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*A Partnership of Professional Associations*  
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Tampa, FL 33602

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Tampa, FL 33672-0717

(813) 229-0160  
Fax (813) 229-0165

March 18, 2014

**VIA U.S. MAIL**

Cheval Property Owner's Association, Inc.  
c/o Tom Sholl, CMCA, AMS  
4142 Cheval Blvd.  
Lutz, FL 33558

Re: Cheval Property Owner's Association, Inc.

Dear Tom:

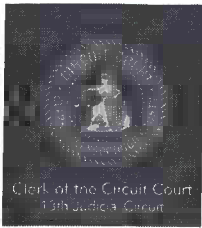
Enclosed, please find the original, recorded Notice of Preservation of the Master Declaration of Covenants, Conditions and Restrictions of Cheval Polo & Golf Club. We have saved a copy for our records; please keep the original in a safe place with the Association's Official Records.

Thank you.

Sincerely,



Mary Zewalk Thomas, Esq.  
James R. DeFurio, P.A.  
For the Firm



**Print Date:**  
3/7/2014 10:50:52 AM

**Hillsborough County Transaction**  
#: 1797478  
Receipt #: 1753881  
Cashier Date: 3/7/2014 10:50:51 AM  
(MPEDRERO)

Pat Frank  
Clerk of the Circuit Court  
419 Pierce St. Rm 140  
Tampa, FL 33602  
(813) 276-8100

Customer Information	Transaction Information	Payment Summary
( ) JAMES R. DE FURIO, PA P.O. BOX 172717 TAMPA, FL 33672	Date Received: 3/6/2014 Source Code: Tampa Q Code: Mail Return Code: Mail Trans Type: RECORDING Agent Ref Num:	Total Fees \$69.50 Total Payments \$69.50

1 Payments	
CHECK 13323	\$69.50

1 Recorded Items		
(RES) RESTRICTIONS	BK/PG: 22451/1713 CFN:2014077763 Date: 3/7/2014 10:50:45 AM From: CHEVAL PROPERTY OWNERS ASSOCIATION INC To:	
Recording @ 1st=\$10Add'l=\$8.50 ea.	8	\$69.50
Indexing @ 1st 4 Names Free Add'l=\$1 ea.	2	\$0.00
Deed Doc Stamps @ \$0.70 per \$100	0	\$0.00

0 Search Items
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1 Miscellaneous Items
(CORRESPONDENCE) CORRESPONDENCE

Prepared by and return to:  
Cianfrone and De Furio  
James R. De Furio, P.A.  
201 E. Kennedy Blvd. Suite 775  
Tampa, Florida 33602

INSTRUMENT#: 2014077763, O BK 22451  
PG 1713-1720 03/07/2014 at 10:50:45 AM,  
DEPUTY CLERK: MPEDRERO Pat Frank, Clerk  
of the Circuit Court Hillsborough County

**NOTICE OF PRESERVATION OF THE MASTER DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF CHEVAL POLO & GOLF CLUB**

**THIS NOTICE OF PRESERVATION OF THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CHEVAL POLO & GOLF CLUB** (the "Notice") is executed this 27<sup>th</sup> day of February, 2014, by **CHEVAL PROPERTY OWNER'S ASSOCIATION, INC.**, a Florida non-profit corporation, whose address is 4142 Cheval Blvd., Lutz, Florida, 33558 (the "Association");

**WITNESSETH:**

**WHEREAS**, the Association is the non-profit homeowners association formed for the governance of the residential subdivision known as Cheval East located in Hillsborough County, Florida ("Cheval East"); and

**WHEREAS**, Cheval East is governed by the provisions of that certain Master Declaration of Covenants, Conditions and Restrictions of Cheval Polo & Golf Club dated November 16, 1984 and originally recorded in Official Records Book 4450, Page 1789 of the Public Records of Hillsborough County, Florida, as the same has been amended from time to time (the "Master Declaration"); and

**WHEREAS**, pursuant to Sections 712.05 and 712.06 of the Florida Statutes, the Association desires to and has taken the actions necessary to preserve the covenants and restrictions which are the subject of the Declaration by the filing of this Notice;

**NOW THEREFORE**, the Association does hereby state and declare as follows:

1. **Recitals.** The recitals set forth above are true and correct and are incorporated herein by reference.

2. **Preservation of Declaration.** On January 29<sup>th</sup>, 2014, the Board of Directors of the Association voted unanimously to preserve the Master Declaration and protect the Master Declaration from extinguishment by the operation of the Marketable Record Titles to Real Property Act, Chapter 712 of the Florida Statutes, pursuant to the provisions of Section 712.05 of the Florida Statutes. Accordingly, this Notice has the effect of preserving the Master Declaration for a period of not longer than thirty (30) years following the recordation of this Notice in the Public Records of Hillsborough County, Florida.

3. **Land Affected by Notice.** A full and complete legal description of all land affected by this Notice is set forth in Exhibit C attached to this Notice.

4. **Statement of Marketable Record Title Action.** Attached to this Notice as Exhibit A is an Affidavit executed by the President of the Association (also being a member of the Board of Directors) affirming that the Board of Directors of the Association caused a statement meeting the requirements of Section 712.06 of the Florida Statutes, to be included in a notice which was mailed to all members of the Association, a copy of which is attached hereto as Exhibit B.

IN WITNESS WHEREOF, the Association has executed this Notice in manner and form sufficient to bind it as of the date set forth above.

**CHEVAL PROPERTY OWNER'S ASSOCIATION, INC.**, a Florida non-profit corporation

By: Patti Schatz  
Patti Schatz, President of Cheval Property Owner's Association, Inc.

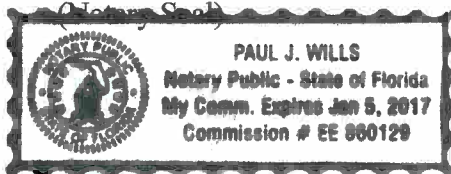
**Signed and Sealed in Our Presence:**

Thomas Skoll  
Witness 1 Print Name: Thomas Skoll

Aaron Martin  
Witness 2 Print Name: Aaron Martin

STATE OF FLORIDA )  
COUNTY OF HILLSBOROUGH ) ss.

The foregoing instrument was acknowledged before me this 27th day of February, 2014, by Patti Schatz, as President of CHEVAL PROPERTY OWNER'S ASSOCIATION, INC., a Florida non-profit corporation, on behalf of the corporation.



Paul J. Wills  
Signature of Notary Public – State of Florida

Paul J. Wills  
Print, Type or Stamp Commissioned Name of Notary Public

Personally Known  OR Produced \_\_\_\_\_ as Identification

Exhibit "A"

**AFFIDAVIT**

Before me, the undersigned authority, this day personally appeared **PATTI SCHATZ**, ("Affiant"), who having been duly sworn, did depose and say as follows:

1. That Affiant is the President and is a Director of Cheval Property Owner's Association, Inc., a Florida non-profit corporation (the "Association").

2. That the Association is the homeowners association which governs the community known as Cheval East, located in Hillsborough County, Florida, pursuant to that certain Master Declaration of Covenants, Conditions and Restrictions for Cheval dated November 16, 1984 and originally recorded in Official Records Book 4450, Page 1789 of the Public Records of Hillsborough County, Florida, as the same has been amended from time to time (the "Master Declaration").

3. That the Board of Directors of the Association caused a statement in substantially the form required by Section 712.06(b) of the Florida Statutes, to be mailed to the members of the Association not less than seven (7) days prior to the meeting of the Board of Directors of the Association held on January 29<sup>th</sup>, 2014 at 7:00 p.m. at the Cheval Athletic Center, 4142 Cheval Blvd., Lutz, FL 33558, at which the Board of Directors voted unanimously to preserve the covenants and restrictions contained in the Master Declaration.

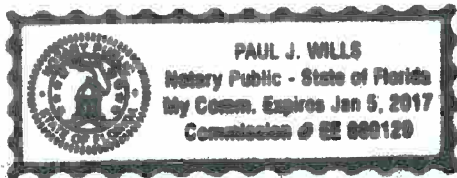
FURTHER AFFIANT SAYETH NOT.

STATE OF FLORIDA )  
COUNTY OF HILLSBOROUGH ) ss.

Patti Schatz  
Patti Schatz, President of Cheval Property  
Owner's Association, Inc.

Sworn to (or affirmed) and subscribed before me this 27<sup>TH</sup> day of FEBRUARY, 2014 by  
Patti Schatz, President of Cheval Property Owner's Association, Inc.

(Notary Seal)



Paul J. Wills  
Signature of Notary Public – State of Florida

Paul J. Wills  
Print, Type or Stamp Commissioned Name of  
Notary Public

Personally Known X OR Produced \_\_\_\_\_ as Identification

Exhibit "B"

**NOTICE OF BOARD OF DIRECTORS VOTE ON  
THE PROPOSED PRESERVATION OF  
THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS OF CHEVAL POLO & GOLF CLUB**

Notice is hereby given to all Members of Cheval Property Owner's Association, Inc. (the "Association") that at a meeting of the Board of Directors of the Association, which will be held at 7:00 p.m. on **January 29<sup>th</sup>, 2014** at **The Cheval Athletic Center**, 4142 Cheval Blvd., Lutz, FL 33558, the Board of Directors of the Association intends to vote on a proposal to preserve the Master Declaration of Covenants, Conditions and Restrictions for Cheval (the "Declaration") dated November 16, 1984 and originally recorded in Official Records Book 4450, Page 1789 of the Public Records of Hillsborough County, Florida, as has been amended from time to time.

Copies of the Declaration and other governing documents of the Association can be found in the Documents section of the Association's website, [www.ChevalEast.com](http://www.ChevalEast.com). If action is not taken before November 16, 2014 to preserve the covenants and restrictions contained in the Declaration, then the Declaration will be extinguished at that time in accordance with Florida's Marketable Record Titles to Real Property Act, Chapter 712 of the Florida Statutes.

If at least 2/3rds of the Board of Directors votes at the Board Meeting to preserve the Declaration, then the Declaration will be renewed as a matter of law for a period of thirty (30) years.

The following Statement is hereby given to all Members as required by the provisions of Sections 712.05 and 712.06, Florida Statutes:

***STATEMENT OF MARKETABLE TITLE ACTION***

*The Cheval Property Owner's Association, Inc. (the "Association") has taken action to ensure that the Declaration of Covenants, Conditions and Restrictions for Cheval, recorded in Official Records Book 4450, Page 1789 of the Public Records of Hillsborough County, Florida, as may be amended from time to time, currently burdening the property of each and every member of the Association, retains its status as the source of marketable title with regard to the transfer of a member's residence. To this end, if the proposal to preserve the Declaration is approved, the Association shall cause the notice required by Chapter 712 of the Florida Statutes, to be recorded in the public records of Hillsborough County, Florida. Copies of this notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association.*

Exhibit "C"

**DESCRIPTION OF LAND AFFECTED**

All of CHEVAL POLO AND GOLF CLUB PHASE ONE-A, according to the plat thereof recorded in Plat Book 57, Page 59, of the Public Records of Hillsborough County, Florida, LESS Parcel "C" as shown on said Plat, also known as Sales Center in Fifth Supplement to Master Declaration of Covenants, Conditions and Restrictions of Cheval Polo and Golf Club recorded in Official Records Book 7464, Page 966, of the Public Records of Hillsborough County, Florida.

AND

All of BIARRITZ VILLAGE, according to the plat thereof recorded in Plat Book 66, Page 34, of the Public Records of Hillsborough County, Florida.

AND

All of CHEVAL POLO AND GOLF CLUB PHASE TWO-AVENUE MONACO, according to the plat thereof recorded in Plat Book 67, Page 20, of the Public Records of Hillsborough County, Florida.

AND

All of CANNES VILLAGE, according to the plat thereof recorded in Plat Book 69, Page 38, of the Public Records of Hillsborough County, Florida, a portion of which was replatted as CANNES VILLAGE REVISED, according to the plat thereof recorded in Plat Book 73, Page 5, of the Public Records of Hillsborough County, Florida.

AND

All of CHEVAL POLO AND GOLF CLUB PHASE THREE-AVENUE CAPRI I AND II, according to the plat thereof recorded in Plat Book 69, Page 53, of the Public Records of Hillsborough County, Florida.

AND

All of CHEVAL LAKE CLUB VILLAS, according to the plat thereof recorded in Plat Book 70, Page 6, of the Public Records of Hillsborough County, Florida.

AND

All of CHATEAUX LOIRE, according to the plat thereof recorded in Plat Book 71, Page 12, of the Public Records of Hillsborough County, Florida.

AND

All of BEAU RIVAGE, according to the plat thereof recorded in Plat Book 71, Page 16, of the Public Records of Hillsborough County, Florida.

AND

All of CHEVAL POLO AND GOLF CLUB PHASE FOUR - AVENUE AVIGNON, according to the plat thereof recorded in Plat Book 72, Page 8, of the Public Records of Hillsborough County, Florida.

AND

All of BAYONNES AT CHEVAL, according to the plat thereof recorded in Plat Book 72, Page 40, of the Public Records of Hillsborough County, Florida.

AND

All of CHEVAL POLO AND GOLF CLUB PHASE FIVE, according to the plat thereof recorded in Plat Book 72, Page 41, of the Public Records of Hillsborough County, Florida.

AND

All of CHEVAL BOULEVARD ESTATE LOTS EAST, according to the plat thereof recorded in Plat Book 73, Page 12, of the Public Records of Hillsborough County, Florida.

AND

All of CHEVAL BOULEVARD ESTATE LOTS WEST, according to the plat thereof recorded in Plat Book 73, Page 59, of the Public Records of Hillsborough County, Florida.

AND

All of CHEVAL - WIMBLEDON VILLAGE, according to the plat thereof recorded in Plat Book 77, Page 62, of the Public Records of Hillsborough County, Florida.

AND

All of CHEVAL EAST BORDEAUX PHASE 1, according to the plat thereof recorded in Plat Book 83, Page 8, of the Public Records of Hillsborough County, Florida.

AND

That portion of CHEVAL EAST BORDEAUX PHASE 2, according to the plat thereof recorded in Plat Book 84, Page 41, of the Public Records of Hillsborough County, Florida, lying within Cheval East Unplatted Parcel No. 4, and Parcel D, as described in Fifth Supplement to Master Declaration of Covenants, Conditions and Restrictions of Cheval Polo and Golf Club recorded in Official Records Book 7464, Page 966, of the Public Records of Hillsborough County, Florida,



and also lying within Cheval East Unplatted Parcel No. 3, as described in Sixth Supplement to Master Declaration of Covenants, Conditions and Restrictions of Cheval Polo and Golf Club recorded in Official Records Book 8051, Page 1773, of the Public Records of Hillsborough County, Florida, LESS that portion thereof lying within Cheval Equestrian Area as described in Fifth Amendment to Master Declaration of Covenants, Conditions and Restrictions of Cheval Polo and Golf Club recorded in Official Records Book 8593, Page 1646, of the Public Records of Hillsborough County, Florida.

AND

All of CHEVAL TENNIS VILLAGE CONDOMINIUM I, according to the Declaration of Condominium recorded in Official Records Book 5273, Page 1403, as amended in Official Records Book 6145, Page 267, together with Condominium Plat Book 11, Page 14, of the Public Records of Hillsborough County, Florida.

AND

All of CHEVAL TENNIS VILLAGE CONDOMINIUM II, according to the Declaration of Condominium recorded in Official Records Book 5706, Page 1547, together with Condominium Plat Book 12, Page 57, of the Public Records of Hillsborough County, Florida.

AND

All of CHEVAL TENNIS VILLAGE CONDOMINIUM III, according to the Declaration of Condominium recorded in Official Records Book 5706, Page 1592, as amended in Official Records Book 5869, Page 1439, together with Condominium Plat Book 12, Page 58, of the Public Records of Hillsborough County, Florida.

AND

All of CHEVAL TENNIS VILLAGE CONDOMINIUM IV, according to the Declaration of Condominium recorded in Official Records Book 6010, Page 927, as amended in Official Records Book 6091, Page 1645, together with Condominium Plat Book 13, Page 23, as amended by Condominium Plat Book 13, Page 38, of the Public Records of Hillsborough County, Florida.

AND

Cheval East Unplatted Parcel No. 1, Cheval East Unplatted Parcel No. 4, Cheval East Unplatted Parcel No. 8, and Parcel D, as described in Fifth Supplement to Master Declaration of Covenants, Conditions and Restrictions of Cheval Polo and Golf Club recorded in Official Records Book 7464, Page 966, of the Public Records of Hillsborough County, Florida, LESS that portion of said Cheval East Unplatted Parcel No. 4 lying within Cheval Equestrian Area as described in Fifth Amendment to Master Declaration of Covenants, Conditions and Restrictions of Cheval Polo and Golf Club recorded in Official Records Book 8593, Page 1646, of the Public Records of Hillsborough County, Florida, LESS that portion of said Cheval East Unplatted Parcel No. 4 and Parcel D having been platted as CHEVAL EAST BORDEAUX PHASE 1,

according to the plat thereof recorded in Plat Book 83, Page 8, of the Public Records of Hillsborough County, Florida, and CHEVAL EAST BORDEAUX PHASE 2, according to the plat thereof recorded in Plat Book 84, Page 41, of the Public Records of Hillsborough County, Florida.

AND

Cheval East Unplatted Parcel No. 2, Cheval East Unplatted Parcel No. 3, Cheval East Unplatted Parcel No. 5, Cheval East Unplatted Parcels No. 6 and No. 7, Cheval East Unplatted Parcel No. 9, and Cheval East Unplatted Parcel No. 10, as described in Sixth Supplement to Master Declaration of Covenants, Conditions and Restrictions of Cheval Polo and Golf Club recorded in Official Records Book 8051, Page 1773, of the Public Records of Hillsborough County, Florida, LESS that portion of said Cheval East Unplatted Parcel No. 3 having been platted as CHEVAL EAST BORDEAUX PHASE 2, according to the plat thereof recorded in Plat Book 84, Page 41, of the Public Records of Hillsborough County, Florida, LESS that portion of said Cheval East Unplatted Parcels No. 6 and No. 7 having been platted as CHEVAL - WIMBLEDON VILLAGE, according to the plat thereof recorded in Plat Book 77, Page 62, of the Public Records of Hillsborough County, Florida.

AND

Parcel 1, Parcel 2, and Parcel 3, as described in Seventh Amendment to Master Declaration of Covenants, Conditions and Restrictions of Cheval Polo and Golf Club recorded in Official Records Book 20216, Page 1321, of the Public Records of Hillsborough County, Florida.