

PREPARED BY AND RETURN TO:

ANNE M. HATHORN, ESQ.
ANNE HATHORN LEGAL SERVICES, LLC
150 2nd Ave. N., Suite 1270
St. Petersburg, FL 33701

**NOTICE OF FOREST RIDGE VILLAGE PROPERTY OWNERS ASSOCIATION, INC.
UNDER SECTION 720.3032, FLORIDA STATUTES, AND NOTICE TO PRESERVE
AND PROTECT THE COVENANTS, CONDITIONS AND RESTRICTIONS
FOR FOREST RIDGE VILLAGE FROM EXTINGUISHMENT UNDER THE
MARKETABLE RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES**

1. Legal name of Association: Forest Ridge Village Property Owners Association, Inc. The Articles of Incorporation for Forest Ridge Village Property Owners Association, Inc. were filed with the Florida Department of State, Division of Corporations (the "Division") on January 12, 1995. Amended and Restated Articles of Incorporation were filed with the Division on May 1, 1995, and again on March 15, 2001.
2. a. Mailing Address: Forest Ridge Village Property Owners Association, Inc., c/o 2541 N. Reston Terrace, Hernando FL 34442.
b. Physical Address: Forest Ridge Village Property Owners Association, Inc., c/o 2541 N. Reston Terrace, Hernando FL 34442.
3. Name of Subdivision Plats: Forest Ridge Village Subdivision, as recorded in Official Records Plat Book 15, Pages 140-141; Forest Ridge Village First Addition Subdivision, as recorded in Official Records Plat Book 15, Pages 142-143; and Forest Ridge Village Second Addition Subdivision, as recorded in Official Records Plat Book 15, Pages 144-145, all of the Public Records of Citrus County, Florida.
4. Name, address, and telephone number for the Association: Forest Ridge Village Property Owners Association, Inc., 2541 N. Reston Terrace, Hernando FL 34442; 352-746-6770.
5. This Notice constitutes a notice to preserve and protect the covenants, conditions and restrictions from extinguishment under the Marketable Record Title Act.
6. The following covenants, conditions and restrictions affecting the community which the Association desires to be preserved from extinguishment are as follows: The Declaration of Covenants, Conditions and Restrictions for Forest Ridge Village, originally recorded on March 23, 1995 in Official Records Book 1073, Pages 1056-1095; the Amended and Restated Declaration recorded on February 6, 2001 in Official Records Book 1406, Pages 1209-1242; and the Amended and Restated Declaration recorded on March 24, 2010 in Official Records Book 2345, Pages 678-700, and amendments thereto, all of the Public Records of Citrus County, Florida.
7. The legal description of the real property affected by this Notice is as follows:

Lots 1 through 8 of Block A and Lots 1 through 8 of Block B, of Forest Ridge Village Subdivision, as recorded in Official Records Plat Book 15, Pages 140-141, of the Public Records of Citrus County, Florida.

Lots 9 through 19 of Block B and Lots 1 through 24 of Block C, Forest Ridge Village First Addition Subdivision, as recorded in Official Records Plat Book 15, Pages 142-143, of the Public Records of Citrus County, Florida.

Lots 20 through 32 of Block B, Lots 1 through 13 of Block D, and Lots 1 through 6 of Block E, Forest Ridge Village Second Addition Subdivision, as recorded in Official Records Plat Book 15, Pages 144-145, of the Public Records of Citrus County, Florida.

THIS NOTICE IS FILED ON BEHALF OF FOREST RIDGE VILLAGE PROPERTY OWNERS ASSOCIATION, INC. AS OF THIS 6th DAY OF AUGUST, 2024.

WITNESSES:

Judy McLaughlin
Printed Name: Judy McLaughlin

Margaret M. Lamb
Printed Name: Margaret M. Lamb

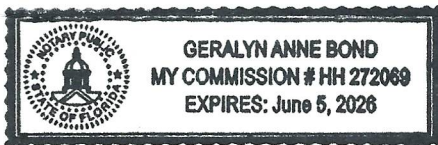
FOREST RIDGE VILLAGE PROPERTY OWNERS ASSOCIATION, INC.

By: James K. Jackson
JAMES JACKSON, PRESIDENT

By: Friedel Bachmann
FRIEDEL BACHMANN, SECRETARY

STATE OF FLORIDA
COUNTY OF CITRUS

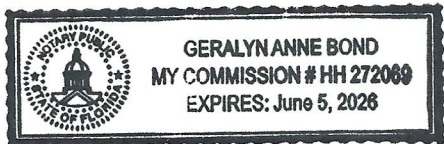
The foregoing instrument was acknowledged before me this 6th day of August 2024 by JAMES JACKSON, as President of Forest Ridge Village Property Owners Association, Inc., a Florida not-for-profit corporation, on the behalf of the corporation, and who is either personally known to me or who has produced valid photo identification.



Geraldyn Anne Bond
Notary Public, State of Florida at Large
My Commission Expires: 6/5/2026

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 6th day of August 2024 by FRIEDEL BACHMANN, as Secretary of Forest Ridge Village Property Owners Association, Inc., a Florida not-for-profit corporation, on the behalf of the corporation, and who is either personally known to me or who has produced valid photo identification.



Geraldyn Anne Bond
Notary Public, State of Florida at Large
My Commission Expires: 6/5/2026

AFFIDAVIT OF BOARD OF DIRECTORS

STATE OF FLORIDA
COUNTY OF CITRUS

BEFORE ME the undersigned authority, personally appeared the undersigned, who after being duly sworn, deposes and says:

That I am the Member of the Board of Directors (the "Board") of **Forest Ridge Village Property Owners Association, Inc.**, a Florida not-for-profit corporation, (the "Association") and that the Board did cause the attached Statement of Marketable Title Action in substantially the form required by §712.06(1)(b), Florida Statutes, to be mailed or hand delivered in accordance with §712.05(1)(c), Florida Statutes, to certain members of the Association in connection with that certain Notice of Forest Ridge Village Property Owners Association, Inc. under Section 720.3032, Florida Statutes, and Notice to Preserve and Protect the Covenants, Conditions and Restrictions for Forest Ridge Village from extinguishment under the Marketable Record Title Act, Chapter 712, Florida Statutes (the "Notice"), affecting certain lands comprising part of the development known as Forest Ridge Village and described in said Notice; **and that the Board did approve the Statement of Marketable Title Action at the Special Meeting of the Board of Directors held on Tuesday, August 6, 2024, at 9:30 A.M. at the Forest Ridge Clubhouse, 565 W. Sunbird Path, Hernando FL 34442.**

This affidavit is given in fulfillment of the requirements of §712.06(1)(b), Florida Statutes, and in furtherance of preserving and protecting the Declaration of Covenants, Conditions and Restrictions for Forest Ridge Village, originally recorded on March 23, 1995 in Official Records Book 1073, Pages 1056-1095; the Amended and Restated Declaration recorded on February 6, 2001 in Official Records Book 1406, Pages 1209-1242; and the Amended and Restated Declaration recorded on March 24, 2010 in Official Records Book 2345, Pages 678-700, and amendments thereto, all of the Public Records of Citrus County, Florida from extinguishment by operation of Chapter 712, Florida Statutes.

WITNESSES:

AFFIANT

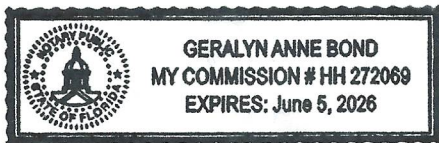
Trudy McLaughlin
Printed Name: Trudy McLaughlin

By: *Friedel Bachmann*
FRIEDEL BACHMANN

Margaret M. Lamb
Printed Name: Margaret M. Lamb

The foregoing instrument was acknowledged before me this **6th day of August 2024**, by **FRIEDEL BACHMANN**, as a Member of the Board of Directors of Forest Ridge Village Property Owners Association, Inc., a Florida not-for-profit corporation, on the behalf of the corporation, and who is either personally known to me or who has produced valid photo identification.

Geralyn Anne Bond
Notary Public, State of Florida at Large
My Commission Expires: 6/5/2026



STATEMENT OF MARKETABLE TITLE ACTION

Forest Ridge Village Property Owners Association, Inc. (the "Association") has taken action to ensure that the Declaration of Covenants, Conditions and Restrictions for Forest Ridge Village, originally recorded on March 23, 1995 in Official Records Book 1073, Pages 1056-1095; the Amended and Restated Declaration recorded on February 6, 2001 in Official Records Book 1406, Pages 1209-1242; and the Amended and Restated Declaration recorded on March 24, 2010 in Official Records Book 2345, Pages 678-700, and amendments thereto, all of the Public Records of Citrus County, Florida, currently burdening the property of each and every member of the Association, retains its status with regard to the affected real property.

To this end, the Association shall cause the Notice required by Chapter 712, Florida Statutes, to be recorded in the Public Records of Citrus County, Florida. Copies of this notice and its attachments are available through the Association pursuant to the Association's Governing Documents regarding Official Records of the Association.

**NOTICE OF SPECIAL MEETING OF THE BOARD OF DIRECTORS OF
FOREST RIDGE VILLAGE PROPERTY OWNERS ASSOCIATION, INC.**

A Special Meeting of the Board of Directors of Forest Ridge Village Property Owners Association, Inc. will be held on Tuesday, August 6, 2024, at 9:30 A.M. at the Forest Ridge Clubhouse, 565 W. Sunbird Path, Hernando FL 34442 to consider and vote on the issue of preserving the Declaration of Covenants, Conditions and Restrictions for Forest Ridge Village, originally recorded on March 23, 1995 in Official Records Book 1073, Pages 1056-1095; the Amended and Restated Declaration recorded on February 6, 2001 in Official Records Book 1406, Pages 1209-1242; and the Amended and Restated Declaration recorded on March 24, 2010 in Official Records Book 2345, Pages 678-700, and amendments thereto, all of the Public Records of Citrus County, Florida, in accordance with Chapter 712, Florida Statutes.

The legal description of all real property affected by this Notice is as follows:

Lots 1 through 8 of Block A and Lots 1 through 8 of Block B, of Forest Ridge Village Subdivision, as recorded in Official Records Plat Book 15, Pages 140-141, of the Public Records of Citrus County, Florida.

Lots 9 through 19 of Block B and Lots 1 through 24 of Block C, Forest Ridge Village First Addition Subdivision, as recorded in Official Records Plat Book 15, Pages 142-143, of the Public Records of Citrus County, Florida.

Lots 20 through 32 of Block B, Lots 1 through 13 of Block D, and Lots 1 through 6 of Block E, Forest Ridge Village Second Addition Subdivision, as recorded in Official Records Plat Book 15, Pages 144-145, of the Public Records of Citrus County, Florida.

This Notice relates to action which will be taken by the Board of Directors. Members are not required to attend this meeting. However, all meetings of the Board of Directors are open to the membership.

DATED THIS 16 DAY OF JULY 2024.

BY ORDER OF THE BOARD OF DIRECTORS OF FOREST
RIDGE VILLAGE PROPERTY OWNERS ASSOCIATION, INC.

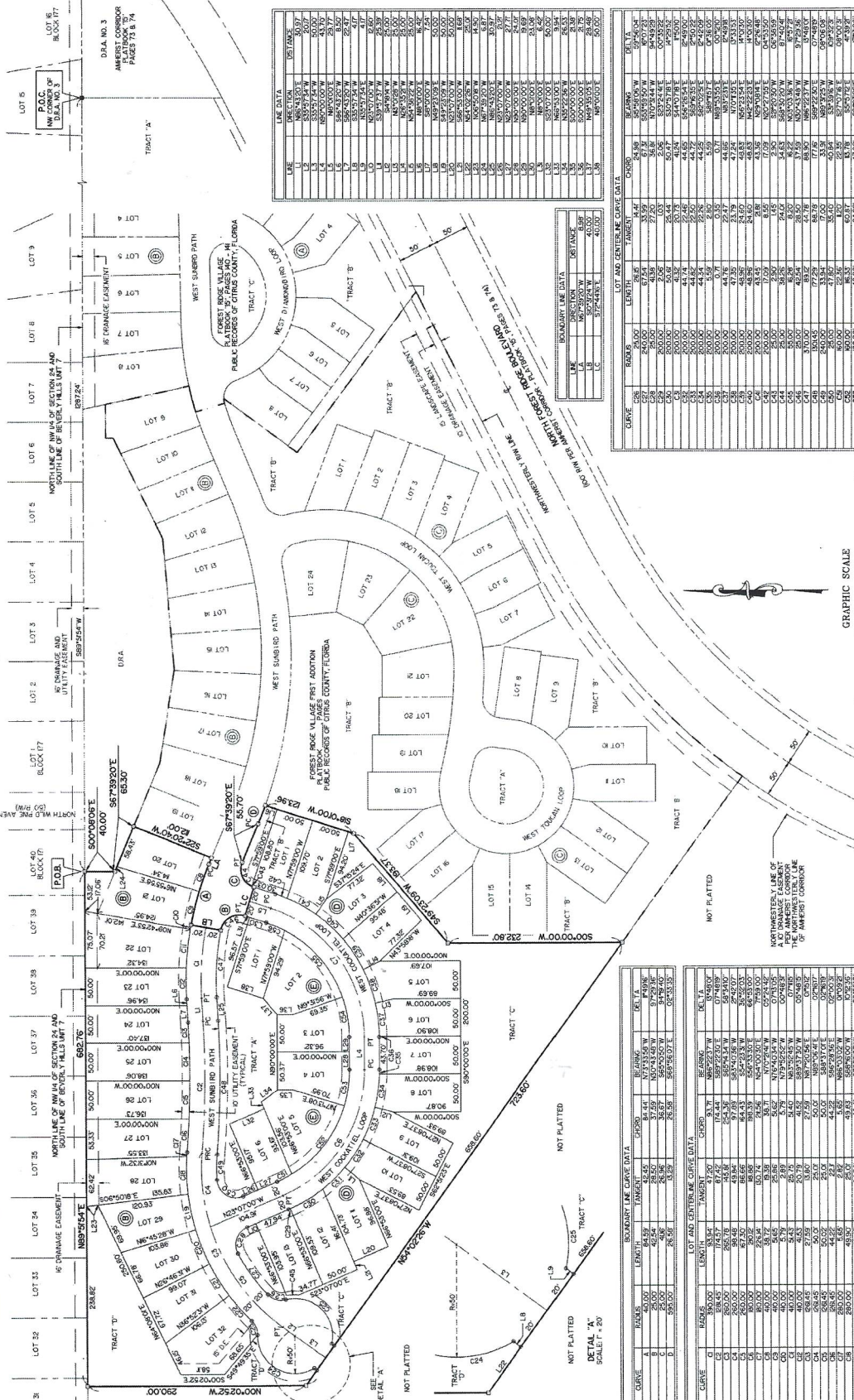
BY: Friedel Bachmann
FRIEDEL BACHMANN, SECRETARY

FOREST RIDGE VILLAGE SECOND ADDITION

A PORTION OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA

SHEET 2 OF 2 SHEETS

REBECCA W. HILLS PART 7
PLAT BOOK 'C', PAGES 10, 105
PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA



| LINE | BEARING | DETAILED |
|------|-------------|----------|
| L1 | N84°11'02"E | 50.00 |
| L2 | S89°54'44"W | 50.00 |
| L3 | S89°54'44"W | 43.70 |
| L4 | S89°54'44"W | 43.70 |
| L5 | S89°54'44"W | 50.00 |
| L6 | S89°54'44"W | 50.00 |
| L7 | S89°54'44"W | 50.00 |
| L8 | S89°54'44"W | 50.00 |
| L9 | S89°54'44"W | 50.00 |
| L10 | S89°54'44"W | 50.00 |
| L11 | S89°54'44"W | 50.00 |
| L12 | S89°54'44"W | 50.00 |
| L13 | S89°54'44"W | 50.00 |
| L14 | S89°54'44"W | 50.00 |
| L15 | S89°54'44"W | 50.00 |
| L16 | S89°54'44"W | 50.00 |
| L17 | S89°54'44"W | 50.00 |
| L18 | S89°54'44"W | 50.00 |
| L19 | S89°54'44"W | 50.00 |
| L20 | S89°54'44"W | 50.00 |
| L21 | S89°54'44"W | 50.00 |
| L22 | S89°54'44"W | 50.00 |
| L23 | S89°54'44"W | 50.00 |
| L24 | S89°54'44"W | 50.00 |
| L25 | S89°54'44"W | 50.00 |
| L26 | S89°54'44"W | 50.00 |
| L27 | S89°54'44"W | 50.00 |
| L28 | S89°54'44"W | 50.00 |
| L29 | S89°54'44"W | 50.00 |
| L30 | S89°54'44"W | 50.00 |
| L31 | S89°54'44"W | 50.00 |
| L32 | S89°54'44"W | 50.00 |
| L33 | S89°54'44"W | 50.00 |
| L34 | S89°54'44"W | 50.00 |
| L35 | S89°54'44"W | 50.00 |
| L36 | S89°54'44"W | 50.00 |
| L37 | S89°54'44"W | 50.00 |
| L38 | S89°54'44"W | 50.00 |
| L39 | S89°54'44"W | 50.00 |
| L40 | S89°54'44"W | 50.00 |

| CURVE | BEARING | CHORD | DETAILED |
|-------|-------------|-------|----------|
| C1 | N84°11'02"E | 67.81 | 50.00 |
| C2 | S89°54'44"W | 53.91 | 50.00 |
| C3 | S89°54'44"W | 43.70 | 50.00 |
| C4 | S89°54'44"W | 29.44 | 50.00 |
| C5 | S89°54'44"W | 29.44 | 50.00 |
| C6 | S89°54'44"W | 29.44 | 50.00 |
| C7 | S89°54'44"W | 29.44 | 50.00 |
| C8 | S89°54'44"W | 29.44 | 50.00 |
| C9 | S89°54'44"W | 29.44 | 50.00 |
| C10 | S89°54'44"W | 29.44 | 50.00 |
| C11 | S89°54'44"W | 29.44 | 50.00 |
| C12 | S89°54'44"W | 29.44 | 50.00 |
| C13 | S89°54'44"W | 29.44 | 50.00 |
| C14 | S89°54'44"W | 29.44 | 50.00 |
| C15 | S89°54'44"W | 29.44 | 50.00 |
| C16 | S89°54'44"W | 29.44 | 50.00 |
| C17 | S89°54'44"W | 29.44 | 50.00 |
| C18 | S89°54'44"W | 29.44 | 50.00 |
| C19 | S89°54'44"W | 29.44 | 50.00 |
| C20 | S89°54'44"W | 29.44 | 50.00 |
| C21 | S89°54'44"W | 29.44 | 50.00 |
| C22 | S89°54'44"W | 29.44 | 50.00 |
| C23 | S89°54'44"W | 29.44 | 50.00 |
| C24 | S89°54'44"W | 29.44 | 50.00 |
| C25 | S89°54'44"W | 29.44 | 50.00 |
| C26 | S89°54'44"W | 29.44 | 50.00 |
| C27 | S89°54'44"W | 29.44 | 50.00 |
| C28 | S89°54'44"W | 29.44 | 50.00 |
| C29 | S89°54'44"W | 29.44 | 50.00 |
| C30 | S89°54'44"W | 29.44 | 50.00 |
| C31 | S89°54'44"W | 29.44 | 50.00 |
| C32 | S89°54'44"W | 29.44 | 50.00 |
| C33 | S89°54'44"W | 29.44 | 50.00 |
| C34 | S89°54'44"W | 29.44 | 50.00 |
| C35 | S89°54'44"W | 29.44 | 50.00 |
| C36 | S89°54'44"W | 29.44 | 50.00 |
| C37 | S89°54'44"W | 29.44 | 50.00 |
| C38 | S89°54'44"W | 29.44 | 50.00 |
| C39 | S89°54'44"W | 29.44 | 50.00 |
| C40 | S89°54'44"W | 29.44 | 50.00 |

| CURVE | BEARING | CHORD | DETAILED |
|-------|-------------|-------|----------|
| C41 | S89°54'44"W | 29.44 | 50.00 |
| C42 | S89°54'44"W | 29.44 | 50.00 |
| C43 | S89°54'44"W | 29.44 | 50.00 |
| C44 | S89°54'44"W | 29.44 | 50.00 |
| C45 | S89°54'44"W | 29.44 | 50.00 |
| C46 | S89°54'44"W | 29.44 | 50.00 |
| C47 | S89°54'44"W | 29.44 | 50.00 |
| C48 | S89°54'44"W | 29.44 | 50.00 |
| C49 | S89°54'44"W | 29.44 | 50.00 |
| C50 | S89°54'44"W | 29.44 | 50.00 |
| C51 | S89°54'44"W | 29.44 | 50.00 |
| C52 | S89°54'44"W | 29.44 | 50.00 |
| C53 | S89°54'44"W | 29.44 | 50.00 |
| C54 | S89°54'44"W | 29.44 | 50.00 |
| C55 | S89°54'44"W | 29.44 | 50.00 |
| C56 | S89°54'44"W | 29.44 | 50.00 |
| C57 | S89°54'44"W | 29.44 | 50.00 |
| C58 | S89°54'44"W | 29.44 | 50.00 |
| C59 | S89°54'44"W | 29.44 | 50.00 |
| C60 | S89°54'44"W | 29.44 | 50.00 |
| C61 | S89°54'44"W | 29.44 | 50.00 |
| C62 | S89°54'44"W | 29.44 | 50.00 |
| C63 | S89°54'44"W | 29.44 | 50.00 |
| C64 | S89°54'44"W | 29.44 | 50.00 |
| C65 | S89°54'44"W | 29.44 | 50.00 |
| C66 | S89°54'44"W | 29.44 | 50.00 |
| C67 | S89°54'44"W | 29.44 | 50.00 |
| C68 | S89°54'44"W | 29.44 | 50.00 |
| C69 | S89°54'44"W | 29.44 | 50.00 |
| C70 | S89°54'44"W | 29.44 | 50.00 |

PREPARED BY P.L.C. ENGINEERS & SURVEYORS
444 S. GULF BLVD., SUITE 204
TALLAHASSEE, FLORIDA 32301

GRAPHIC SCALE
1" = 60'

| CURVE | BEARING | CHORD | DETAILED |
|-------|-------------|-------|----------|
| C71 | S89°54'44"W | 29.44 | 50.00 |
| C72 | S89°54'44"W | 29.44 | 50.00 |
| C73 | S89°54'44"W | 29.44 | 50.00 |
| C74 | S89°54'44"W | 29.44 | 50.00 |
| C75 | S89°54'44"W | 29.44 | 50.00 |
| C76 | S89°54'44"W | 29.44 | 50.00 |
| C77 | S89°54'44"W | 29.44 | 50.00 |
| C78 | S89°54'44"W | 29.44 | 50.00 |
| C79 | S89°54'44"W | 29.44 | 50.00 |
| C80 | S89°54'44"W | 29.44 | 50.00 |
| C81 | S89°54'44"W | 29.44 | 50.00 |
| C82 | S89°54'44"W | 29.44 | 50.00 |
| C83 | S89°54'44"W | 29.44 | 50.00 |
| C84 | S89°54'44"W | 29.44 | 50.00 |
| C85 | S89°54'44"W | 29.44 | 50.00 |
| C86 | S89°54'44"W | 29.44 | 50.00 |
| C87 | S89°54'44"W | 29.44 | 50.00 |
| C88 | S89°54'44"W | 29.44 | 50.00 |
| C89 | S89°54'44"W | 29.44 | 50.00 |
| C90 | S89°54'44"W | 29.44 | 50.00 |

| CURVE | BEARING | CHORD | DETAILED |
|-------|-------------|-------|----------|
| C91 | S89°54'44"W | 29.44 | 50.00 |
| C92 | S89°54'44"W | 29.44 | 50.00 |
| C93 | S89°54'44"W | 29.44 | 50.00 |
| C94 | S89°54'44"W | 29.44 | 50.00 |
| C95 | S89°54'44"W | 29.44 | 50.00 |
| C96 | S89°54'44"W | 29.44 | 50.00 |
| C97 | S89°54'44"W | 29.44 | 50.00 |
| C98 | S89°54'44"W | 29.44 | 50.00 |
| C99 | S89°54'44"W | 29.44 | 50.00 |
| C100 | S89°54'44"W | 29.44 | 50.00 |

| CURVE | BEARING | CHORD | DETAILED |
|-------|-------------|-------|----------|
| C101 | S89°54'44"W | 29.44 | 50.00 |
| C102 | S89°54'44"W | 29.44 | 50.00 |
| C103 | S89°54'44"W | 29.44 | 50.00 |
| C104 | S89°54'44"W | 29.44 | 50.00 |
| C105 | S89°54'44"W | 29.44 | 50.00 |
| C106 | S89°54'44"W | 29.44 | 50.00 |
| C107 | S89°54'44"W | 29.44 | 50.00 |
| C108 | S89°54'44"W | 29.44 | 50.00 |
| C109 | S89°54'44"W | 29.44 | 50.00 |
| C110 | S89°54'44"W | 29.44 | 50.00 |

| CURVE | BEARING | CHORD | DETAILED |
|-------|-------------|-------|----------|
| C111 | S89°54'44"W | 29.44 | 50.00 |
| C112 | S89°54'44"W | 29.44 | 50.00 |
| C113 | S89°54'44"W | 29.44 | 50.00 |
| C114 | S89°54'44"W | 29.44 | 50.00 |
| C115 | S89°54'44"W | 29.44 | 50.00 |
| C116 | S89°54'44"W | 29.44 | 50.00 |
| C117 | S89°54'44"W | 29.44 | 50.00 |
| C118 | S89°54'44"W | 29.44 | 50.00 |
| C119 | S89°54'44"W | 29.44 | 50.00 |
| C120 | S89°54'44"W | 29.44 | 50.00 |

| CURVE | BEARING | CHORD | DETAILED |
|-------|-------------|-------|----------|
| C121 | S89°54'44"W | 29.44 | 50.00 |
| C122 | S89°54'44"W | 29.44 | 50.00 |
| C123 | S89°54'44"W | 29.44 | 50.00 |
| C124 | S89°54'44"W | 29.44 | 50.00 |
| C125 | S89°54'44"W | 29.44 | 50.00 |
| C126 | S89°54'44"W | 29.44 | 50.00 |
| C127 | S89°54'44"W | 29.44 | 50.00 |
| C128 | S89°54'44"W | 29.44 | 50.00 |
| C129 | S89°54'44"W | 29.44 | 50.00 |
| C130 | S89°54'44"W | 29.44 | 50.00 |