

# **Townhomes of Glenbrook HOA**

**c/o Ameri-Tech Community Management, Inc.**

24701 US Highway 19 N, Suite 102

Clearwater, FL 33763

Phone (727) 726-8000 Fax (727) 723-1101

April 10, 2024

Dear Homeowners,

At a Board Meeting held on November 13, 2023, the Board of Directors approved the 'Preservation' of the Townhomes at Glenbrook Governing Documents .

The is required to be done before the 30yr mark of the community. There are NO changes being made at this point.

Our Attorney will be sending the approved preservation notice to Pinellas County to be recorded.

Once recorded, a copy will be mailed to all Owners.

Sincerely,

Judy Hayes

President of Glenbrook Townhomes

PREPARED BY AND RETURN TO:  
GREENBERG NIKOLOFF, P.A.  
1964 BAYSHORE BLVD., SUITE A  
DUNEDIN, FLORIDA 34698

**NOTICE OF PRESERVATION OF THE**  
**DECLARATION OF COVENANTS RESTRICTIONS AND ASSESSMENTS**  
**FOR**  
**GLENBROOK EAST**

Pursuant to Florida Statute §720.3032, this notice constitutes a notice to preserve and protect covenants and restrictions from possible extinguishment under the Marketable Record Title Act, Chapter 712 of the Florida Statutes wherein The Townhomes at Glenbrook Homeowners' Association, Inc. whose post office address is c/o Ameri-Tech Community Management, Inc., 24701 US Hwy. 19 North, Ste. 102, Clearwater, FL 33763, one specific lot being at the address of 2202 Andover Cir., Palm Harbor, FL 34683, files this notice, that the Deed Restrictions for Glenbrook East originally recorded in O.R. Book 8694, Page 1325 et seq. of the Public Records of Pinellas County, Florida, as same has been amended, supplemented or resolutions adopted and recorded at O.R. Book 18877, Page 1125 et seq. of the public records of Pinellas County, Florida has been preserved for thirty (30) years from the filing date of this Notice to protect against the possible extinguishing effects of the Marketable Record Title Act, Chapter 712 of the Florida Statutes.

The name of the Subdivision Plat affected and encumbered by the Declaration and all of the amendments referenced above, is Glenbrook East as reflected in Plat Book 111, Pages 33 and 34 of the public records of Pinellas County, Florida, respectively. The subdivision is commonly referred to as Townhomes at Glenbrook.

The name, address and telephone number for the current community association management company is: Ameri-Tech Community Management, Inc., 24701 US Hwy. 19 North, Ste. 102, Clearwater, FL 33763.

The Articles of Incorporation and By-Laws of The Townhomes at Glenbrook Homeowners' Association, Inc. are recorded as Exhibits to the Certificate recorded at O.R. Book 10267, Page 2244 et seq. of the public records of Pinellas County, Florida. There is one amendment to the By-Laws, recorded at O.R. Book 11837, Page 1249 et seq. and all of these documents are incorporated herein by this reference.

An Affidavit of Delivery to Members was made by the Secretary or other appropriate officer of The Townhomes at Glenbrook Homeowners' Association, Inc., pursuant to Florida Statute §712.06(b) and is attached hereto and made a part hereof as Exhibit "A".

Approval of the preservation of the Declaration and the referenced amendment(s) was by a 3 to 0 vote of the Board of Directors of The Townhomes at Glenbrook Homeowners' Association, Inc., at a duly noticed and called meeting taking place on November 13, 2023 in favor of preservation of the above-referenced recorded documents to prevent their possible extinguishment under the Marketable Record Title Act.

**The Land affected by this Notice is as described in the Plat recorded in Plat Book 111, Pages 33 and 34 (Glenbrook East) of the public records of Pinellas County, Florida.**

INSTRUCTIONS TO RECORDER: PLEASE INDEX BOTH THE LEGAL NAME OF THE ASSOCIATION, **THE TOWNHOMES AT GLENBROOK HOMEOWNERS' ASSOCIATION, INC.**, AND THE NAME OF THE SUBDIVISION PLAT, **GLENBROOK EAST.**

WITNESSES:

THE TOWNHOMES AT GLENBROOK HOMEOWNERS' ASSOCIATION, INC.

[Signature]  
Witness Signature  
Michael Ryckman  
Printed Name

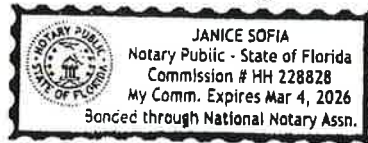
By: [Signature], as President

[Signature]  
Witness Signature  
JANICE SOTIA  
Printed Name

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10<sup>th</sup> day of April, 2024, by Judith Hayes, as President of The Townhomes at Glenbrook Homeowners' Association, Inc., and is personally known to me or has produced as identification.

[Signature]  
Notary Public



**AFFIDAVIT OF DELIVERY TO MEMBERS**

STATE OF FLORIDA  
COUNTY OF PINELLAS

Before me the undersigned authority, personally appeared Michael Ryckman  
being first sworn, deposes and says:

1. Affiant is the current Secretary of The Townhomes at Glenbrook Homeowners' Association, Inc., and has personal knowledge of the facts and circumstances set forth in this affidavit.

2. The Board of Directors for The Townhomes at Glenbrook Homeowners' Association, Inc., caused a Notice of a Board of Directors Meeting that took place on November 13, 2023 at 6:30 pm at Ameri-Tech Community Management, Inc., 24701 US Hwy. 19 North, Ste. 102, Clearwater, FL 33763, together with the Statement of Marketable Title Action to be delivered to all of the members of THE TOWNHOMES AT GLENBROOK HOMEOWNERS' ASSOCIATION, Inc., by hand delivery/mail on 4-10-24, 2024.

FURTHER AFFIANT SAYETH NAUGHT

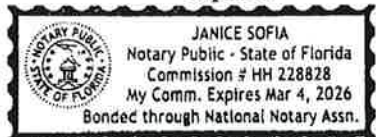
THE TOWNHOMES AT GLENBROOK  
HOMEOWNERS' ASSOCIATION, INC.

By: [Signature]  
Michael Ryckman, Secretary  
Printed Name

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of April, 2024, by Michael Ryckman, as Secretary of The Townhomes at Glenbrook Homeowners' Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He/She is personally known to me or has produced FL Drivers License as identification and did take an oath.

My Commission expires:



[Signature]  
Notary Public

Exhibit "A"

**NOTICE OF MEETING OF THE BOARD OF DIRECTORS  
OF  
THE TOWNHOMES AT GLENBROOK HOMEOWNERS' ASSOCIATION, INC.**

The Board of Directors met at the time and place indicated below to consider the issue of preserving the Deed Restrictions for Glenbrook East recorded at O.R. Book 8694, Page 1325 et seq. of the Public Records of Pinellas County, Florida, in accordance with Chapter 712, Florida Statutes:

Date: November 13, 2023  
Time: 6:30 p.m.  
Location: Ameri-Tech Community Management, Inc.  
24701 US Hwy. 19 N. Ste. 102  
Clearwater, FL 33763

**STATEMENT OF MARKETABLE TITLE ACTION**

The Townhomes at Glenbrook Homeowners' Association, Inc. (the "Association") has taken action to ensure that the Deed Restrictions recorded in Official Records Book 8694, Page 1325 et seq. of the Public Records of Pinellas County, Florida, as same may have been or may in the future be amended or supplemented from time to time, currently burdening the property of each and every lot owner within Glenbrook East at Plat Book 111, Pages 33 and 24 of the public records of Pinellas County, Florida governed by The Townhomes at Glenbrook Homeowners' Association, Inc., retains its status with regard to the affected real property. To this end, the Association shall cause the notice required by Chapter 712, Florida Statutes, to be recorded in the Public Records of Pinellas County, Florida. Copies of this notice and its attachments are available through the Association pursuant to the Association's governing documents regarding the official records of the Association.

THIS NOTICE RELATES TO ACTION WHICH HAS ALREADY BEEN NOTICED BY THE BOARD OF DIRECTORS AND HELD AND THUS THE MEMBERS ARE BEING MAILED THIS NOTICE OF CONFIRMATION OF SAID MEETING. MEMBERS WERE NOT REQUIRED TO VOTE AT OR ATTEND THIS MEETING. HOWEVER, THIS MEETING OF THE BOARD OF DIRECTORS WAS OPEN TO THE MEMBERS OF THE ASSOCIATION.

**AFFIDAVIT OF MAILING OR HAND DELIVERING  
OF NOTICE TO UNIT OWNERS**

**STATE OF FLORIDA  
COUNTY OF PINELLAS**

BEFORE ME, personally appeared **Judy Hayes**, who after being duly sworn, deposes and says that **Notice of the Preservation of Townhomes of Glenbrook Hoa Governing Documents** was mailed **April 10, 2024**, in accordance with applicable law. The letters were mailed to each unit owner at the address last furnished to the Association, as such address appears on the books of the Association. (Copy Attached)

**Townhomes of Glenbrook HOA**

By: *Judy Hayes*  
**Judy Hayes, President of the Hoa**

**STATE OF FLORIDA  
COUNTY OF PINELLAS**

**Sworn to and subscribed before me this 10th day of April 2024**

**Judy Hayes**, President of Townhomes of Glenbrook HOA a Florida not-for-profit corporation.

Personally Known X or \_\_\_\_\_  
Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

NOTARY PUBLIC – STATE OF FLORIDA

Sign *Julie Lovetere*  
Print Julie Lovetere

