

This instrument prepared by:
Paul L. Wean, Esquire
WEAN & MALCHOW, P.A.
646 East Colonial Drive
Orlando, Florida 32803

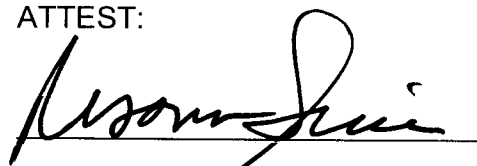
NOTICE OF PRESERVATION OF "DECLARATION OF COVENANTS AND RESTRICTIONS, THE TOWNHOMES AT THE OCEANS, A SUBDIVISION LOCATED IN VOLUSIA COUNTY, FLORIDA AND NOTICE OF PROVISIONS OF THE TOWNHOMES AT THE OCEANS HOMEOWNER'S ASSOCIATION, INC." RECORDED IN O.R. BOOK 3009, PAGE 1084, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

The undersigned authorities hereby certify that at least two-thirds of all directors of the Board of Directors of The Townhomes at The Oceans Homeowners Association, Inc., c/o Morbitzer Communities, Inc., 2430 South Atlantic Avenue, Suite C, Daytona Beach, FL 32118 approved the preservation of the "Declaration of Covenants and Restrictions, The Townhomes at the Oceans, A Subdivision Located in Volusia County, Florida and Notice of Provisions of The Townhomes at the Oceans Homeowner's Association, Inc." as recorded on the 17th day of July, 1987 in O.R. Book 3009, Page 1084, *et seq.*, of the Public Records of Volusia County, Florida; the plat at Map Book 41, Pages 163 and 164 in the Public Records of Volusia County, Florida; the "Amendment to Declaration of Covenants and Restrictions, The Townhomes at the Oceans, A Subdivision Located in Volusia County, Florida and Notice of Provisions of The Townhomes at the Oceans Homeowner's Association, Inc." recorded on November 23, 1987 at O.R. Book 3063, Page 0194 *et seq.*, in the Public Records of Volusia County, Florida; "Unit II Supplement to Declaration of Covenants and Restrictions, The Townhomes at the Oceans, A Subdivision Located in Volusia County, Florida and Notice of Provisions of The Townhomes at the Oceans Homeowner's Association, Inc." recorded on September 8, 1988 at O.R. Book 3190, Page 1512 *et seq.*, in the Public Records of Volusia County, Florida; the "By-Laws of The Townhomes at the Oceans Homeowner's Association, Inc." recorded on July 17, 1987 at O.R. Book 3009, Page 1122 *et seq.*, in the Public Records of Volusia County, Florida; the "Change of Amendments to By-Laws of The Townhomes at the Oceans Homeowners Association, Inc." recorded on February 5, 1996 at O.R. Book 4075, Page 2447 *et seq.*, in the Public Records of Volusia County, Florida; the "Articles of Incorporation of The Townhomes at The Oceans Homeowner's Association, Inc. (A Florida Not for Profit Corporation)" recorded on July 17, 1987 at O.R. Book 3009, Page 1115 *et seq.*, in the Public Records of Volusia County, Florida, all of which are incorporated herein by reference.

This action was taken at a meeting for which a notice, stating the meeting's time and place and containing the statement of marketable title action described in §712.06(1)(b), Fla. Stat., was mailed or hand delivered to members of the homeowners' association not less than seven (7) days prior to such meeting.

Witness our hands and seals this 15th day of December, 2015.

ATTEST:


Rosana Scaccia, Secretary

"The Townhomes at the Oceans Homeowners Association, Inc."

By 
Lorraine Geiger, President

**THE TOWNHOMES AT THE OCEANS HOMEOWNERS ASSOCIATION, INC.
C/O MORBITZER COMMUNITIES, INC.
2430 SOUTH ATLANTIC AVENUE, SUITE C
DAYTONA BEACH, FL 32118**

**NOTICE OF SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
THE TOWNHOMES AT THE OCEANS HOMEOWNERS ASSOCIATION, INC.**

DATE OF MEETING: December 15, 2015

TIME OF MEETING: 7:00 P.M.

PLACE OF MEETING: 3050 S. Atlantic Ave
Daytona Beach Shores, FL 32118

PURPOSE OF MEETING: Consideration and vote by the Board of Directors to preserve and extend the following governing documents and other recorded documents relating to this community: "Declaration of Covenants and Restrictions, The Townhomes at the Oceans, A Subdivision Located in Volusia County, Florida and Notice of Provisions of The Townhomes at the Oceans Homeowner's Association, Inc." as recorded on the 17th day of July, 1987 in O.R. Book 3009, Page 1084, *et seq.*, of the Public Records of Volusia County, Florida; the plat at Map Book 41, Pages 163 and 164 in the Public Records of Volusia County, Florida; the "Amendment to Declaration of Covenants and Restrictions, The Townhomes at the Oceans, A Subdivision Located in Volusia County, Florida and Notice of Provisions of The Townhomes at the Oceans Homeowner's Association, Inc." recorded on November 23, 1987 at O.R. Book 3063, Page 0194 *et seq.*, in the Public Records of Volusia County, Florida ; "Unit II Supplement to Declaration of Covenants and Restrictions, The Townhomes at the Oceans, A Subdivision Located in Volusia County, Florida and Notice of Provisions of The Townhomes at the Oceans Homeowner's Association, Inc." recorded on September 8, 1988 at O.R. Book 3190, Page 1512 *et seq.*, in the Public Records of Volusia County, Florida; the "By-Laws of The Townhomes at the Oceans Homeowner's Association, Inc." recorded on July 17, 1987 at O.R. Book 3009, Page 1122 *et seq.*, in the Public Records of Volusia County, Florida; the "Change of Amendments to By-Laws of The Townhomes at the Oceans Homeowners Association, Inc." recorded on February 5, 1996 at O.R. Book 4075, Page 2447 *et seq.*, in the Public Records of Volusia County, Florida; the "Articles of Incorporation of The Townhomes at The Oceans Homeowner's Association, Inc. (A Florida Not for Profit Corporation)" recorded on July 17, 1987 at O.R. Book 3009, Page 1115 *et seq.*, in the Public Records of Volusia County, Florida.

This instrument prepared by:
Paul L. Wean, Esquire
WEAN & MALCHOW, P.A.
646 East Colonial Drive
Orlando, Florida 32803

AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA:
COUNTY OF VOLUSIA:

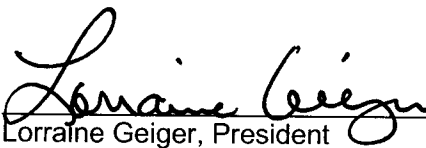
BEFORE me this day personally appeared LORRAINE GEIGER, who having been duly sworn deposes and says:

1. Affiant is the president of The Townhomes at the Oceans Homeowners Association, Inc., [hereinafter referred to as the "Association", and as such makes this affidavit on personal knowledge.


2. Affiant is authorized pursuant to Article VIII, Section 8 (a) of the By-Laws of The Townhomes at The Oceans Homeowner's Association, Inc. to execute this affidavit on behalf of the Association.

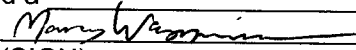
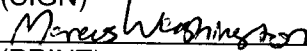
3. The Board of Directors of the Association caused a Statement of Marketable Title Action to be mailed or hand delivered to the members of the Association not less than seven (7) days prior to the meeting at which the Board of Directors voted to preserve the covenants and restrictions contained in the "Declaration of Covenants and Restrictions, The Townhomes at the Oceans, A Subdivision Located in Volusia County, Florida and Notice of Provisions of The Townhomes at the Oceans Homeowner's Association, Inc." as recorded on the 17th day of July, 1987 in O.R. Book 3009, Page 1084, *et seq.*, of the Public Records of Volusia County, Florida; the plat at Map Book 41, Pages 163 and 164 in the Public Records of Volusia County, Florida; the "Amendment to Declaration of Covenants and Restrictions, The Townhomes at the Oceans, A Subdivision Located in Volusia County, Florida and Notice of Provisions of The Townhomes at the Oceans Homeowner's Association, Inc." recorded on November 23, 1987 at O.R. Book 3063, Page 0194 *et seq.*, in the Public Records of Volusia County, Florida ;"Unit II Supplement to Declaration of Covenants and Restrictions, The Townhomes at the Oceans, A Subdivision Located in Volusia County, Florida and Notice of Provisions of The Townhomes at the Oceans Homeowner's Association, Inc." recorded on September 8, 1988 at O.R. Book 3190, Page 1512 *et seq.*, in the Public Records of Volusia County, Florida; the "By-Laws of The Townhomes at the Oceans Homeowner's Association, Inc." recorded on July 17, 1987 at O.R. Book 3009, Page 1122 *et seq.*, in the Public Records of Volusia County, Florida; the "Change of Amendments to By-Laws of The Townhomes at the Oceans Homeowners Association, Inc." recorded on February 5, 1996 at O.R. Book 4075, Page 2447 *et seq.*, in the Public Records of Volusia County, Florida; the "Articles of Incorporation of The Townhomes at The Oceans Homeowner's Association, Inc. (A Florida Not for Profit Corporation)" recorded on July 17, 1987 at O.R. Book 3009, Page 1115 *et seq.*, in the Public Records of Volusia County, Florida, all of which are incorporated herein by reference. A true and correct copy of said Statement of Marketable Title Action is attached hereto and incorporated herein as Exhibit "A".

FURTHER AFFIANT SAYETH NOT.


Lorraine Geiger, President

SWORN TO AND SUBSCRIBED before me this 15th day of December, 2015, by Lorraine Geiger, who is personally known to me or who has presented a _____ as identification.


Marcus Wayne Washington
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF128523
Expires 6/2/2018


(SIGN)

(PRINT)
Notary Public, State of Florida at Large

My Commission Expires:

STATE OF FLORIDA :
COUNTY OF VOLUSIA :

Rosana Scaccia

Before me, the undersigned authority, personally appeared Lorraine Geiger and
to me personally known to be the President and Secretary, respectively, of The
Townhomes at The Oceans Homeowners Association, Inc., or having produced
_____ as identification and who did/did not take an oath, and
they severally acknowledged before me that they freely and voluntarily executed the same as
such officers, under authority vested in them by said Association.

Witness my hand and official seal in the State and County last aforesaid, this 15th day
of December, 2015.

Marcus Washington

(SIGN)

Marcus Washington

(PRINT)

My Commission Expires:



Marcus Wayne Washington
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF128523
Expires 6/2/2018

Notary Public, State of Florida at Large