

**Prepared by and after recording return to:
Alexa Camareno Caldevilla, Esquire
Bush Ross, P.A.
Post Office Box 3913
Tampa, FL 33601-3913**

**NOTICE OF PRESERVATION OF THE
DECLARATION OF COVENANTS AND RESTRICTIONS FOR ROYAL DOULTON
ESTATES**

THIS NOTICE OF PRESERVATION OF THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR ROYAL DOULTON ESTATES, ("Notice") which was duly approved by the Board of Directors for ROYAL DOULTON ESTATES PROPERTY OWNERS' ASSOCIATION, INC., ("Association") on October 21, 2024 is issued pursuant to Section 720.3032, Florida Statutes and Section 712.05(2)(b), Florida Statutes, and serves to preserve and protect the Declaration of Covenants and Restrictions identified herein from extinguishment by operation of the Marketable Record Title Act, Chapter 712, Florida Statutes:

1. Legal Name of the Association: This Notice is filed by Royal Doulton Estates Property Owners' Association, Inc., a Florida not for profit corporation (the "Association").
2. Mailing and Physical Address of the Association: Royal Doulton Estates Property Owners' Association, Inc., 212 Apollo Beach Blvd, #417, Apollo Beach, FL 33572.
3. Name of the Subdivision Plats, if any: Sun City Center, Unit 257, Phase I, according to the Plat thereof recorded in Plat Book 75, Page 37-1, of the Public Record of Hillsborough County, Florida.

Sun City Center, Unit 257, Phase II, according to the Plat thereof recorded in Plat Book 77, Page 65-1, of the Public Record of Hillsborough County, Florida.
4. Name, Address and Telephone Number for the Management Company, if any: Communities First Association Management, LLC, 212 Apollo Beach Blvd, Apollo Beach, FL 33572. Phone (813) 333-1047.
5. Notice. This notice constitutes a notice to preserve and protect covenants or restrictions identified herein and all amendments from extinguishment under the Marketable Record Title Act.
6. Applicable Covenants and Restrictions Preserved.

Declaration of Covenants and Restrictions for Royal Doulton Estates originally recorded in Official Records Book 7681 at Page 1391, and as amended, of the Public Records of Hillsborough County, Florida, and any and all amendments thereto.

First Supplement to the Declaration of Covenants and Restrictions for Royal Doulton Estates originally recorded in Official Records Book 8176 at Page 1090, of the Public Records of Hillsborough County, Florida.

First Amendment to the Declaration of Covenants and Restrictions for Royal Doulton Estates originally recorded in Official Records Book 9782 at Page 1142, of the Public Records of Hillsborough County, Florida.

*Notice of Preservation of the Declaration of
Conditions and Restrictions for Royal Doulton Estates*

Amendment to the Declaration of Covenants and Restrictions for Royal Doulton Estates originally recorded in Official Records Book 20449 at Page 1220, of the Public Records of Hillsborough County, Florida.

7. Statement of Marketable Title Action. The required affidavit pursuant to Fla. Stat. §712.06(1)(b) of a member of the Board of Directors of the Association (the "Board") affirming that the Board did provide the required notice to the members of the Association and approved this preservation as required under the provisions of MRTA is attached hereto as **Exhibit "A"**.
8. Description of Affected Land The legal description of the community affected by the listed covenants or restrictions is attached hereto as **Exhibit "B"**.

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Notice of Preservation of the Declaration of Conditions and Restrictions for Royal Doulton Estates

This Summary Notice of Preservation of the Declaration of Covenants and Restrictions for Royal Doulton Estates, is executed this 21st day of October, 2024, by the undersigned.

Signed, sealed and delivered in the presence of:

ROYAL DOULTON ESTATES PROPERTY OWNERS' ASSOCIATION, INC.

[Signature]

Print name: ANDREW R. NICKS
Print Address: 2211 PLATINUM DR.
SUN CITY CENTER, FL 33573

Witness No. 1

[Signature]
Print name: Lee A. Springer
Print Address: 2321 Platinum Dr.
Sun City Center, FL 33573
Witness No. 2

[Signature]

By: Janice Bassett, President
235 Apollo Beach Blvd, #417
Apollo Beach, FL 33572

Signed, sealed and delivered in the presence of:

ATTEST:

[Signature]

Print name: ANDREW R. NICKS
Print address: 2211 PLATINUM DR.
SUN CITY CENTER, FL 33573

Witness No. 1

[Signature]
Print name: Lee A. Springer
Print address: 2321 Platinum Dr.
Sun City Center, FL 33573
Witness No. 2

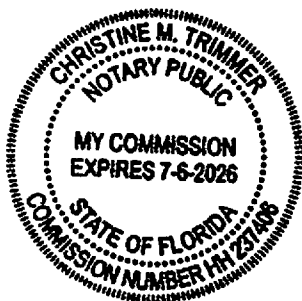
[Signature]

By: David Birkett, Secretary
235 Apollo Beach Blvd, #417
Apollo Beach, FL 33572

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instruments was acknowledged before me by means of physical presence or online notarization on this 21st day of October, 2024, by Janice Bassett and David Birkett, as President and Secretary, respectively, of Royal Doulton Estates Property Owners' Association, Inc. who are personally known to me or have produced _____ as identification, who did take an oath under the laws of the State of Florida, who executed the foregoing document and severally acknowledge the execution thereof to be their free act and indeed as such officers, for the uses and purposes therein mentioned, and that they have affixed thereto the seal of said corporation, and the said instrument is the act and deed of said corporation.

In Witness Whereof, I have hereunto set my hand and official seal this 21st day of October, 2024.



[Signature]

NOTARY PUBLIC, State of Florida
My Commission Expires:

**AFFIDAVIT OF PRESIDENT OF
ROYAL DOULTON ESTATES PROPERTY OWNERS' ASSOCIATION, INC.**

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

Before me, the undersigned authority, this day personally appeared Janice Bassett ("Affiant"), who having been duly sworn, did depose and say as follows:

1. Affiant is the President of Royal Doulton Estates Property Owners' Association, Inc., a Florida not for profit corporation (the "Association").
2. The Association is a neighborhood association that governs the subdivision of Royal Doulton Estates.
3. The Board of Directors of the Association caused a statement in substantially the form required by Section 712.06(b), Florida Statutes, to be mailed to the members of the Association.
4. The Board of Directors of the Association unanimously approved the Preservation of Declaration of Covenants and Restrictions for Royal Doulton identified in the Notice of Preservation.

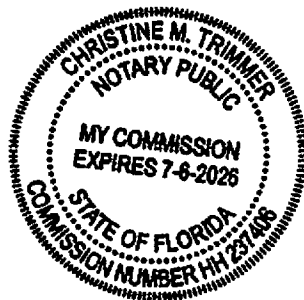
FURTHER AFFIANT SAYETH NOT.

ROYAL DOULTON ESTATES PROPERTY OWNERS'
ASSOCIATION, INC.

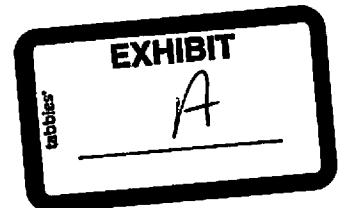
By: Janice Bassett
Janice Bassett, President

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of October, 2024, by Janice Bassett, as President of Royal Doulton Estates Property Owners' Association, Inc., who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

(SEAL)



Christine M. Trimmer
NOTARY PUBLIC, State of Florida at Large



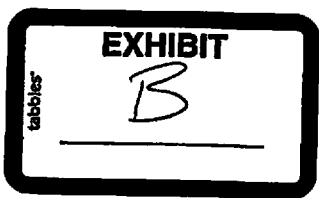
THIS IS A COPY

DESCRIPTION:

A parcel of land lying in Section 13, Township 32 South, Range 18 East and Section 18, Township 32 South, Range 20 East, Hillsborough County, Florida, explicitly described as follows:

Commence at the Southeast corner of said Section 13, thence on the east boundary thereof N01°43'26"W, a distance of 1678.89 feet; thence departing said east boundary S88°16'34"W, a distance of 177.90 feet to a point on the boundary of SUN CITY CENTER UNIT 253, PHASE II as recorded in Plat Book 71, Page 74 of the Public Records of Hillsborough County, Florida; thence on said boundary S53°39'04"W, a distance of 140.53 feet to the POINT OF BEGINNING, said point being the beginning of a curve concave northeasterly having a radius of 2205.00 feet and a central angle of 02°13'05"; thence on the arc of said curve a distance of 85.34 feet, said arc subtended by a chord which bears S37°27'27"E a distance of 85.33 feet to the curve's end and the beginning of a curve concave northeasterly having a radius of 400.00 feet and a central angle of 31°03'22"; thence on the arc of said curve a distance of 216.81 feet, said arc subtended by a chord which bears S54°05'40"E a distance of 214.17 feet to the curve's end; thence S69°37'20"E, a distance of 87.44 feet; thence S20°22'40"W, a distance of 77.86 feet to the beginning of a curve concave southeasterly having a radius of 25.00 feet and a central angle of 90°00'00"; thence on the arc of said curve a distance of 39.27 feet, said arc subtended by a chord which bears S68°22'40"W a distance of 35.38 feet to the curve's end; thence S20°22'40"W, a distance of 55.28 feet to the beginning of a curve concave northwesterly having a radius of 125.00 feet and a central angle of 30°43'47"; thence on the arc of said curve a distance of 87.04 feet, said arc subtended by a chord which bears S35°44'33"W a distance of 66.24 feet to the curve's end and the beginning of a curve concave southeasterly having a radius of 25.00 feet and a central angle of 72°29'09"; thence on the arc of said curve a distance of 31.63 feet, said arc subtended by a chord which bears S14°51'54"W a distance of 29.56 feet to the curve's end; thence S21°22'38"E, a distance of 6.95 feet; thence S68°37'22"W, a distance of 58.00 feet to the beginning of a curve concave southwesterly having a radius of 25.00 feet and a central angle of 90°00'00"; thence on the arc of said curve a distance of 39.27 feet, said arc subtended by a chord which bears N86°22'39"W a distance of 35.36 feet to the curve's end; thence S68°37'22"W, a distance of 86.39 feet to the beginning of a curve concave northwesterly having a radius of 225.00 feet and a central angle of 16°09'11"; thence on the arc of said curve a distance of 63.43 feet, said arc subtended by a chord which bears S78°41'57"W a distance of 63.22 feet to the curve's end; thence S84°46'32"W, a distance of 85.91 feet; to the beginning of a curve concave southeasterly having a radius of 25.00 feet and a central angle of 90°00'00"; thence on the arc of said curve a distance of 39.27 feet, said arc subtended by a chord which bears S38°46'32"W a distance of 35.36 feet to the curve's end; thence S05°13'28"E, a distance of 33.72 feet; to the beginning of a curve concave northwesterly having a radius of 175.00 feet and a central angle of 20°29'50"; thence on the arc of said curve a distance of 62.61 feet, said arc subtended by a chord which bears S05°01'27"W a distance of 62.27 feet to the curve's end; thence S84°46'32"W, a distance of 83.92 feet; to the beginning of a curve concave northeasterly having a radius of 545.00 feet and a central angle of 38°21'39"; thence on the arc of said curve a distance of 384.89 feet, said arc subtended by a chord which bears N78°02'58"W a distance of 358.11 feet to the curve's end; thence N56°51'48"W, a distance of 222.47 feet; to the beginning of a curve concave southwesterly having a radius of 885.00 feet and a central angle of 19°03'34"; thence on the arc of said curve a distance of 184.82 feet, said arc subtended by a chord which bears N68°23'35"W a distance of 183.77 feet to the curve's end; thence N78°55'22"W, a distance of 94.06 feet; thence N88°48'59"W, a distance of 80.00 feet; thence S80°08'46"W, a distance of 253.84 feet; thence S89°50'32"W, a distance of 122.47 feet; thence N87°13'34"W, a distance of 80.04 feet; thence N82°36'43"W, a distance of 261.78 feet; thence S80°34'26"W, a distance of 43.58 feet; thence N17°04'46"W, a distance of 128.42 feet; thence N07°25'22"W, a distance of 50.56 feet; thence N14°55'10"W, a distance of 127.01 feet; thence N63°37'37"E, a distance of 18.14 feet; thence N18°12'42"E, a distance of 114.00 feet to the beginning of a curve concave southeasterly having a radius of 180.00 feet and a central angle of 135°21'35"; thence on the arc of said curve a distance of 442.24 feet, said arc subtended by a chord which bears N64°53'29"E a distance of 348.98 feet to the curve's end; thence S28°25'45"E, a distance of 63.09 feet; thence S01°50'15"W, a distance of 128.55 feet; thence S82°36'43"E, a distance of 44.95 feet; thence N89°47'42"E, a distance of 71.98 feet; thence N80°08'46"E, a distance of 340.28 feet to the beginning of a curve concave southwesterly having a radius of 885.00 feet and a central angle of 30°38'44"; thence on the arc of said curve a distance of 462.66 feet, said arc subtended by a chord which bears S72°11'16"E a distance of 457.18 feet to the curve's end; thence S86°51'48"E, a distance of 222.47 feet to the beginning of a curve concave northeasterly having a radius of 235.00 feet and a central angle of 38°21'39"; thence on the arc of said curve a distance of 157.34 feet, said arc subtended by a chord which bears S76°02'38"E a distance of 154.42 feet; thence N84°46'32"E, a distance of 98.01 feet; thence S19°50'17"E, a distance of 144.68 feet; thence N84°46'32"E, a distance of 51.39 feet to the beginning of a curve concave northwesterly having a radius of 175.00 feet and a central angle of 04°54'49"; thence on the arc of said curve a distance of 15.01 feet, said arc subtended by a chord which bears N82°19'08"E a distance of 15.00 feet to the curve's end; thence N21°22'38"W, a distance of 159.87 feet to the beginning of a curve concave southwesterly having a radius of 260.50 feet and a central angle of 13°44'47"; thence on the arc of said curve a distance of 62.50 feet, said arc subtended by a chord which bears N28°15'02"W a distance of 62.35 feet to the curve's end; thence N35°07'25"W, a distance 204.27 feet; thence on a line 2.0 feet south of and parallel to the southerly boundary of SUN CITY CENTER UNIT 253, PHASE II as recorded in Plat Book 71, Page 74 of the Public Records of Hillsborough County, Florida, N54°52'35"E, a distance of 125.50 feet to a point on the westerly right-of-way line of Pebble Beach Boulevard; thence continue on the boundary of said SUN CITY CENTER UNIT 253, PHASE II and the westerly right-of-way line of Pebble Beach Boulevard, S35°07'25"E, a distance of 47.30 feet; thence continue on said boundary of SUN CITY CENTER UNIT 253, PHASE II, N53°39'04"E, a distance of 100.00 feet to the POINT OF BEGINNING.

Containing 17.44 acres, more or less.



A parcel of land lying in Section 13, Township 32 South, Range 19 East, Hillsborough County, Florida, explicitly described as follows:

Commence at the Northeast corner of Lot 4, Block 1, SUN CITY CENTER UNIT 258 as recorded in Plat Book 75, Page 76 of the Public Records of Hillsborough County, Florida, for the POINT OF BEGINNING; thence S89°48'09"E, a distance of 294.30 feet; thence S83°17'59"E, a distance of 275.56 feet; thence N86°50'24"E, a distance of 450.00 feet; thence N69°38'59"E, a distance of 91.77 feet; thence N63°37'37"E, a distance of 207.67 feet to the westerly boundary of SUN CITY CENTER UNIT 257 PHASE I as recorded in Plat Book 75, Page 37 of the Public Records of Hillsborough County, Florida; thence on said westerly boundary the following three (3) courses (1) S14°55'10"E, a distance of 127.01 feet; (2) thence S07°25'22"E, a distance of 50.56 feet; (3) thence S17°04'46"E, a distance of 128.42 feet; thence departing said boundary S80°34'26"W, a distance of 30.98 feet; thence S63°37'37"W, a distance of 172.50 feet; thence S81°10'37"W, a distance of 129.67 feet; thence S08°49'23"E, a distance of 3.31 feet; thence S83°56'20"W, a distance of 299.19 feet; thence S86°50'24"W, a distance of 355.54 feet; thence N86°46'34"W, a distance of 64.90 feet; thence N73°46'12"W, a distance of 90.24 feet; thence N86°40'53"W, a distance of 155.45 feet; thence N89°48'09"W, a distance of 160.89 feet to the easterly boundary of aforesaid SUN CITY CENTER UNIT 258; thence on said easterly boundary the following three (3) courses; (1) N00°11'51"E, a distance of 171.12 feet; (2) thence S89°48'09"E, a distance of 5.76 feet; (3) thence N00°11'51"E, a distance of 140.00 feet to the POINT OF BEGINNING.

Containing 9.09 acres, more or less.