

Prepared By:
John "Jay" A. Fraiser, Jr.
Moorhead Law Group, PLLC
127 Palafox Place, Suite 200
Pensacola, FL 32502

SUMMARY NOTICE OF PRESERVATION OF THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
SANDY DUNES

STATE OF FLORIDA
COUNTY OF SANTA ROSA

THIS SUMMARY NOTICE OF PRESERVATION OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SANDY DUNES (the "Notice"), which was duly approved by the Board of Directors of Sandy Dunes Homeowners' Association, Inc., a Florida not-for-profit corporation (the "Association"), on May 21, 2025, is issued pursuant to Sections 720.3032 and 712.05(2)(b), *Florida Statutes*, and serves to preserve and protect the covenants, conditions and restrictions described herein from potential termination or extinguishment pursuant to the Marketable Record Title Act (MRTA), 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 the Association:**

Sandy Dunes Homeowners' Association, Inc., a Florida not-for-profit corporation.
2. **Mailing address of the Association:**

908 Gardengate Circle
Pensacola, FL 32504
3. **Names of the subdivision plats, or, if none, common name of community:**

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

Etheridge Property Management
908 Gardengate Circle
Pensacola, FL 32504
(850) 484-2611
5. **This Notice constitutes a notice to preserve and protect covenants or restrictions from extinguishment under the Marketable Record Title Act (MRTA).**
6. **The following covenants or restrictions affecting the community that the Association desires to be preserved from extinguishment:**

Declaration of Covenants, Conditions and Restrictions for Sandy Dunes, as recorded in Official Records Book 1472, at Page 965 of the Public Records of Santa Rosa County, Florida, and any amendments thereto.

7. The legal descriptions of the community affected by the listed Covenants, Conditions and Restrictions referenced herein:

LOT B, CRESCENT SHORES, A SUBDIVISION OF SECTIONS 21 & 22, TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK A, PAGE 70, OF THE PUBLIC RECORDS OF SAID COUNTY.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT B, CRESCENT SHORES, A SUBDIVISION OF A PORTION OF SECTIONS 21 AND 22, TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK A, PAGE 70 OF THE PUBLIC RECORDS OF SAID COUNTY SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY 98 (160 FOOT RIGHT OF WAY); THENCE GO SOUTH 58 DEGREES 55 MINUTES 37 SECONDS WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 254.40 TO THE WEST LINE OF SAID LOT B; THENCE GO SOUTH 00 DEGREES 47 MINUTES 15 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 1,056.75 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUE SOUTH 00 DEGREES 47 MINUTES 15 SECONDS WEST, A DISTANCE OF 47.00 FEET, MORE OR LESS, TO THE SHORELINE OF SANTA ROSA SOUND; THENCE MEANDER ALONG SAID SHORELINE IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 220.00 FEET, MORE OR LESS, AND INTERSECT WITH THE EAST LINE OF SAID LOT B, HAVING A BEARING OF SOUTH 00 DEGREES 47 MINUTES 39 SECONDS WEST AND PASSING THROUGH THE POINT OF BEGINNING; THENCE GO NORTH 00 DEGREES 47 MINUTES 39 SECONDS EAST, A DISTANCE OF 136.00 FEET, MORE OR LESS, TO A POINT BEING NORTH 65 DEGREES 45 MINUTES 02 SECONDS EAST, A DISTANCE OF 238.34 FEET FROM SAID POINT "A"; THENCE CONTINUE NORTH 00 DEGREES 47 MINUTES 39 SECONDS EAST, A DISTANCE OF 1,090.17 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 5.78 ACRES, MORE OR LESS;

AND

ALL OF THAT AREA WITHIN THE BOUNDARIES OF "SANDY DUNES", A RECORDED SUBDIVISION OF A RE-SUBDIVISION OF LOT "B", CRESCENT SHORES, SAID AREA CONSISTING OF JOTAM LANE, A 40 FOOT PRIVATE ROAD RIGHT OF WAY AND A RETENTION POND LYING BETWEEN LOTS 20 AND 21, AS SHOWN ON THE RECORDED PLAT OF SANDY DUNES; BEING

MORE PARTICULARLY DESCRIBED AS: ALL OF THAT AREA OF SANDY DUNES, A SUBDIVISION OF SECTIONS 21 AND 22, TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA, AS RECORDED IN PLATBOOK F AT PAGE 92 OF THE PUBLIC RECORDS OF SAID COUNTY, LESS AND EXCEPT LOTS 1 THRU 31, INCLUSIVE, AS SHOWN ON SAID RECORDED PLAT.

This Notice is filed on behalf of Sandy Dunes Homeowners' Association, Inc., a Florida not-for-profit corporation, as of May 21, 2025.

[END OF TEXT -- SIGNATURE PAGES TO FOLLOW]

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

WITNESSES:

Signed, sealed and delivered
in the presence of:

Ashley McCormick
Print Name: Ashley McCormick
Address: 4776 La Casa Cir
Milton FL 32571

Sonia Mason
Print Name: SONIA MASON
Address: 406 E Park Rd
Cañonment, WA 92533

**SANDY DUNES HOMEOWNERS'
ASSOCIATION, INC.**, a Florida not-for-profit corporation

By: Kevin Etheridge
Print Name: KEVIN ETHERIDGE
Its: President

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 21st day of May, 2025, by John Fontress, as President of Sandy Dunes Homeowners' Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who ☒ is personally known to me or ☐ has produced _____, as identification.

[SEAL]



Stacie Porter
NOTARY PUBLIC
Print Name: Stacie Porter