

TIMBERWOOD PROPERTY OWNERS ASSOCIATION, INC.

P.O. Box 771228, Ocala, Florida 34477-1228



Email: TPOAocala@hotmail.com

2025 Website: TimberwoodOcala.com

2025 Board of Directors:

Al Formella, President

John Taylor, Vice President

John Wilburt, Secretary

Bill Check, Treasurer

Pat Berardino, Board Member

9-8-2025

To: All Property Owners,

RE: Timberwood, Timberwood 1, Timberwood 11, & Timberwood 111

Subject: Notice of Preservation of Governing Documents

Dear Homeowner,

This letter is to inform you that the Timber Property Owners Association has filed the required notice to preserve the Association's governing documents in accordance with Florida Statutes (720.3032).

By filing this notice, the Association has taken the necessary steps to ensure that our governing documents—including the Current Covenants – last restated and adopted/filed April 2005, By-laws, and Rules & Regulations, as well as any related amendments—remain effective and enforceable.

No action is required from you at this time. This notice is provided for your records.

If you have any questions, please contact the Association at TPOAOCALA@hotmail.com.

Sincerely,

TPOA Board of Directors



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 07/15/2025 01:19:32 PM
FILE #: 2025094519 OR BK 8661 PGS 1518-1517
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

NOTICE TO PRESERVE

Pursuant to Florida Statutes §712.05

TO: All Interested Parties and Property Owners

RE: Notice to Preserve Covenants and Restrictions for Timberwood Subdivision

Located in Marion County, Florida

Mailing Address: P.O. Box 771228, Ocala, FL 34477

Pursuant to Florida Statutes §712.05, the undersigned, on behalf of the Timberwood Property Owners Association, hereby files this Notice to Preserve the covenants, conditions, and restrictions (CCRs) affecting the real property known as **Timberwood**, located in Marion County, Florida, as recorded in the Official Records of Marion County, Florida.

1. Name of Association:

Timberwood Property Owners Association, Inc.

2. Mailing Address of Association:

P.O. Box 771228

Ocala, FL 34477

3. Description of Property Affected:

All lots, parcels, and tracts within the Timberwood Subdivision as set forth and described in the recorded plats and documents establishing the subdivision in the public records of Marion County, Florida.

1. The Protective Covenants of Timberwood, a Subdivision, as per the plat thereof recorded in Plat Book S, Pages 148 and 149, Public Records of Marion County, Florida, as recorded in Official Records Book 974, Pages 754 through 758, as amended by Amendment recorded in Official Records Book 1041, Pages 1783 and 1784, and Amendment recorded in Official Records Book 1073, Page 0300 through 0303, Public Records of Marion County, Florida.
2. The Protective Covenants of Timberwood First Addition, as per plat thereof recorded in Plat Book U, Page 13, Public Records of Marion County, Florida, as recorded in Official Records Book 1069, Pages 0307 through 0311, Public Records of Marion County, Florida.
3. The Protective Covenants of Timberwood Second Addition, as per plat thereof recorded in Plat Book U, Pages 67 and 68, Public Records of Marion County, Florida, as recorded in Official Records Book 1162, Pages 1808 through 1812, Public Records of Marion County, Florida.
4. Protective Covenants of Timberwood Third Addition, as per plat thereof recorded in Plat Book Y, Pages 64 through 69, Public Records of Marion County, Florida, as recorded in Official Records Book 1389, Pages 0854 through 0863, as amended by the Amendment recorded in Official Records Book 2036, Pages 1301 and 1302, Public Records of Marion County, Florida, and

4. Original Declaration(s) to be Preserved:

The Declaration of Covenants, Conditions, and Restrictions for Timberwood Subdivision, including any amendments thereto, as recorded in the Official Records of Marion County, Florida.

5. Purpose of This Notice:

This Notice is being filed to preserve and protect the enforceability of the above-referenced Declaration(s) of Covenants, Conditions, and Restrictions pursuant to the Marketable Record Title Act, Florida Statutes Chapter 712.

6. Authority for Filing:

This notice is filed by the Timberwood Property Owners Association, Inc., through its duly authorized representative, as authorized by Florida Statute §712.05(1), and pursuant to a resolution of the Board of Directors.

IN WITNESS WHEREOF, the undersigned has executed this Notice on behalf of the Timberwood Property Owners Association, Inc., on this 14 day of July, 2025.

Timberwood Property Owners Association, Inc.

By: [Signature]
Alvin Formella, Chairperson
Timberwood CCR Committee

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 14 day of July, 2025, by Alvin Formella, as Chairperson of the Timberwood CCR Committee on behalf of the Timberwood Property Owners Association, Inc. He/she is personally known to me or has produced FL DL as identification.

Notary Public:

[Signature] [Signature]

[Seal]

My Commission Expires: February 10, 2029

