

IMPORTANT LETTER TO ALL OWNERS IN SHADOW LAKES

FROM: Deborah Taylor, President
Shadow Lakes of Santa Rosa Homeowners Association, Inc.
c/o Service Matters Association, Inc.
6901-A North 9th Ave.
Pensacola, FL 32504

Date: February 28, 2025

Dear Shadow Lakes Homeowners:

The Association recorded the Notice of Shadow Lakes of Santa Rosa Homeowners Association, Inc. under §720.3032, Florida Statutes, to preserve and protect covenants and restrictions from extinguishment under the Marketable Record Title Act, Chapter 712, Florida Statutes, in the Official Records of Santa Rosa County, Florida at Book 4571, Page 1153 on December 16, 2024. A copy is enclosed for your records.

Should you have any questions, please contact me.

Sincerely,

/s/ Deborah Taylor

Deborah Taylor, President
Shadow Lakes of Santa Rosa Homeowners
Association, Inc.

This document prepared by:
Suzanne Blankenship, Esquire
Emmanuel Sheppard and Condon
30 S. Spring Street
Pensacola, FL 32502
Our File No. 12581-164982

**Notice of Shadow Lakes of Santa Rosa Homeowners Association, Inc.
under §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 name shown in item 3.

1. Legal Name of the Association: Shadow Lakes of Santa Rosa Homeowners Association, Inc.
2. Addresses of the Association:
 - a. Mailing Address of Association: 6901-A N 9th Ave, #191, Pensacola, FL 32504
 - b. Physical Address of Association: 6901-A N 9th Ave, #191, Pensacola, FL 32504
3. Names of the Subdivision Plats: Shadow Lakes – Unit I; Shadow Lakes Unit II; Shadow Lakes Unit II – Phase II; and Shadow Lakes Unit III.
4. Management Company:
 - a. Name: Service Matters Association, Inc.
 - b. Address: 6901-A N 9th Ave, Pensacola, FL 32504
 - c. Phone: 850-977-4188
5. This notice does constitute notice to preserve and protect the covenants or restrictions affecting Shadow Lakes Subdivision from extinguishment under the Marketable Record Title Act.
6. The following are covenants or restrictions affecting the community which the Association desires to be preserved from extinguishment:
 - a. Declaration of Covenants, Conditions and Restrictions for Shadow Lakes – Unit 1, A Subdivision, recorded in Official Records Book 1581, Page 1288 of the Public Records of Santa Rosa County, Florida.
 - b. Amendment to Declaration of Covenants, Conditions and Restrictions for Shadow Lakes, Unit No. 1, a Subdivision, to Add Shadow Lakes, Unit No. 2, recorded in Official Records Book 1854, Page 117 of the Public Records of Santa Rosa County, Florida.
 - c. Amendment to Declaration of Covenants, Conditions and Restrictions for Shadow Lakes, Unit 2, recorded in Official Records Book 1891, Page 1681 of the Public Records of Santa Rosa County, Florida.
 - d. Amendment to Declaration of Covenants, Conditions and Restrictions for Shadow Lakes, Unit 1, Unit 2, and All Future Phases and Units, recorded in Official Records Book 1917, Page 1719 of the Public Records of Santa Rosa County, Florida.

e. Amendment to Declaration of Covenants, Conditions and Restrictions for Shadow Lakes, Unit No. 1, a Subdivision, to Add Shadow Lakes, Unit No. II – Phase II, recorded in Official Records Book 1943, Page 848 of the Public Records of Santa Rosa County, Florida.

f. Amendment to Declaration of Covenants, Conditions and Restrictions for Shadow Lakes, Unit No. 1, a Subdivision, to Add Shadow Lakes, Unit 3, recorded in Official Records Book 2635, Page 1047 of the Public Records of Santa Rosa County, Florida.

7. The legal description of the community affected by the listed covenants or restrictions can be found on the plats for Shadow Lakes – Unit I, recorded in Plat Book G, Page 29; Shadow Lakes Unit II, recorded in Plat Book G, Page 94; Shadow Lakes Unit II – Phase II recorded in Plat Book H, Page 9; and Shadow Lakes Unit III recorded in Plat Book 10, Page 54-55, of the Public Records of Santa Rosa County, Florida.

8. This notice is filed on behalf of Shadow Lakes of Santa Rosa Homeowners Association, Inc. as of this 16th day of December, 2024.

SHADOW LAKES OF SANTA ROSA
HOMEOWNERS ASSOCIATION, INC.

Witnesses:

Lindsay Bouler
Print Name: Lindsay Bouler
Address: 30 South Spring Street,
Pensacola, FL 32502


Zach Harris
Print Name: Zachary Harris
Address: 30 South Spring Street,
Pensacola, FL 32502

By: *Deborah Taylor*
Print Name: Deborah Taylor
Its President
c/o Service Matters Association, Inc.
6901-A N 9th Ave
Pensacola, FL 32504

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of December, 2024, by Deborah Taylor, President of Shadow Lakes of Santa Rosa Homeowners Association, Inc.

 Personally Known
OR
 X Produced Identification
Type of ID produced: FL Drivers License

Lindsay D. Bouler
Notary Public, State of Florida
Print, type or stamp commissioned
name of Notary Public:

 LINDSAY D. BOULER
Notary Public, State of Florida
My Comm. Expires Sept. 23, 2026
Commission No. HH 288435