Declaration affects the following real property: see attached described legal descriptions; and

WHEREAS, the Declaration has been amended from time to time; and

WHEREAS, pursuant to Chapter 712, Florida Statutes, under the Marketable Record Title Act ("MRTA"), the Declaration will be extinguished by operation of law unless preserved pursuant to MRTA; and

WHEREAS, the Board of Directors held a properly noticed Board meeting to consider the desirability of filing a notice to preserve the Declaration from extinguishment under the Marketable Record Title Act, Chapter 712, Florida Statutes, and to authorize and direct the appropriate officer to file a notice in accordance with Section 720.3032, Florida Statutes.

NOW THEREFORE, be it resolved as follows:

1. Upon the motion made by PAMELA A. MICHAELS and seconded by ADRIENNE RUTKOWSKI, the Board of Directors shall take all actions necessary to preserve the Declaration of Protective Covenants, Conditions and Restrictions for the Reef, recorded on February 16, 1992, in Official Records Book 998, Page 776 et.seq., The Declaration of Covenants and Restrictions for the Reef, Phase II, on April 11, 1992, in Official Records Book 1171, Page 1335 et.seq., of the Public Records of Martin County, Florida, as amended from time to time (the "Declarations") and authorizes the President to record the "Notice of The Reef 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," pursuant to Section 720.3032, Florida Statutes, in the Public Records to avoid the effects of Florida Statute Section 712.01 et seq. on the Declaration.

DONE this 17TH day of JANUARY 2023.

THE REEF HOMEOWNERS ASSOCIATION, INC.

BY: Adrienne Rutkowski
ADRIENNE RUTKOWSKI, President

Date: 1/17/23

(CORPORATE SEAL)



AFFIDAVIT OF POSTING NOTICE

I, the undersigned, PAMELA A. MICHAELS for **The Reef Homeowners Association, Inc.** ("Association") whose name appears at the bottom of this affidavit do hereby swear and affirm that the notice of the Board Meeting at which the "Notice of The Reef 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," will be (or has been) considered was posted at least 48 hours in advance of the meeting, in accordance with Section 720.303, Florida Statutes.

Sworn to this 17TH day of JANUARY 2023.

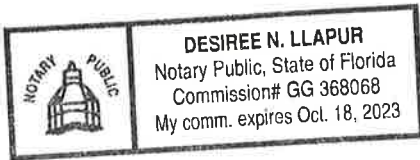
**THE REEF HOMEOWNERS ASSOCIATION,
INC.**

BY: *Pamela Michaels*

STATE OF Florida
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of January, 2023, by Pamela Michaels as Secretary of The Reef Homeowners Association, Inc. [] who is personally known to me or [] has produced FID as identification.

Notary Seal



Desiree Llapur
Notary Signature

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE MILES OR HANSON GRANT MARTIN COUNTY, STATE OF FLORIDA, AND BEING A REPLAT OF, ALL OF LOT 27 AND ALL OF LOT 34 OF THE SUBDIVISION OF LOTS 13 AND 14, OF THE MILES OR HANSON GRANT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 89, PALM BEACH (NOW MARTIN) COUNTY, STATE OF FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE CENTERLINE INTERSECTION OF WILLIAMS WAY AND S.E. KUBIN AVENUE,

THENCE S 45° 51' 29" E ALONG THE CENTERLINE OF S.E. KUBIN AVENUE (A 60 FOOT RIGHT OF WAY) A DISTANCE OF 1440.91 FEET.

THENCE N 68° 12' 25" E ALONG THE WESTERLY PROJECTION OF SAID NORTH LINE OF LOT 27 AND THE SOUTH LINE OF SEASCAPE II ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 32, MARTIN COUNTY, FLORIDA A DISTANCE OF 32.39 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF S.E. KUBIN AVENUE, SAID POINT ALSO BEING TO THE POINT OF BEGINNING,

THENCE CONTINUING ALONG SAME SAID NORTH LINE N 66° 17' 35" E, A DISTANCE OF 1850.69 FEET, TO THE POINT OF INTERSECTION OF SAID NORTH LINE OF LOT 27 AND A BULKHEAD LINE, AS RECORDED IN PLAT BOOK 4, PAGE 25, MARTIN COUNTY, FLORIDA

THENCE S 30° 46' 17" E ALONG SAID BULKHEAD LINE A DISTANCE OF 640.52 FEET

THENCE S 51° 08' 50" W ALONG THE NORTH LINE OF THE ST. LUCIE INLET HARBOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 30, MARTIN COUNTY, FLORIDA, A DISTANCE OF 100.00 FEET, TO A POINT OF INTERSECTION OF THE NORTH LINE OF SAID ST. LUCIE INLET HARBOR SUBDIVISION AND THE SOUTH LINE OF LOT 34,

THENCE S 66° 19' 13" W ALONG SAID LINE A DISTANCE OF 1564.96 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH LINE LOT 34 AND NORTH LINE OF THE ST. LUCIE INLET HARBOR SUBDIVISION WITH THE EASTERLY RIGHT-OF-WAY LINE OF S.E. KUBIN AVENUE (A PROPOSED 60.00 RIGHT OF WAY),

THENCE N 45° 51' 29" W ALONG SAID EASTERLY RIGHT OF WAY OF S.E. KUBIN AVENUE A DISTANCE OF 710.71 FEET, TO THE POINT OF BEGINNING.

SND PARCEL CONTAINING:

TO THE BULKHEAD LINE OF 26.608 ACRES

TO THE SAFE UPLAND LINE 24.602 ACRES

LEGAL DESCRIPTION FOR THE REEF, PHASE II (f.k.a. The Colony)

All of SEASCAPE II, according to the plat thereof recorded in Plat Book 12, Page 32, Public Records of Martin County, Florida more particularly described as follows:

A part of Lot 19 and a portion of Lot 26 of the COMMISSIONERS SUBDIVISION OF LOTS 13 AND 14 OF THE "HANSON GRANT" as recorded in Plat Book 1, Page 89 of the Public Records of Palm Beach (now Martin) County, Florida; being more particularly described as follows:

Commencing at the Northwest corner of said Lot 19, thence North 66 degrees 17'15" East along the North line of said Lot 19 a distance of 926.19 feet to the Point of Beginning of this description; thence continue North 66 degrees 17'15" East along said North line a distance of 1339 feet more or less to the approximate mean high water line of the Intracoastal Waterway, thence Southerly and Southwesterly along said approximate mean high water line a distance of 805 feet more or less to the South line of said Lot 26, thence South 66 degrees 17'15" West along said South line a distance of 1037 feet more or less to a point which lies North 66 degrees 17'15" East, 658.12 feet from the Southwest corner of said Lot 26, thence North 23 degrees 42'45" West, a distance of 660.00 feet to the Point of Beginning.

EXHIBIT "A"

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