

THIS INSTRUMENT WAS PREPARED BY AND
RETURN TO:
Robert N. Manning, Esq.
MANNING LAW FIRM, PLLC
7827 N. Wickham Rd., Suite C
Melbourne, FL 32940
(321) 473-7999

**Notice of BAYTREE 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: Baytree Community Association, Inc.
2. Mailing and physical address of association: 1331 Bedford Drive, Suite 103, Melbourne, FL 32940
3. Names of the subdivision plats, or, if none, common name of community: Plat of Baytree, Planned Unit Development
4. Name, address, and telephone number for management company, if any: Fairway Management of Brevard, Inc., 1331 Bedford Drive, Suite 103, Melbourne, FL 32940; telephone (321) 777-7575.
5. This notice does constitute a notice to preserve and protect covenants and 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:

Name of Instrument

**Public Records of Brevard County
Recording Information**

Declaration of Covenants, Conditions and Restrictions for Baytree Golf & Country Club

Official Records Book 3324, Page 2673
recorded on September 20, 1993

First Amendment to the Supplemental Declaration of Covenants, Conditions and Restrictions for Baytree Golf & Country Club Relating to Turnberry

Official Records Book 4045, Page 1037
recorded on July 29, 1999

Amendment to the Declaration of Covenants, Conditions and Restrictions for Baytree Golf & Country Club Annexing Property to Be Known As Isles of Baytree

Official Records Book 4047, Page 1162
recorded on August 3, 1999

Amendment to the Declaration of Covenants, Conditions and Restrictions to Baytree Golf & Country Club Annexing Plat of Baytree Planned Unit Development Phase 2, Stage 1 To Be Known As Chatsworth

Official Records Book 4084, Page 1353
recorded on October 28, 1999

Name of Instrument (continued)Public Records of Brevard County
Recording Information (Continued)

Amendment to the Declaration of Covenants,
Conditions and Restrictions for Baytree
Golf & Country Club

Official Records Book 4084, Page 2882
recorded on October 29, 1999

Amendment to the Declaration of Covenants,
Conditions and Restrictions for Baytree Golf
& Country Club Annexing Plat of Baytree
Planned Unit Development Phase 2, Stage 1A,
To Be Known As The Hamlet

Official Records Book 4182, Page 0574
recorded on June 23, 2000

Amendment to The Declaration of Covenants,
Conditions and Restrictions to Baytree Golf
& Country Club Adding Additional
Restrictions to the Plat of Baytree
Planned Unit Development Phase 2,
Stage 2, Known As Arundel

Official Records Book 4240, Page 2500
recorded on October 27, 2000

Second Amendment to the Declaration of
Covenants, Conditions and Restrictions To
Baytree Golf & Country Club Adding
Additional Restrictions To The Plat
Of Baytree Planned Unit Development
Phase 2, Stage 1, Known as Chatsworth

Official Records Book 4242, Page 1632
recorded October 31, 2000

Second Amendment to the Declaration of
Covenants, Conditions and Restrictions
To Baytree Golf & Country Club
Adding Additional Restrictions To The
Plat of Baytree Planned Unit Development
Phase 2, Stage 1A, Known as the Hamlet

Official Records Book 4242, Page 1636
recorded on October 31, 2000

Amendment to the Declaration of Covenants,
Conditions and Restrictions To Baytree Golf
& Country Club Adding Additional Restrictions
To The Plat of Baytree Planned Unit Development
Phase 3- Tract J, Known As Balmoral

Official Records Book 4445, Page 0200
recorded on October 22, 2001

Amendment to Declaration of Covenants
Conditions and Restrictions for Baytree
Golf & Country Club

Official Records Book 4494, Page 0609
recorded on December 27, 2001

Amended and Restated Declaration of
Covenants, Conditions and Restrictions
For Baytree Golf & Country Club

Official Records Book 4834, Page 1353
recorded on March 3, 2003

Amended and Restated Declaration of
Covenants, Conditions and Restrictions
For Baytree Golf & Country Club

Official Records Book 4889, Page 3630
recorded on April 23, 2003

Name of Instrument (continued)

Public Records of Brevard County
Recording Information (continued)

Amendment to Amended and Restated
Declaration of Covenants, Conditions and
Restrictions for Baytree Golf & Country Club

Official Records Book 5405, Page 1884
recorded on January 4, 2005

Second Amended and Restated Declaration
of Covenants, Conditions and Restrictions for
Baytree Golf & Country Club

Official Records Book 5904, Page 477
recorded on December 22, 2008

Amendment To Second Amended And
Restated Declaration of Baytree Community
Association, Inc.

Official Records Book 6399, Page 653
recorded on June 10, 2011

7. The recorded plat information of the community affected by the listed covenants and restrictions
is: Plat of Baytree, Planned Unit Development, recorded in Plat Book 39, Pages 59-72, Public Records
of Brevard County, Florida

This notice is filed on behalf of Baytree Community Association, Inc. as of this 24th day of April, 2023.

**BAYTREE COMMUNITY
ASSOCIATION, INC.**

Robert Eksten
By: Robert Eksten, President

Jacqueline J. Curley
Witness signature

Jacqueline J. Curley
Print Witness Name

Thomas Harrison
Witness signature

THOMAS HARRISON
Print Witness Name

STATE OF FLORIDA
COUNTY OF BREVARD

Sworn to and subscribed before me by means of physical presence or online notarization, this 24th
day of April, 2023 by Robert Eksten, President, Baytree Community Association, Inc.

Paula J. Matthes
NOTARY PUBLIC

Personally Known or
 Produced Identification _____

(SEAL)

