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RECORDED 11/17/2015 14:54:25
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1850 - 1854; (5pgs)

This document was prepared by
and should be returned to:
Robert B. Burr, Esq.
St. John Rossin & Burr, PLLC
1601 Forum Place, Suite 700
West Palm Beach, FL 33401
Tel: 561-655-8994
WILL CALL BOX #110

**NOTICE REGARDING MARKETABLE RECORD TITLE ACT
FOR WELLESLEY AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC.**

THIS NOTICE REGARDING MARKETABLE RECORD TITLE ACT FOR WELLESLEY AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC. is made this 10th day of NOVEMBER, 2015, by the President and Secretary of WELLESLEY AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC. ("Association"). The post office address for the Association is c/o Seacrest Services, Inc., 2400 Centrepark W. Drive, Suite 175, West Palm Beach, Florida 33409.

WITNESSETH:

1. This Notice Regarding the Marketable Record Title Act is recorded by the Association pursuant to Chapter 712, Fla. Stat.
2. The Association is subject to the governing documents and covenants and restrictions (hereinafter collectively "governing documents and covenants and restrictions") listed on below.
3. The legal description of the land affected by this Notice is as follows:

WELLESLEY AT BOYNTON BEACH according to the Plat thereof, recorded at Plat Book 56, pages 99 – 104, Public Records of Palm Beach County, Florida

NOW, THEREFORE, the President and Secretary of the Association hereby certify that:

4. The governing documents and covenants and restrictions listed below shall be preserved and protected from extinguishment by operation of Chapter 712, of the Florida Statutes which is the marketable record title act. The governing documents and covenants and restrictions listed below as may be amended from time to time, currently burdening the property of each and every member of the Association, retain their status as the source of marketable title with regard to the transfer of a member's residence.

5. The preservation of the governing documents and covenants and restrictions listed below has been duly approved at a meeting by at least two-thirds (2/3) of the Board of Directors at a meeting duly noticed and conducted in accordance with the requirements of Chapter 712, Fla. Stat. and the governing documents of the Association.

<u>Instrument</u>	<u>Official Records Book and Page in the Public Records of Palm Beach County, Florida</u>
Declaration of Covenants and Restrictions for Wellesley at Boynton Beach ("Declaration")	O. R. Book 5511, Page 673
Amendment(s) to Declaration	O. R. Book 5681, Page 10
Amendment(s) to Declaration	O. R. Book 6521, Page 209
Amendment(s) to Declaration	O. R. Book 7246, Page 572
Amendment(s) to Declaration	O.R. Book 7353, Page 1749
Amendment(s) to Declaration	O. R. Book 8344, Page 1452
Amendment(s) to Declaration	O. R. Book 8593, Page 1535
Amendment(s) to Declaration	O. R. Book 9283, Page 1229
Amendment(s) to Declaration	O. R. Book 11998, Page 807
Amendment(s) to Declaration	O. R. Book 15368, Page 320
Amendment(s) to Bylaws of Association	O,R. Book 7110, Page 1146
Amendment(s) to Bylaws of Association	O. R. Book 12255, Page 302

6. Attached hereto and incorporated herein as EXHIBIT "A" is an Affidavit for Notice Regarding Marketable Record Title Act which attests to the required notice being given to the Association Members in accordance with Chapter 712, Fla. Stat.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 10 day of November, 2015.

WELLESLEY AT BOYNTON BEACH
HOMEOWNERS ASSOCIATION, INC.

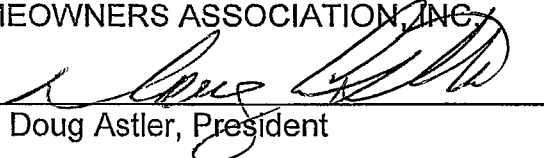


Witness (as to both)

William LUTSKO

Printed Name

By:


Doug Astler, President

[Signature]
Witness (as to both)
James Mckendry
Printed Name

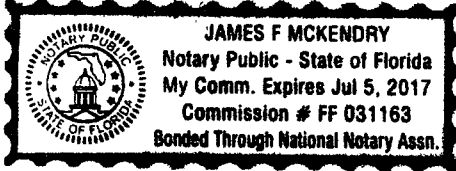
Attest:
Juanita I. Wenman
Juanita I. Wenman, Secretary

STATE OF FLORIDA)
) ss
COUNTY OF PALM BEACH)

The foregoing Notice Regarding Marketable Record Title Act was acknowledged before me this 10 day of November, 2015, by Doug Astler as President, and Juanita I. Wenman, as Secretary, of Wellesley at Boynton Beach Homeowners Association, Inc., on behalf of said Corporation. The signatories are personally known to me or they have produced Person Known as identification.

WITNESS my signature and official seal at Boynton Beach, in the County of Palm Beach, State of Florida, the date and year last aforesaid.

(SEAL)



[Signature]
NOTARY PUBLIC, State of Florida at Large
My Commission Expires: July 5, 2017

EXHIBIT "A"

AFFIDAVIT FOR NOTICE REGARDING MARKETABLE RECORD TITLE ACT
FOR WELLESLEY AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC.

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

BEFORE ME, the undersigned authority, personally appeared, Doug Astler, the Affiant, who states:

1. The Affiant is a member of the Board of Directors of WELLESLEY AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC. ("Association") and is the President of the Association.

2. The Association as required by Chapter 712 of the Florida Statutes, caused a statement of marketable record title in substantially the following form to be mailed or delivered to the Members of the Association not less than seven (7) days prior to the meeting of the Board of Directors to approve the preservation of the governing documents, covenants and restrictions:

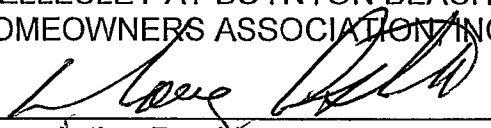
"STATEMENT OF MARKETABLE TITLE ACTION: Wellesley at Boynton Beach Homeowners Association, Inc. (the "Association") has taken action to ensure that the governing documents and covenants and restrictions recorded set forth below and as may be amended from time to time, currently burdening the property of each and every member of the Association, retain their status as the source of marketable title with regard to the transfer of a member's residence. To this end, the Association shall cause the notice required by Chapter 712, Florida Statutes, to be recorded in the Public Records of Palm Beach 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."

<u>Instrument</u>	<u>Official Records Book and Page in the Public Records of Palm Beach County, Florida</u>
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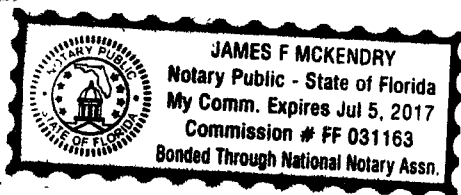
Executed this 10 day of November, 2015.

WELLESLEY AT BOYNTON BEACH
HOMEOWNERS ASSOCIATION, INC.

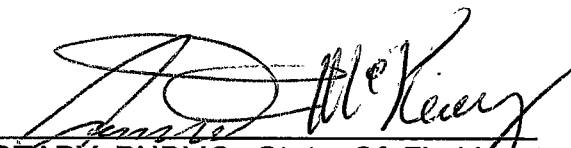


Doug Astler, President

SWORN TO and SUBSCRIBED before me this 10 day of November, 2015, by Doug Astler as President of Wellesley at Boynton Beach Homeowners Association, Inc. on behalf of the corporation, who is personally known to me or produced Personal Know as identification.



(SEAL)



NOTARY PUBLIC, State Of Florida at
Large
My Commission Expires: July 5, 2017