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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472558

This document prepared by:
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Bradenton, FL 34205
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**NOTICE OF RIVENDELL COMMUNITY ASSOCIATION, INC.
UNDER 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**

This document shall serve as notice of Rivendell Community Association, Inc. (the "Association"), under Section 720.3032, *Florida Statutes*, as notice to preserve and protect the Declaration of Protective Covenants, Conditions and Restrictions for Rivendell (the "Declaration"), as it has been supplemented and amended from time to time, from extinguishment pursuant to the Marketable Record Title Act, Chapter 712, *Florida Statutes*.

INSTRUCTIONS TO RECORDER/CLERK OF COURT SARASOTA COUNTY:

Please index both the legal name of the Association (Rivendell Community Association, Inc.) and the common name(s) of the community (Rivendell; Woodlands at Rivendell), and the names of the subdivision plats as set forth on Exhibit B).

1. The legal name of the Association is the Rivendell Community Association, Inc.
2. The mailing and physical addresses of the Association are:
4370 S. Tamiami Trail, Suite 102, Sarasota, FL 34231
3. The name of the community is commonly known as Rivendell and the Woodlands at Rivendell, located in Sarasota County, Florida. The name of the subdivision plats and recording information for the plats are listed on the attached Exhibits.
4. The name, address, and telephone number for the current community association management company is Casey Condominium Management, LLC, located at 4370 S. Tamiami Trail, Suite 102, Sarasota, FL 34231; Phone Number: 941-922-3391.
5. This notice **does** constitute a notice to preserve and protect the covenants and restrictions from extinguishment under the Marketable Record Title Act.
6. The Association is hereby preserving the Declaration of Protective Covenants, Conditions and Restrictions for Rivendell as described in Exhibit A, and all supplemental declarations submitting additional properties to the community, and all other amendments and/or restatements thereto. Exhibit A contains a list by name and recording information, as recorded in the Public Records of Sarasota County, Florida, for those covenants or restrictions affecting the community which the Association desires to be preserved from extinguishment pursuant to the Marketable Record Title Act, Chapter 712, *Florida Statutes*.
7. The legal description of the community affected by the listed covenants or restrictions are as set forth on the plats named in Exhibit B.

8. The Board of Directors approved of this document and voted to preserve the covenants and restrictions from extinguishment pursuant to the Marketable Record Title Act, Chapter 712, Florida Statutes, at a duly noticed board meeting conducted on March 18, 2026. This notice is filed on behalf of the Rivendell Community Association, Inc., on the date set forth below.

IN WITNESS WHEREOF, the undersigned officers of the Association have executed this Notice on this 19th day of March, 2026.

RIVENDELL COMMUNITY ASSOCIATION, INC.

Witnesses (2) to President's signature:

1. Signed: R. P. Bunch
Print Name: R. P. Bunch
Address: 1093 Mallard Marsh Dr
Osprey, FL 34274

2. Signed: Michelle J. Rancey
Print Name: Michelle H. Rancey
Address: 8383 S Tomcumulicut Way 101
Dunedin, FL 34626

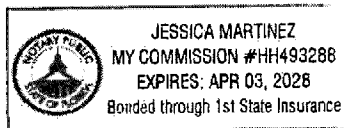
President's Signature:

Signed: [Signature]
Print Name: Paul Zak, President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 19th day of March, 2026, by Paul Zak, as President of the Rivendell Community Association, Inc.:

1. Who has appeared before me by means of physical presence or online notarization and
2. Who is personally known to me or has produced _____ as proof of identification.



[Signature]
Notary Public, State of Florida
Print Name: Jessica Martinez
Date: 3/19/2026
My Commission Expires: 4/3/2028

EXHIBIT A

NOTICE OF RIVENDELL COMMUNITY ASSOCIATION, INC., UNDER 720.3032, FLORIDA STATUTES, AND NOTICE TO PRESERVE AND PROTECT COVENANTS AND RESTRICTIONS FROM EXTINGUISHMENT PURSUANT TO THE MARKETABLE RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES

The following Covenants and Restrictions, and recording information affecting the community which the Association desires to be preserved from extinguishment, including the legal descriptions of the property submitted to the covenants and restrictions, as they may be amended from time to time:

- A.** Declaration of Protective Covenants, Conditions and Restrictions for Rivendell
Recorded in Official Record Book 2842, Page 2626, in the Public Records of Sarasota County, Florida.

Amendments:

1. First Amendment to the Declaration of Protective Covenants, Conditions and Restrictions for Rivendell: Instrument #1999024803.
2. Second Amendment to the Declaration of Protective Covenants, Conditions and Restrictions for Rivendell: Instrument #1999059094.
3. Amendment to the Declaration of Protective Covenants, Conditions and Restrictions for Rivendell: Instrument #2001165433.
4. Third Amendment to the Declaration of Protective Covenants, Conditions and Restrictions for Rivendell: Instrument #2001165434.
5. Fourth Amendment to the Declaration of Protective Covenants, Conditions and Restrictions for Rivendell: Instrument #2002053390.
6. Fifth Amendment to the Declaration of Protective Covenants, Conditions and Restrictions for Rivendell: Instrument #2002130060.
7. Fifth Amendment to the Declaration of Protective Covenants, Conditions and Restrictions for Rivendell: Instrument #2002136251. (re-recorded)
8. Sixth Amendment to the Declaration of Protective Covenants, Conditions and Restrictions for Rivendell: Instrument #2003032447.
9. Amendment to the Declaration of Protective Covenants, Conditions and Restrictions for Rivendell: Instrument #2004030649.
10. Certificate of Amendment to the Declaration of Protective Covenants, Conditions and Restrictions for Rivendell: Instrument #2006066150.
11. Certificate of Amendment to the Declaration of Protective Covenants, Conditions and Restrictions for the Woodlands at Rivendell: Instrument #2022049397.

EXHIBIT A

12. Certificate of Amendment to the Declaration of Protective Covenants, Conditions and Restrictions for the Woodlands at Rivendell: Instrument #2023041361.
13. Certificate of Amendment to the Declaration of Protective Covenants, Conditions and Restrictions for the Woodlands at Rivendell: Instrument #2024028300.

B. Supplements/Addendum to Declaration

1. Unit 2 Addendum to the Declaration of Protective Covenants, Conditions and Restrictions for Rivendell. Official Record Book 2997, Page 2107.
2. Unit 3-A Addendum to the Declaration of Protective Covenants, Conditions and Restrictions for Rivendell. Instrument #1999025364.
3. Unit 3-B Addendum to the Declaration of Protective Covenants, Conditions and Restrictions for Rivendell. Instrument #1999089061.
4. Unit 3-C Addendum to the Declaration of Protective Covenants, Conditions and Restrictions for Rivendell. Instrument #1999095990.
5. Unit 3-C Addendum to the Declaration of Protective Covenants, Conditions and Restrictions for Rivendell. Instrument #1999099180. (re-recorded)
6. Unit 3-E Addendum to the Declaration of Protective Covenants, Conditions and Restrictions for Rivendell. Instrument #2000161145.
7. Unit 3-D Addendum to the Declaration of Protective Covenants, Conditions and Restrictions for Rivendell. Instrument #2001036740.
8. Unit 4-A Addendum to the Declaration of Protective Covenants, Conditions and Restrictions for Rivendell. Instrument #2001087327.
9. Unit 4-B Addendum to the Declaration of Protective Covenants, Conditions and Restrictions for Rivendell. Instrument #2001111776.
10. Unit 5 Addendum to the Declaration of Protective Covenants, Conditions and Restrictions for Rivendell. Instrument #2002012923.

EXHIBIT B

NOTICE OF RIVENDELL COMMUNITY ASSOCIATION, INC., UNDER 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

The following Plats and legal descriptions for the lots and property in the community, and recording information for the plats of the property subject to the covenants which the Association desires to be preserved from extinguishment:

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|-----|------------------------------------|-----------------------|
| 1. | Rivendell, Unit 1 | Plat Book 38, Page 3 |
| 2. | Rivendell, Unit 2 | Plat Book 39, Page 11 |
| 3. | Rivendell, Unit 3-A | Plat Book 40, Page 27 |
| 4. | Rivendell, Unit 3-B, the Woodlands | Plat Book 40, Page 39 |
| 5. | Rivendell, Unit 3-C, the Woodlands | Plat Book 40, Page 40 |
| 6. | Rivendell, Unit 3-D, the Woodlands | Plat Book 42, Page 4 |
| 7. | Rivendell, Unit 3-E, the Woodlands | Plat Book 41, Page 46 |
| 8. | Rivendell, Unit 4-A, the Woodlands | Plat Book 42, Page 17 |
| 9. | Rivendell, Unit 4-B, the Woodlands | Plat Book 42, Page 28 |
| 10. | Rivendell, Unit 5, the Woodlands | Plat Book 42, Page 35 |