

Instrument prepared by:
Christopher J. Shields, Esq.
PAVESE LAW FIRM
1833 Hendry Street
Fort Myers, Florida 33901
Telephone: (239) 334-2195

**NOTICE OF MARSH LANDING COMMUNITY ASSOCIATION AT ESTERO, 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**

Instructions to Recorder: Please index both the legal name of the Association and the name(s) shown in Item 3 below.

1. Legal Name of the Association:

MARSH LANDING COMMUNITY ASSOCIATION AT ESTERO, INC.

2. Mailing and physical addresses of Association:

Mailing Address: **22901 Marsh Landing Boulevard
Estero, Florida 33928**

Physical Address: **22901 Marsh Landing Boulevard
Estero, Florida 33928**

3. Names of the subdivision plats, or, if none, common name of community:

Subdivision Plats:

MARSH LANDING, recorded on June 03, 1996, in Plat Book 58, Page 42, in the Public Records of Lee County, Florida.

MARSH LANDING PHASE II, recorded on March 06, 1998, in Plat Book 60, Page 92, in the Public Records of Lee County, Florida.

MARSH LANDING PHASE III, recorded on July 20, 1999, in Plat Book 64, Page 32, in the Public Records of Lee County, Florida.

MARSH LANDING PHASE IV, recorded on September 30, 1999, in Plat Book 64, Page 88, in the Public Records of Lee County, Florida.

MARSH LANDING TOWNHOUSE CONDOMINIUM, according to the declaration of condominium thereof recorded on January 29, 1997 in Official Records Book 2786, Page 1493, in the Public Records of Lee County, Florida, as amended from time to time.

MARSH LANDING TOWNHOUSE CONDOMINIUM II, according to the declaration of condominium thereof recorded on March 03, 1998, in Official Records Book 2927, Page 2425, in the Public Records of Lee County, Florida, as amended from time to time.

MARSH LANDING TOWNHOUSE CONDOMINIUM III, according to the declaration of condominium thereof recorded on September 15, 1998, in Official Records Book 3012, Page 1151, in the Public Records of Lee County, Florida, as amended from time to time.

MARSH LANDING TOWNHOUSE CONDOMINIUM V, according to the declaration of condominium thereof recorded on March 23, 1999, in Official Records Book 3093, Page 914, in the Public Records of Lee County, Florida, as amended from time to time.

MARSH LANDING TOWNHOUSE CONDOMINIUM VI, according to the declaration of condominium thereof recorded on July 09, 1999, in Official Records Book 3143, 3529, in the Public Records of Lee County, Florida, as amended from time to time.

MARSH LANDING TOWNHOUSE CONDOMINIUM VII, according to the declaration of condominium thereof recorded on July 21, 2000, in Official Records Book 3282, 2961, in the Public Records of Lee County, Florida, as amended from time to time.

MARSH LANDING TOWNHOUSE CONDOMINIUM VIII, according to the declaration of condominium thereof recorded on June 25, 1999, in Official Records Book 3136, Page 3585, in the Public Records of Lee County, Florida, as amended from time to time.

MARSH LANDING TOWNHOUSE CONDOMINIUM IX, according to the declaration of condominium thereof recorded on March 12, 1999, in Official records Book 3088, Page 2854, in the Public Records of Lee County, Florida, as amended from time to time.

Community Name: **Marsh Landing**

4. Name, address, and telephone number for management company, if any:

Association Solution Providers PLLC

**15 Iguana Court
Fort Myers, Florida 33912**

(239) 498-6309

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 or restrictions affecting the community that the Association desires to be preserved from extinguishment are:

Declaration of Covenants, Conditions and Restrictions for Marsh Landing, recorded on July 15, 1996, in Official Records Book 2725, Page 664, in the Public Records of Lee County, Florida.

Certificate of Amendment to the Declaration of Covenants, Conditions & Restrictions for Marsh Landing, recorded on December 26, 1996, in Official Records Book 2775, Page 4196, in the Public Records of Lee County, Florida.

Supplement to Declaration of Covenants, Conditions and Restrictions of Marsh Landing, recorded on July 16, 1998, in Official Records Book 2987, Page 3830, in the Public Records of Lee County, Florida.

Supplement and Amendment Adding and Confirming Lands Covered by Covenants and Restrictions, recorded on November 23, 1999, in Official Records Book 3191, Page 3221, in the Public Records of Lee County, Florida.

Restated Articles of Incorporation of Marsh Landing Community Association at Estero, Inc., recorded on July 01, 1999, in Official Records Book 3139, Page 4127, in the Public Records of Lee County, Florida.

Assignment of Developer's Rights, recorded on April 03, 2000, in Official Records Book 3238, Page 4169, in the Public Records of Lee County, Florida.

Certificate of Amendment, recorded on March 09, 2004, in Official Records Book 4220, Page 893, in the Public Records of Lee County, Florida.

Certificate of Amendment, recorded on May 15, 2007, at Instrument Number 2007000157942, in the Public Records of Lee County, Florida.

Certificate and Notice of Adding South Florida Water Management District Permit No. 36-00575-S-02 as an Exhibit to the Declaration of Covenants, Conditions and Restrictions for Marsh Landing, recorded on July 10, 2009, at Instrument Number 2009000188553, in the Public Records of Lee County, Florida.

Certificate of Amendment, recorded on May 05, 2011, at Instrument Number 2011000106734, in the Public Records of Lee County, Florida.

Deed of Conservation Easement, recorded on September 21, 2012, at Instrument Number 2012000206751, in the Public Records of Lee County, Florida.

Certificate of Amendment, recorded on June 14, 2016, at Instrument Number 2016000126470, in the Public Records of Lee County, Florida.

Marsh Landing Community Association at Estero, Inc. Amendments Lease Restriction and Working Capital, recorded on April 19, 2018, at Instrument Number 2018000093860, in the Public Records of Lee County, Florida.

Marsh Landing Community Association at Estero, Inc. Amendments Exceptions to Lease Restriction, recorded on March 19, 2019, at Instrument Number 2019000061406, in the Public Records of Lee County, Florida.

Certificate of Amendment to the Declaration of Covenants, Conditions and Restrictions for Marsh Landing, recorded on March 22, 2021, at Instrument Number 2021000088109, in the Public Records of Lee County, Florida.

7. The legal description of the community affected by the listed covenants and restrictions is:

Lots 1 through 11, Block A, Lots 1 through 12, Block B, Lots 1 through 20, Block C, and Lots 1 through 9, Block D of MARSH LANDING, a subdivision according to the plat thereof, as recorded in Plat Book 58, Page 42 through 49, inclusive, of the Public Records of Lee County, Florida

and

Tract A and C of MARSH LANDING, a subdivision according to the map or plat thereof recorded in Plat Book 58, Page 42 through 49, inclusive, Public Records of Lee County, Florida

and

Lots 1 through 46, Block E and Tract E less Tract "B3" Indigenous Preservation area and Conservation Easement No. 4 of MARSH LANDING, a Subdivision according to the map or plat thereof recorded in Plat Book 58, Page 42 thru 49, inclusive, Public Records of Lee County, Florida

and

Lots 1 thru 11, Block A; Lots 1 thru 12, Block B; Lots 1 thru 20, Block C; Lots 1 thru 9, Block D; Lots 1 thru 46, Block E; Tract C; Tract D; Tract E and Tract F, Marsh Landing, a subdivision as recorded in Plat Book 58, Page 43, Public Records of Lee County, Florida; and Lots 12 thru 22, Block A; Lots 21 thru 37; Block C, Marsh Landing, Phase II, a subdivision as recorded in Plat Book 60, Page 93, Public Records of Lee County, Florida; and Lots 1 thru 12, Block F; Lots 1 thru 43, Block G; Lots 1 thru 5, Block H; Lots 1 thru 23, Block I, Marsh Landing, Phase III, a subdivision as recorded in Plat Book 64, Page 32, Public Records of Lee County Florida; and Lots 47 thru 93, Marsh Landing Phase IV, a subdivision as recorded in Plat Book 64, Page 88, Public Records of Lee County, Florida.

It being the intention of the Developer to submit to the coverage of the Declaration of Covenants, Conditions and Restrictions and to confirm that all residential properties within the Marsh Landing Development, which would include the condominiums submitted and constructed and to be constructed on Tract C, Marsh Landing, Phase I, a subdivision as recorded in Plat Book 58, Page 42-49, Public Records of Lee County, Florida, are subject to the Declaration of Covenants, Conditions and Restrictions.

and

Tracts "A," "B," "C," "D," "E," "F," and "G" as depicted on the Plat for Marsh Landing, Phase II as recorded in Plat Book 60, Pages 92 through 93, inclusive, of the Public Records of Lee County, Florida, are dedicated for proper purposes shown thereon.

Tracts "A," "B," "C," "D," "E," "F," "G," "H," "I," "J," "K," "L," and the Drainage Easements as depicted on the Plat for Marsh Landing, Phase III as recorded in Plat Book 64, Pages 32 through 33, inclusive, of the Public Records of Lee County, Florida, are dedicated for proper purposes shown thereon.

Tract "A," for road right of way, and drainage area, subject to a public utility easement; Tracts "B," and "C" for lakes and lake maintenance areas; Tracts "D," "E," "F," and "G" for indigenous preservation areas; Tract "H" for public utility purposes; and all drainage easements depicted on the Plat for Marsh Landing, Phase IV, all as per Plat for Marsh Landing, Phase IV, as recorded in Plat Book 64, Pages 88 through 89, inclusive, of the Public Records of Lee County, Florida.

All Streets, drainage easements, lake maintenance easements, conservation easements, Tracts B1, B2, B3, B4, B5, G, H & I, of MARSH LANDING, according to the Plat thereof, as recorded in Plat Book 58 at Page 42 of the Public Records of Lee County, Florida.

and

A parcel of land located in a portion of Section 4, Township 47 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Begin at the Northwest corner of Marsh Landing according to the Plat thereof as recorded in Plat Book 58, Pages 42 through 49, of the Public Records of Lee County, Florida, the same being a point on the Westerly line of the Florida Power & Light Right-Of-Way Easement recorded in Deed Book 228, Pages 574 through 579, of the Public Records of Lee County, Florida; thence run N 61°54'00" E along the North line of said Marsh Landing for a distance of 100.70 feet to a point on the Easterly line of said Florida Power & Light Right-Of-Way; thence run S 21°20'53" E along the Easterly line of said Florida Power & Light Right-Of-Way for a distance of 172.58 feet; thence run S 68°39'07" W for a distance of 100.00 feet to a point on the Westerly line of said Florida Power & Light Right-Of-Way; thence run N 21°20'53" W, along the Westerly line of said Florida Power & Light Right-Of-Way for a distance of 160.74 feet to the Point of Beginning. (Containing 0.383 acres more or less)

Bearings shown hereon refer to the North line of Marsh Landing according to the Plat thereof as recorded in Plat Book 58, Pages 42 through 49, of the Public Records of Lee County, Florida, as being N 61°54'00 E.

and

**Tract "A" (Recreation Area) of Marsh Landing, a Subdivision located in Sections 4 and 9, Township 49 South, Range 25 East, Lee County, Florida and more particularly described in the Plat of Marsh Landing recorded in Plat Book 58, Pages 42 through 49, of the Public Records of Lee County, Florida.
Strap #04-47-25-22-0000A.00CE**

**Tract "D" and Conservation Easement #3 of Marsh Landing, a Subdivision located in Sections 4 and 9, Township 49 South, Range 25 East, Lee County, Florida and more particularly described in the Plat of Marsh Landing recorded in Plat Book 58, Pages 42 through 49, of the Public Records of Lee County, Florida.
Strap #04-47-25-22-0000D.00CE
Strap #09-47-25-22-0000D.00CE**

**Tract "B1" and Conservation Easement #7 of Marsh Landing, a Subdivision located in Sections 4 and 9, Township 49 South, Range 25 East, Lee County, Florida and more particularly described in the Plat of Marsh Landing recorded in Plat Book 58, Pages 42 through 49, of the Public Records of Lee County, Florida.
Strap #04-47-25-22-000B1.00CE**

**Tract "F" and Conservation Easement #1 of Marsh Landing, a Subdivision located in Sections 4 and 9, Township 49 South, Range 25 East, Lee County, Florida and more particularly described in the Plat of Marsh Landing recorded in Plat Book 58, Pages 42 through 49, of the Public Records of Lee County, Florida.
Strap #09-47-25-22-0000F.00CE & Strap #09-47-25-22-0000F.01CE**

**Conservation Easements #2 and #4 of Marsh Landing, a Subdivision located in Sections 4 and 9, Township 49 South, Range 25 East, Lee County, Florida and more particularly described in the Plat of Marsh Landing recorded in Plat Book 58, Pages 42 through 49, of the Public Records of Lee County, Florida.
Strap #09-47-25-22-0000E.00CE**

IN WITNESS WHEREOF, this Notice has been executed this 6th day of April, 2022 on behalf of MARSH LANDING COMMUNITY ASSOCIATION AT ESTERO, INC.

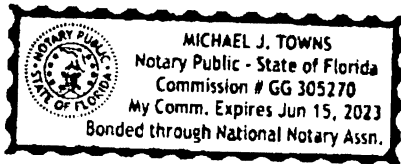
MARSH LANDING COMMUNITY ASSOCIATION AT ESTERO, INC.

Sign: Connie Mansfield
Print: Connie Mansfield
Title: President

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (check one) physical presence OR online notarization, this _____ day of _____, 2022, by **Connie Mansfield, President** of **MARSH LANDING COMMUNITY ASSOCIATION AT ESTERO, INC.**, who: is personally known to me OR _____ produced _____ as identification.

(Notary Seal/Stamp)



Notary Public

Sign: [Signature]
Print: MICHAEL J. TOWNS