

This Instrument Prepared By:  
MILBERG KLEIN P.L.  
5550 Glades Road, Suite 630  
Boca Raton, FL 33431

**NOTICE OF PRESERVATION OF USE RIGHTS  
UNDER THE MARKETABLE RECORD TITLE ACT  
MAYFAIR AT WYNDHAM LAKES HOMEOWNERS' ASSOCIATION, INC.  
(a Florida corporation not-for-profit)**

Pursuant to Chapter 712, Florida Statutes, the undersigned claimant files herewith this Notice of Preservation of Use Rights and in support, thereof, further states as follows:

The name and address of the entity filing this Notice of Preservation of Use Rights is the MAYFAIR AT WYNDHAM LAKES HOMEOWNERS' ASSOCIATION, INC. (the "Association"), a Florida not-for-profit, whose current address is 1145 Sawgrass Corporate Parkway, Sunrise, FL 33323. The Articles of Incorporation were originally filed in the office of the Secretary of State on July 21, 1995. The Association was organized for the purpose of operating and administering the real property pursuant to the recorded covenant restrictions pertaining thereto which were filed of record in the Official Records of Broward County, Florida, as follows:

<u>Name</u>	<u>OR Book</u>	<u>Page</u>
<b>Declaration of Covenants and Restrictions for Mayfair at Wyndham Lakes</b>	<b>23704</b>	<b>321</b>
<b>First Amendment to Declaration of Covenants and Restrictions for Mayfair at Wyndham Lakes</b>	<b>25398</b>	<b>941</b>
<b>Second Amendment to Declaration of Covenants and Restrictions for Mayfair at Wyndham Lakes</b>	<b>27014</b>	<b>268</b>

The Association has sent a Statement of Marketable Title Action in the form set forth in Florida Statutes, §712.06(1)(b), to all members of the Association as well as notices of the meeting where the Board voted to consider same and took the required action to the preserve the use restrictions under the Marketable Record Title Act, as required by law. Attached hereto is an Affidavit executed by a member of the Association's Board of Directors affirming that the Board of Directors has caused the Statement of Marketable Title Action to be mailed to all members of the Association, and further attached hereto is the original statement of Marketable Title Action which was mailed to all members of the Association, as composite Exhibit "A."

A full and complete descriptions of the lands affected by this Notice of Preservation of Use rights, is attached hereto, and by this reference, made a part hereof, as Composite Exhibit "B."

The real property interest claimed under this Notice of Preservation is the right to Preserve those certain use restriction, covenants, and agreements set forth in:

**Declaration of Covenants and Restrictions for Mayfair at Wyndham Lakes**

A true and correct copy of which is attached hereto, and by this reference, made a part hereof as Exhibit "C."

Sealed and delivered  
in the presence of:

MAYFAIR AT WYNDHAM LAKES  
HOMEOWNERS' ASSOCIATION, INC.

*Gianna Vittorini*  
Witness Name: Gianna Vittorini

By: *Annette Finkelstein*  
Annette Finkelstein  
President

*Paul Milberg*  
Witness Name: *Paul Milberg*

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of February 2023 and acknowledged Annette Finkelstein, as the President of **Mayfair at Wyndham Lakes Homeowner's Association, Inc.** who  is personally known or [ ] has produced identification, to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

[Notary Seal]

*David Klein*  
Notary Public

Pint Name: David Klein

