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RECEIVED APR 04 2022

REC'D

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**Memo**

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**To:** Board of Directors  
B.T. Homeowner's Association, Inc.

**From:** Elizabeth P. Bonan, Esq.

**Subject:** Marketable Record Title Act (MRTA) Preservation

**Date:** April 1, 2022

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Enclosed for your safekeeping is the original Notice to Preserve and Protect Covenants and Restrictions from Extinguishment for your Association that has been recorded in the St. Lucie County Public Records. We have retained a copy for our file.

Please note, a copy of the recorded summary Notice must be mailed to all Members of the Association. The Notice may be mailed to the Members as an enclosure to the next notice of meeting of the Association or any other mailing sent to the Members.

Should you have any questions, please do not hesitate to call.

EPB/ml

**NOTICE OF B.T. HOMEOWNER'S ASSOCIATION, INC.  
UNDER SECTION 720.3032, FLORIDA STATUTES**

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: B.T. Homeowner's Association, Inc.
2. Mailing and physical addresses of association:  
Physical Address: 100 Pepper Lane, Jensen Beach, FL 34957  
  
Mailing Address: 430 NW Lake Whitney Place, Port Saint Lucie, FL 34986
3. Names of the subdivision plats, or, if none, common name of community:  
Bay Tree
4. Name, address, and telephone number for management company, if any:  
  
Watson Association Management  
430 NW Lake Whitney Place  
Port Saint Lucie, FL 34985
5. This notice does constitute a notice to preserve and protect covenants or restrictions from extinguishment under the Marketable Record Title Act.
6. The following covenants or restrictions affecting the community which the association desires to be preserved from extinguishment:  
  
Declaration of Covenants and Restrictions for Bay Tree, recorded in Official Records Book 805, Page 543 et seq., Public Records of St. Lucie County, Florida.  
  
First Amendment to Declaration of Covenants and Restrictions, recorded in Official Records Book 815, Page 1513, Public Records of St. Lucie County, Florida.  
  
Fourth Amendment to the Declaration of Covenants and Restrictions, recorded in Official Records Book 3309, Page 1829, Public Records of St. Lucie County, Florida.  
  
Certificate of Amendments to the Declaration of Covenants and Restrictions, recorded in Official Records Book 4225, Page 873, Public Records of St. Lucie County, Florida.  
  
Certificate of Amendment to the Declaration of Covenants and Restrictions, recorded in Official Records Book 4513, Page 2027, Public Records of St. Lucie County, Florida.

7. The legal description of the community affected by the listed covenants or restrictions is:

Start at the Northeast corner of Government Lot 2, Section 11, Township 37 South, Range 41 East, thence run south 00°05' West along the East line of said Lot 2 a distance of 604.44 feet to a concrete monument on the South line of lands formerly conveyed to W. I. Allen for the Point of Beginning; thence running along said South line, run North 89°35' West a distance of 993.91 feet; thence South 88°23' West a distance of 469.80 feet to the waters of the Indian River; thence meandering said waters, run South 02°57'03" West a distance of 308.85 feet to the Northwest corner of lands formerly conveyed to L.D. Jones; thence running along the North line of said L.D. Jones land, run North 88°29'15" East a distance of 834.93 feet; thence South 89°40'15" East a distance of 642.60 feet to said East line of Government Lot 2; thence in Government Lot 1 run 89°35' East a distance of 133.61 feet to the Westerly right of way line of State Road A1A; thence run North 23°26'30" West along said right of way line a distance of 323.80 feet, thence run North 89°35' West a distance of 2.63 feet to the Point of Beginning; containing 10.66 acres, lying, being and situate in St. Lucie County, Florida.

This Notice is filed on behalf of B.T. Homeowner's Association, Inc.,

as of 2/15, 2022.

B.T. Homeowner's Association, Inc.

By: [Signature]

Printed Name: Christopher Kanaklis

Title: President

Witnesses:  
[Signature]  
Printed Name Anthony Purificato

[Signature]  
Printed Name Maddison McDowell

STATE OF FLORIDA  
COUNTY OF St. Lucie

The foregoing instrument was subscribed, sworn, and acknowledged before me by means of  physical presence or  online notarization, by Christopher Kanaklis, as President of B.T. Homeowner's Association, Inc.,  who is personally known to me, or  who has produced \_\_\_\_\_ as identification on February 15, 2022.

Notarial Seal

[Signature]  
Notary Public  
Print Name: Rhonda C. Bielefeldt  
My Commission Expires: 05/13/22

