

Prepared By and Return To:

Mark E. Adamczyk, Esq.
Adamczyk Law Firm, PLLC
10641 Airport-Pulling Road, Suite 31
Naples, Florida 34109

**NOTICE TO PRESERVE DECLARATION OF MASTER COVENANTS,
CONDITIONS AND RESTRICTIONS FOR VILLAGES OF BONITA**

Pursuant to Chapter 712, Florida Statutes, Marketable Record Titles to Real Property

THE UNDERSIGNED being the President of Villages of Bonita Master Association, Inc., a Florida not-for-profit corporation with an address of c/o Pegasus Property Management, 8840 Terrene Court #102, Bonita Springs, FL 34135, does hereby certify that this notice and the contents herein is filed in accordance with Sections 712.05 and 712.06, Florida Statutes, in order to preserve and protect the covenants, conditions, restrictions, easements, and all other provisions of the recorded documents listed herein from potential termination pursuant to 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: Villages of Bonita Master Association, Inc. (the "Association")
2. Mailing and physical addresses of association: c/o Pegasus Property Management, 8840 Terrene Court #102, Bonita Springs, FL 34135
3. Names of the subdivision plats, or, if none, common name of community: Villages of Bonita.
4. Name, address, and telephone number for management company, if any: Pegasus Property Management, 8840 Terrene Court #102, Bonita Springs, FL 34135. (239) 454-8568
5. This notice does constitute a notice to preserve and protect covenants or restrictions from extinguishment under the Marketable Record Title Act.

STATEMENT OF MARKETABLE TITLE ACTION

6. The Association has taken action to ensure that the following covenants and recorded instruments, as may be further amended from time to time, currently burdening the property and each and every member of the Association, retains its status as the source of

marketable title with regard to the transfer of a member's residence. The following covenants or restrictions affecting the community which the Association desires to be preserved from extinguishment are as follows:

Master Declaration of Covenants, Conditions and Restrictions for Villages of Bonita recorded on November 1, 1996 at Official Records Book 2759, Page 2375 et seq., of the public records of Lee County, Florida;

Amendment and Restatement of Bylaws of The Villages of Bonita Master Association, Inc. recorded on October 18, 2016 as Instrument #2016000220446 of the public records of Lee County, Florida;

Amendment to the Master Declaration of Covenants, Conditions and Restrictions for the Villages of Bonita and Amendment and Restatement of Bylaws of the Villages of Bonita Master Association, Inc. recorded on July 1, 2025 as Instrument #2025000177578 of the public records of Lee County, Florida.

Articles of Incorporation of The Villages of Bonita Master Association, Inc. [created and adopted on or about October 15, 1996 – previously unrecorded].

Amended and Restated Articles of Incorporation of The Villages of Bonita Master Association, Inc. [created and adopted on or about February 13, 1997 – previously unrecorded].

Attached hereto as Exhibit "A" is an affidavit executed by the President of the Association affirming that the Board of Directors did mail to all members of the Association the above-referenced Statement of Marketable Title Action. Said statement was included with a Notice of Special Board Meeting that identified the meeting's purpose, location, and time and was posted at least seven (7) days prior to the meeting. At said meeting at least two-thirds (2/3) of the Association's Board of Directors approved the preservation of the Covenants and the filing of this Notice to Preserve.

By their signatures below, the President and Vice President of the Association hereby certify that preservations of the Covenants were duly approved by at least two-thirds (2/3) of the members of the Board of Directors at a Special Board Meeting held on July 29, 2026.

The property subject to the Covenants and this Notice to Preserve is legally described in Exhibit "B" attached hereto and incorporated by reference. The Association's Articles of Incorporation were advertently omitted in the November 1, 1996 recording of the Declaration of Covenants and the Amended and Restated Articles of Incorporation were also not recorded. The Amended and Restated Articles of Incorporation, are the current operating Articles for the Association and are attached hereto as Exhibit "C" and incorporated by reference.

WITNESSES:

Sandra Maurinus
Signature

Sandra Maurinus
Printed Name

Ashley Wamble
Signature

Ashley Wamble
Printed Name

VILLAGES OF BONITA MASTER
ASSOCIATION, INC.

Martin Maurinus
By: Martin Maurinus
Title: President

Date: August 3, 2026

Attest: Dawn Vishey
By: Dawn Vishey
Title: Vice President

Date: Aug 3, 2026

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF LEE

BEFORE ME, the undersigned authority, appeared by physical presence, Martin Maurinus, President, and Dawn Vishey, Vice President of VILLAGES OF BONITA MASTER ASSOCIATION, INC., respectively, who have produced a Driver's License as identification and who acknowledged before me that being duly authorized and executed the foregoing Notice to Preserve as the authorized agents for said corporation and that the same is the free act and deed of said corporation, and who did take an oath.

SWORN TO AND SUBSCRIBED before me this 3 day of August,
2026.

SHANNON N. WAGNER
Notary Public
State of Florida
Comm# HH589297
Expires 9/3/2028



Shannon N. Wagner
Notary Public
SHANNON N. WAGNER
(Printed Name of Notary)
My Commission Expires:

EXHIBIT "A"

Affidavit of President

STATE OF FLORIDA
COUNTY OF LEE

BEFORE ME, the undersigned, being first duly sworn, deposes and says that:

1. I am the current President of Villages of Bonita Master Association, Inc. (the "Association"), and I have personal knowledge of the matters contained herein and know them to be true and correct.

2. A Special Board Meeting was noticed and held on July 29, 2026 at 6:00PM. The Board of Directors of the Association did cause a Notice of Special Board Meeting setting forth the date, time, place, and the Statement of Marketable Title Action, as set forth below, to be mailed to the Association's members not less than seven (7) days prior to the Special Board Meeting, at which the Board of Directors voted to preserve the Covenants.

3. The Amended and Restated Articles of Incorporation of the Association, as referenced in the Statement of Marketable Title Action and attached thereto as Exhibit "C", are a true and correct copy of the Association's Articles of Incorporation adopted on or about February 13, 1997.

4. Attached to said Notice of Meeting was a statement in the following terms:

STATEMENT OF MARKETABLE TITLE ACTION

The Association has taken action to ensure that the following covenants and recorded instruments, as may be further amended from time to time, currently burdening the property and each and every member of the Association, retains its status as the source of marketable title with regard to the transfer of a member's residence. The following covenants or restrictions affecting the community which the Association desires to be preserved from extinguishment are as follows:

Master Declaration of Covenants, Conditions and Restrictions for Villages of Bonita recorded on November 1, 1996 at Official Records Book 2759, Page 2375 et seq., of the public records of Lee County, Florida;

Amendment and Restatement of Bylaws of The Villages of Bonita Master Association, Inc. recorded on October 18, 2016 as Instrument #2016000220446 of the public records of Lee County, Florida;

Amendment to the Master Declaration of Covenants, Conditions and Restrictions for the Villages of Bonita and Amendment and Restatement of Bylaws of the

Villages of Bonita Master Association, Inc. recorded on July 1, 2025 as Instrument #2025000177578 of the public records of Lee County, Florida.

Articles of Incorporation of The Villages of Bonita Master Association, Inc. [created and adopted on or about October 15, 1996 – previously unrecorded].

Amended and Restated Articles of Incorporation of The Villages of Bonita Master Association, Inc. [created and adopted on or about February 13, 1997 – previously unrecorded].

FURTHER AFFIANT SAYETH NAUGHT.

VILLAGES OF BONITA MASTER
ASSOCIATION, INC.

Martin Maurinus
By: Martin Maurinus
Title: President

SWORN TO AND SUBSCRIBED before me by Martin Maurinus, as President of Villages of Bonita Master Association, Inc., this 30th day of July 2026, [] who is personally known to me or [X] who has produced PASSPORT as identification.

[Affix Seal]

Notary Public, State of New York
My Commission Expires: 06/16/2027
Sign [Signature]
Print PAMELA M. KESSLER

PAMELA M. KESSLER
Notary Public, State of New York
No. 01KE5080695
Qualified in Monroe County
Commission Expires June 16, 2027