

Prepared by:
Robert S. Swaine
Swaine, Harris & Wohl, P.A.
425 South Commerce Avenue
Sebring, FL 33870-3702
File Number: 7768-G

Notice of MAGNOLIA PLACE COMMUNITY ASSOCIATION, INC under s. 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 names shown in item 3.

1. Legal name of association: MAGNOLIA PLACE COMMUNITY ASSOCIATION, INC

2. Mailing and physical addresses of association: 6827 Sun'N Lake Blvd., Sebring, FL 33872

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

4. Name, address, and telephone number for management company, if any: None

5. This notice constitutes 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 which the association desires to be preserved from extinguishment:

List of instruments to be preserved from extinguishment:

- a. Declaration of Covenants, Conditions, and Restrictions for Magnolia Place as recorded in Official Records Book 1334 & Page 1418;
- b. First Amendment to Declaration of Covenants, Conditions, and Restrictions for Magnolia Place as recorded in Official Records Book 1599 & page 1443;
- c. Second Amendment to Declaration of Covenants, Conditions, and Restrictions for Magnolia Place as recorded in Official Records Book 1868 & page 1873;

- d. Third Amendment to Declaration of Covenants, Conditions, and Restrictions for Magnolia Place as recorded in Official Records Book 2329 & page 28;
- e. Fourth Amendment to Declaration of Covenants, Conditions, and Restrictions for Magnolia Place as recorded in Official Records Book 2514 & page 1810; and
- f. First Amendment to the Restatement of the Declaration and Restrictions for Magnolia Place as recorded in Official Records Book 2757 & page 1649

7. The legal description of the community affected by the listed covenants or restrictions is: See Exhibits A & B attached.

This notice is filed on behalf of **MAGNOLIA PLACE COMMUNITY ASSOCIATION, INC** as of 9-12, 2025.

MAGNOLIA PLACE COMMUNITY ASSOCIATION, INC.

By: _____

Kyler Eldrige,
President

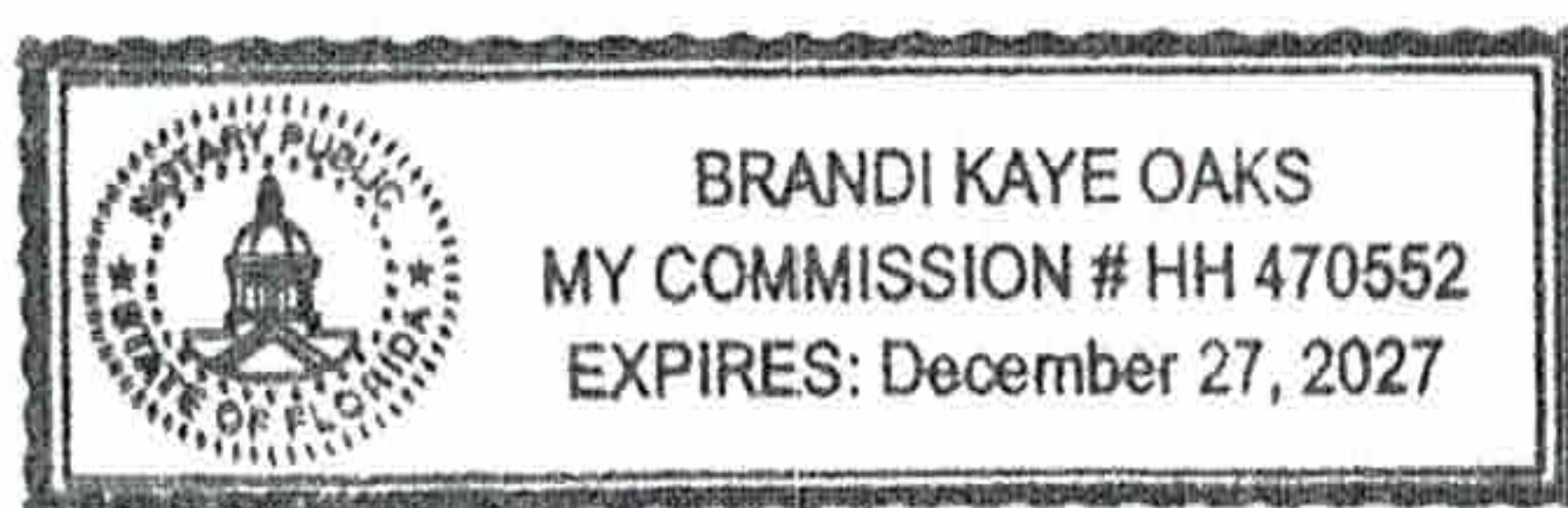
By: _____

Christian Cupin,
Secretary

**STATE OF FLORIDA
COUNTY OF HIGHLANDS**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of September, 2025 by **Kyler Eldrige**, President of **MAGNOLIA PLACE COMMUNITY ASSOCIATION, INC.**, ☐ who is personally known to me or ☒ who has produced FL DL as identification.

[SEAL]



Notary Public

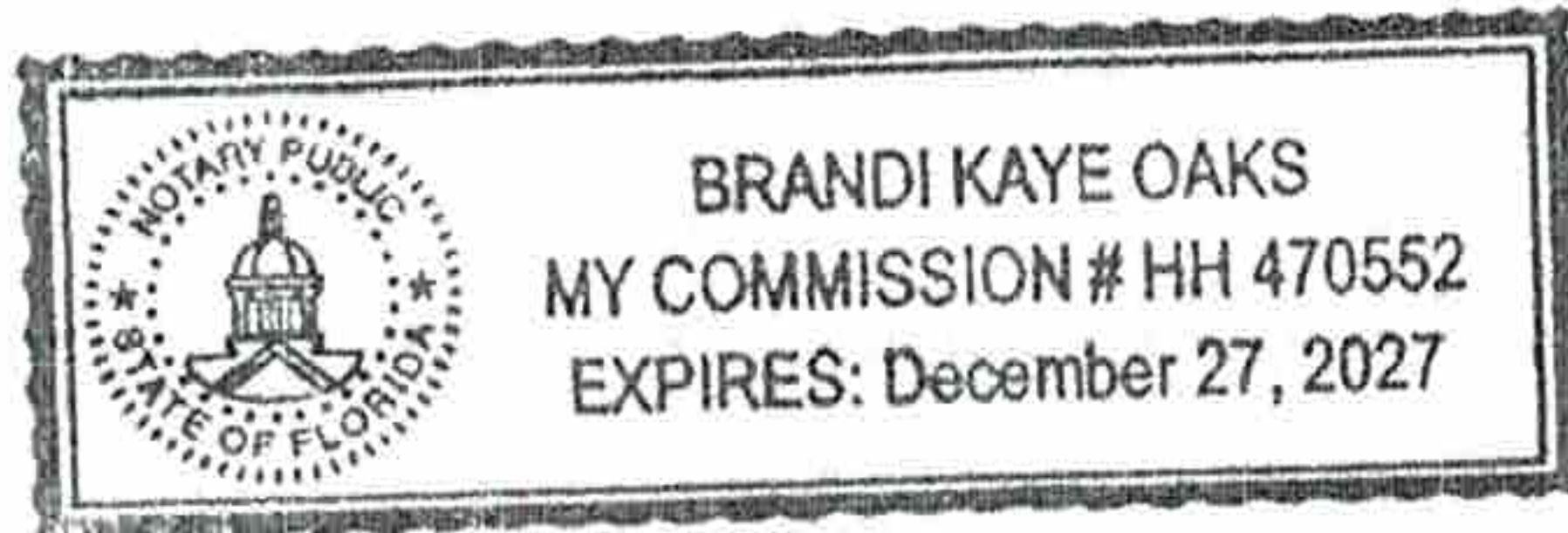
Print Name: _____

My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF HIGHLANDS

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 12 day of September, 2025 by **Christian Cupin**,
Secretary of MAGNOLIA PLACE COMMUNITY ASSOCIATION, INC., ☐ who is personally
known to me or ☒ who has produced FL DL as identification.

[SEAL]



Brandi Kaye Oaks

Notary Public

Print Name: _____

My Commission Expires: _____

7

**** OFFICIAL RECORDS ****
BK 1334 PG 1487

EXHIBIT A

Lots 6, 7, 9 through 14, inclusive, Lots 24 through 28, inclusive, Lots 30 and 31, Block 267; Lots 16 through 28, inclusive, Lots 30 and 31, inclusive, Block 268; Lots 22 through 37, inclusive, Lot 40, Block 275; ALL IN Unit 13 of Sun'n Lake Estates of Sebring as recorded in Plat Book 9, Page 71, of the Public Records of Highlands County, Florida.

Lot 23, Block 267, Unit 13 of Sun'n Lake Estates of Sebring as recorded in Plat Book 9, Page 71, of the Public Records of Highlands County, Florida, LESS AND EXCEPT: Beginning at the Southeasterly corner of Lot 23, Block 267, Unit 13 of Sun'n Lake Estates of Sebring as recorded in Plat Book 9, Page 71, of the Public Records of Highlands County, Florida for the Point of Beginning: run thence South 75°30'00" West along the Southerly Boundary of said Lot 23 for a distance of 73.04 feet; run thence along the arc of a curve to the left having the following elements, Radius = 25.00 feet, Delta = 48°05'23", Arc length = 20.98 feet, Chord = 20.37 feet, Chord Bearing = North 51°27'18" East to a point of reverse curvature; run thence along the arc of a curve to the right having the following elements, Radius = 50.00 feet, Delta = 68°14'13", Arc length = 59.55 feet, Chord = 56.09 feet, Chord Bearing = North 61°31'44" East to a point on the Easterly boundary of said Lot 23; run thence South 14°30'00" East for a distance of 21.84 feet to the Point of Beginning. Containing 1,195.67 square feet or 0.027449 acres more or less.

Lot 29, Block 268, Unit 13 of Sun'n Lake Estates of Sebring as recorded in Plat Book 9, Page 71, of the Public Records of Highlands County, Florida, LESS AND EXCEPT: Commence at the Northeasterly corner of Lot 29, Block 268, Unit 13 of Sun'n Lake Estates of Sebring, as recorded in Plat Book 9, Page 71, of the Public Records of Highlands County, Florida, being a point on the Westerly right of way of Calatrava Avenue, for the Point of Beginning; run thence Southerly along the said Westerly right of way line of Calatrava Avenue, along the arc of a curve to the left having the following elements, Radius = 4,800.00, Delta = 1°1'25.99", Arc = 85.777 feet, Chord = 185.776 feet, Chord Bearing = South 0°53'13.43" West; run thence along the arc of a curve to the right having the following elements, Radius = 50.00 feet, Delta = 118°07'52.84" Arc = 103.089 feet, Chord = 85.776 feet, Chord Bearing = North 0°53'13.43" East to the Point of Beginning, containing 1,463.93 square feet or 0.033607 acres more or less.

Lots 20, Block 275, Unit 13 of Sun'n Lake Estates of Sebring as recorded in Plat Book 9, Page 71, of the Public Records of Highlands County, Florida, LESS AND EXCEPT: Beginning at the Northwesterly corner of Lot 20, Block 275, Unit 13 of Sun'n Lake Estates of Sebring as recorded in Plat Book 9, Page 71, of the Public Records of Highlands County, Florida for the Point of Beginning; run thence North 75°30'00" East along the Northerly boundary of said Lot 20 for a distance of 31.26 feet; run thence along the arc of a curve to the right having the following elements, Radius = 50.00 feet, Delta = 46°07'20", Arc length = 40.25 feet, Chord = 39.17 feet, Chord Bearing = South 38°25'56" West to a point on the Westerly boundary of said Lot 20; run thence North 14°30'00" West for a distance of 23.61 feet to the Point of Beginning. Containing 474.19 square feet or 0.010886 acres

**** OFFICIAL RECORDS ****
BK 1334 PG 1488

EXHIBIT A (continued)

more or less.

Lot 21, Block 275, Unit 13 of Sun'n Lake Estates of Sebring as recorded Book 9, Page 71, of the Public Records of Highlands County, Florida, EXCEPT: Beginning at the Northeasterly corner of Lot 21, Block 275, Unit 13 of Sun'n Lake Estates of Sebring as recorded in Plat Book 9, Page 71, of the Public Records of Highlands County, Florida for the Point of Beginning; run thence North 14°30'00" East along the Easterly boundary of said Lot 21 for a distance of 54.36 feet; run thence along the arc of a curve to the right having the following elements, Radius = 50.00 feet, Delta = 62°17'46", Arc length = 54.36 feet, Chord = 51.73 feet, Chord Bearing = North 87°21'31" West to a point of reverse curve; run thence along the arc of a curve to the left having the following elements, Radius = 25.00 feet, Delta = 48°17'22", Arc length = 21.07 feet, Chord = 21.07 feet, Chord Bearing = North 80°21'19" West to a point on the Northerly boundary of said Lot 21; run thence North 75°30'00" East for a distance of 68.09 feet to the Point of Beginning. Containing 1,090.62 square feet or 0.025037 acres more or less.

Lots 38 and 39, Block 275, Unit 13 of Sun'n Lake Estates of Sebring as recorded in Plat Book 9, Page 71, of the Public Records of Highlands County, Florida, EXCEPT: Commence at the Northwesterly corner of Lot 39, Block 275, Unit 13 of Sun'n Lake Estates of Sebring as recorded in Plat Book 9, Page 71, of the Public Records of Highlands County, Florida, being a point on the Easterly right of way of Calatrava Avenue, for the Point of Beginning; run thence Northerly along the Easterly right of way line of Calatrava Avenue, along the arc of a curve to the right having the following elements, Radius = 4,750.00, Delta = 0°46'43", Arc = 64.571 feet, Chord = 64.570 feet, Chord Bearing = North 1°1'28.88" East; run thence Southerly along the arc of a curve to the right having the following elements, Radius = 50.00 feet, Delta = 121°49'35.98", Arc = 106.314 feet, Chord = 87.389 feet, Chord Bearing = South 0°53'13.43" West to a point on the Easterly right of way of Calatrava Avenue; run thence Northerly along said Easterly right of way along the arc of a curve to the right having the following elements, Radius = 4,750.00 feet, Delta = 0°16'30.91", Arc = 22.819 feet, Chord = 22.819 feet, Chord Bearing = North 0°29'51.47" East to the Point of Beginning, containing 1,090.62 square feet or 0.036903 acres more or less.

** OFFICIAL RECORDS **
BK 1334 PG 1489

EXHIBIT B

Lots 1 through 5, inclusive, Lots 15 and 22, Lots 32 through 36, inclusive, Block 267; Lots 3 through 15, inclusive, Block 268; Lots 7 through 21, inclusive, Block 271; Lots 16 through 21, inclusive, Block 272, ALL IN Unit 13 of Sun'n Lake Estates of Sebring as recorded in Plat Book 9, Page 71, of the Public Records of Highlands County, Florida.

Prepared by:
Robert S. Swaine
Swaine, Harris & Wohl, P.A.
425 South Commerce Avenue
Sebring, FL 33870-3702
File Number: 7768-G

Notice of MAGNOLIA PLACE COMMUNITY ASSOCIATION, INC under s. 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 names shown in item 3.

1. Legal name of association: MAGNOLIA PLACE COMMUNITY ASSOCIATION, INC

2. Mailing and physical addresses of association: 6827 Sun'N Lake Blvd., Sebring, FL 33872

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

4. Name, address, and telephone number for management company, if any: None

5. This notice constitutes 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 which the association desires to be preserved from extinguishment:

List of instruments to be preserved from extinguishment:

- a. Declaration of Covenants, Conditions, and Restrictions for Magnolia Place as recorded in Official Records Book 1334 & Page 1418;
- b. First Amendment to Declaration of Covenants, Conditions, and Restrictions for Magnolia Place as recorded in Official Records Book 1599 & page 1443;
- c. Second Amendment to Declaration of Covenants, Conditions, and Restrictions for Magnolia Place as recorded in Official Records Book 1868 & page 1873;

- d. Third Amendment to Declaration of Covenants, Conditions, and Restrictions for Magnolia Place as recorded in Official Records Book 2329 & page 28;
- e. Fourth Amendment to Declaration of Covenants, Conditions, and Restrictions for Magnolia Place as recorded in Official Records Book 2514 & page 1810; and
- f. First Amendment to the Restatement of the Declaration and Restrictions for Magnolia Place as recorded in Official Records Book 2757 & page 1649

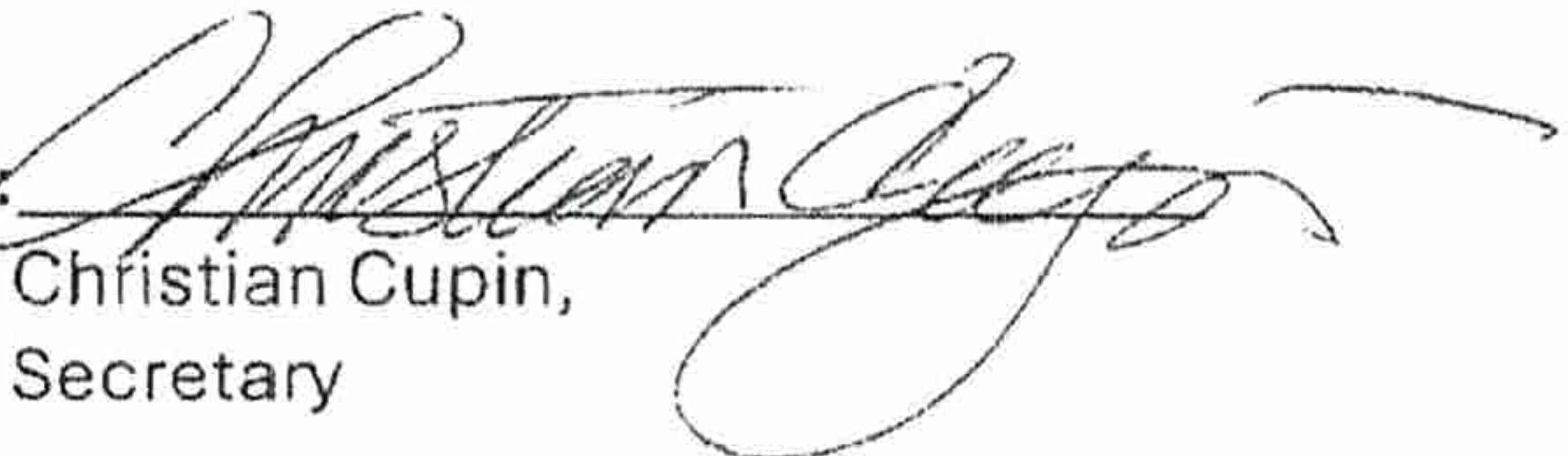
7. The legal description of the community affected by the listed covenants or restrictions is: See Exhibits A & B attached.

This notice is filed on behalf of **MAGNOLIA PLACE COMMUNITY ASSOCIATION, INC** as of 9-12, 2025.

MAGNOLIA PLACE COMMUNITY ASSOCIATION, INC.

By: 

Kyler Eldrige,
President

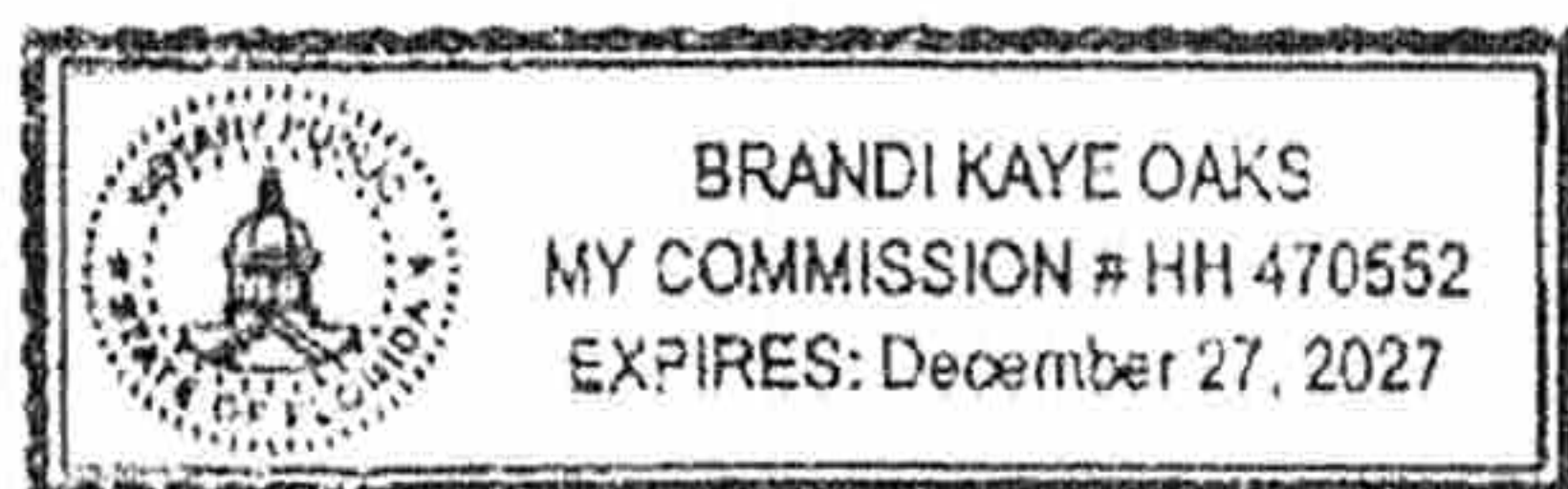
By: 

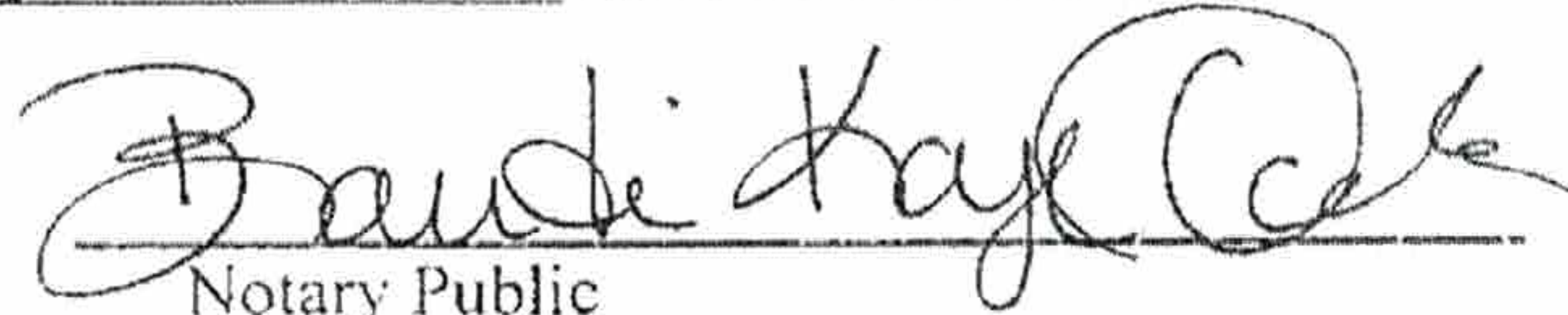
Christian Cupin,
Secretary

STATE OF FLORIDA
COUNTY OF HIGHLANDS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of September, 2025 by **Kyler Eldrige**, President of **MAGNOLIA PLACE COMMUNITY ASSOCIATION, INC.**, ☐ who is personally known to me or ☒ who has produced FL DL as identification.

[SEAL]





Notary Public

Print Name: _____

My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF HIGHLANDS

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 12 day of September, 2025 by **Christian Cupin**,
Secretary of MAGNOLIA PLACE COMMUNITY ASSOCIATION, INC., ☐ who is personally
known to me or ☒ who has produced FL DL as identification.

[SEAL]



Brandi Kaye Oaks

Notary Public

Print Name: _____

My Commission Expires: _____