

Pineda crossing Homeowners Association INC  
1978 US Hwy 1 Ste 106  
Rockledge Fl 32955



This instrument prepared by:  
Helena G. Malchow, Esquire  
Law Offices of John L. Di Masi, P.A.  
801 N. Orange Avenue, Suite 500  
Orlando, FL 32801

CFN 2022198942, OR BK 9584 PAGE 2615,  
Recorded 08/12/2022 at 09:45 AM, Rachel M. Sadoff,  
Clerk of Courts, Brevard County  
# Pgs:5

**NOTICE OF PINEDA CROSSING HOMEOWNERS' 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: Pineda Crossing Homeowners' Association, Inc.

2. Mailing and physical addresses of association:

Pineda Crossing Homeowners' Association, Inc.  
c/o Advanced Property Management, Central Florida  
Attn: Van Moore, Manager  
1978 U.S. 1, Suite 106  
Rockledge, FL 32955

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

Pineda Crossing Phase I, a Subdivision Lying in Section 25, Township 26 South, Range 36 East, of Brevard County, Florida.

Pineda Crossing Phase II, a Partial Replat of Tract "X" of the Plat of "Pineda Crossing Phase I" Per Plat Book 39, Pages 30 through 35 of the Public Records of Brevard County, Florida, and Lying in Section 25, Township 26 South, Range 36 East.

Pineda Crossing Phase III, a Partial Replat of Tract "X" of the Plat of "Pineda Crossing Phase I" Per Plat Book 39, Pages 30 through 35 of the Public Records of Brevard County, Florida, and Lying in Section 25, Township 26 South, Range 36 East.

Pineda Crossing Phase IV, Replat of a Portion of Tract "X" of the Plat of "Pineda Crossing Phase I" Per Plat Book 39, Pages 30 through 35, of the Public Records of Brevard County, Florida, A Subdivision Lying in Section 25, Township 26 South, Range 36 East of Brevard County, Florida.

Pineda Crossing Phase V, a Replat of Tracts "1A" and "1B" of the Plat of "Pineda Crossing Phase I" per Plat Book 39, Pages 30 through 35 of the Public Records of Brevard County, Florida, and Lying in Section 25, Township 26 South, Range 36 East.

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

Advanced Property Management, Central Florida, 1978 U.S. 1, Suite 106, Rockledge, FL 32955

5. This notice does constitute the Association's desire to preserve and protect the covenants or restrictions affecting the association from extinguishment under the Marketable Record Title Act, Chapter 712, Florida Statutes.
6. The following covenants or restrictions affecting the community which the association desires to be preserved from extinguishment:

"Declaration of Covenants and Restrictions for Pineda Crossing Subdivision" as recorded on July 21, 1993, at O.R. Book 3308, Page 317, et seq., in the Public Records of Brevard County, Florida;

"Amendment to Declaration of Covenants and Restrictions for Pineda Crossing Subdivision" as recorded on August 19, 1993, at O.R. Book 3316, Page 253, et seq., in the Public Records of Brevard County, Florida;

"Amendment to Declaration of Covenants and Restrictions for Pineda Crossing Subdivision" as recorded on November 29, 1994, at O.R. Book 3437, Page 4459, et seq., in the Public Records of Brevard County, Florida;

"Amendment to Declaration of Covenants and Restrictions for Pineda Crossing Subdivision" as recorded on December 27, 1996, at O.R. Book 3632, Page 2645, et seq., in the Public Records of Brevard County, Florida;

"Amendment to Declaration of Covenants and Restrictions for Pineda Crossing Subdivision" as recorded on April 21, 1997, at O.R. Book 3664, Page 4071, in the Public Records of Brevard County, Florida;

"Amendment to Declaration of Covenants and Restrictions for Pineda Crossing Subdivision" as recorded on April 21, 1997, at O.R. Book 3664, Page 4072, et seq., in the Public Records of Brevard County, Florida;

"Amendment to Declaration of Covenants and Restrictions for Pineda Crossing Subdivision" as recorded on July 21, 1998, at O.R. Book 3871, Page 3410, et seq., in the Public Records of Brevard County, Florida;

"Amendment to Declaration of Covenants and Restrictions for Pineda Crossing Subdivision" as recorded on April 26, 2000, at O.R. Book 4154, Page 3431, et seq., in the Public Records of Brevard County, Florida;

"Amendment to Declaration of Covenants and Restrictions for Pineda Crossing Subdivision" as recorded on May 19, 2000, at O.R. Book 4165, Page 4007, et seq., in the Public Records of Brevard County, Florida;

"Amendment to Declaration of Covenants and Restrictions for Pineda Crossing Subdivision" as recorded on October 26, 2000, at O.R. Book 4240, Page 1208, et seq., in the Public Records of Brevard County, Florida;

"Amendment to Declaration of Covenants and Restrictions for Pineda Crossing Subdivision" as recorded on October 10, 2001, at O.R. Book 4436, Page 3308 et seq., in the Public Records of Brevard County, Florida;

"Amendment to Declaration of Covenants and Restrictions for Pineda Crossing Subdivision" as recorded on November 27, 2001, at O.R. Book 4468, Page 2365, et seq., in the Public Records of Brevard County, Florida;

"Amendment to Declaration of Covenants and Restrictions for Pineda Crossing Subdivision" as recorded on January 23, 2002, at O.R. Book 4511, Page 3063, et seq., in the Public Records of Brevard County, Florida;

"Amendment to Declaration of Covenants and Restrictions for Pineda Crossing Subdivision" as recorded on October 17, 2002, at O.R. Book 4713, Page 936, et seq., in the Public Records of Brevard County, Florida;

"Amendment to Declaration of Covenants and Restrictions for Pineda Crossing Subdivision" as recorded on December 30, 2002, at O.R. Book 4776, Page 3623, et seq., in the Public Records of Brevard County, Florida;

"Resolution of Pineda Crossing Homeowners' Association, Inc." as recorded on September 11, 2006, at O.R. Book 5696, Page 0708, et seq., in the Public Records of Brevard County, Florida;

"Certificate of Approval of Amendment to Declaration of Covenants and Restrictions for Pineda Crossing Subdivision" as recorded on May 1, 2007, at O.R. Book 5774, Page 2917, et seq., in the Public Records of Brevard County, Florida;

"Amendment to Declaration of Covenants and Restrictions for Pineda Crossing Subdivision" as recorded on October 7, 2014, at O.R. Book 7223, Page 2215, et seq., in the Public Records of Brevard County, Florida;

"Certificate of Approval of Amendment to the Declaration of Covenants and Restrictions for Pineda Crossing Subdivision for Pineda Crossing Homeowners' Association, Inc." as recorded on December 18, 2020, at O.R. Book 8956, Page 91, et seq., in the Public Records of Brevard County, Florida;

"Articles of Incorporation of Pineda Crossing Homeowners' Association, Inc." as recorded on July 6, 2001 at O.R. Book 4376, Page 333, et seq., in the Public Records of Brevard County, Florida;

"By-Laws of Pineda Crossing Homeowners' Association, Inc." as recorded on July 6, 2001 at O.R. Book 4376, Page 343, et seq., in the Public Records of Brevard County, Florida;

"Consent in Writing of the Board of Directors of Pineda Crossing Homeowners' Association, Inc." as recorded on July 22, 2002 at O.R. Book 4642, Page 979 in the Public Records of Brevard County, Florida;

"Certificate of Ammended [sic] and Restated By-Laws of Pineda Crossing Homeowners' Association, Inc." as recorded on April 18, 2005 at O.R. Book 5453, Page 924 et seq., in the Public Records of Brevard County, Florida;

"Certificate of Approval of Amendment to the Amended and Restated By-Laws of Pineda Crossing Homeowners' Association, Inc." as recorded on June 16, 2010 at O.R. Book 6187, Page 500, et seq., in the Public Records of Brevard County, Florida;

"Certificate of Approval of the Covenant Rules and Guidelines for Pineda Crossing Homeowners Association, Inc." as recorded on March 3, 2022 at O.R. Book 9433, Page 1445, et seq., in the Public Records of Brevard, County, Florida.

7. The legal descriptions of the community affected by the listed covenants or restrictions are:

Pineda Crossing Phase I: A parcel of land lying in Section 25, Township 26 South, Range 36 East, Brevard County, Florida according Plat Book 39, Pages 30 through 35, of the Public Records of Brevard County, Florida.

Pineda Crossing Phase II: A parcel of land lying in Section 25, Township 26 South, Range 36 East and being a partial replat of Tract "X" of the plat of "Pineda Crossing Phase I" said plat being recorded in Plat Book 39, Pages 30 through 35, inclusive, of the Public Records of Brevard County, Florida according to Plat Book 40, Pages 98 through 101, of the Public Records of Brevard County, Florida.

Pineda Crossing Phase III: A parcel of Land lying in Section 25, Township 26 South, Range 36 East and being a partial replat of Tract "X" of the Plat of "Pineda Crossing Phase I" said plat being recorded in Plat Book 39, Pages 30 through 35, inclusive, of the Public Records of Brevard County, Florida according to Plat Book 42, Pages 77 through 79 of the Public Records of Brevard County, Florida.

Pineda Crossing Phase IV: A parcel of land lying in Section 25, Township 26 South, Range 36 East, Brevard County, Florida and Pineda Crossing Phase IV according to the plat thereof as recorded in Plat Book 47 at Pages 54 through 56

of the Public Records of Brevard County, Florida.

Pineda Crossing Phase V: A parcel of land lying in Section 25, Township 26 South, Range 36 East, Brevard County, Florida and Pineda Crossing Phase V according to the plat thereof as recorded in Plat Book 45 at Pages 61 through 62 of the Public Records of Brevard County, Florida.

This notice is filed on behalf of Pineda Crossing Homeowners' Association, Inc. as of this 28<sup>th</sup> of July, 2022.

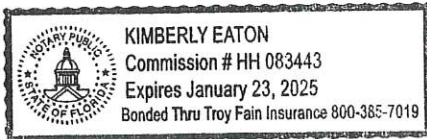
Pineda Crossing Homeowners' Association, Inc.

By: *Leah Donaldson*  
Leah Donaldson, President

STATE OF FLORIDA :  
COUNTY OF BREVARD :

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28<sup>th</sup> day of July, 2022, by Leah Donaldson as President of Pineda Crossing Homeowners' Association, Inc., a not-for-profit corporation, on behalf of the corporation. She is  personally known to me or  produced FL DL (type of identification) as identification.

(Affix Notarial Seal)



*Kimberly Eaton*  
Notary Public - State of Florida  
Printed Name: Kimberly Eaton  
Commission No.: HH 083443  
My Commission Expires: 01/23/2025