Prepared by and return to:
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CFN: 20250414482 BOOK 34781 PAGE 377
DATE:06/02/2025 12:46:23 PM
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

Notice of Three Lakes Property Owners Association, Inc. under s. 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

THIS NOTICE OF PRESERVATION, made on the date hereinafter set forth by Three Lakes Property Owners Association, Inc., a Florida not-for-profit corporation, (the "Association").

WITNESSETH:

WHEREAS, the Association's board of directors, at a properly noticed meeting, have unanimously voted in favor of preserving its governing documents which are more specifically set forth below.

1. Legal name of association:
   a. Three Lakes Property Owners Association, Inc.

2. Mailing and physical addresses of association:
   a. Mailing Address: 13321 SW 151 TERRACE, MIAMI, FL 33186
   b. Physical Address: 13321 SW 151 TERRACE, MIAMI, FL 33186

3. Names of the subdivision plats, or, if none, common name of community:
   a. Three Lakes Property Owners Association, Inc.

4. Name, address, and telephone number for management company, if any:
   a. Association Services of Florida
   b. 10112 USA Today Way, Miramar, FL 33025
   c. (954) 922-3514

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:

   a. Declaration of Covenants, Restrictions, Easements, Charges and Liens for Three Lakes
      (1) Miami Dade Public Records at O.R. Book 15263, Pages 1696-1751;

   b. Amended and Restated Declaration of Restrictions and Covenants for Three Lakes
      (1) Miami Dade Public Records at O.R. Book 17455, Pages 2016-2118;

   c. First Amendment to Amended and Restated Declaration of Restrictions and Covenants for Three Lakes

(1) Miami Dade Public Records at O.R. Book 17712, Pages 1585-1588;

d. Second Amendment to Amended and Restated Declaration of Restrictions and Covenants for Three Lakes
(1) Miami Dade Public Records at O.R. Book 17944, Pages 1480-1482;

e. Third Amendment to Amended and Restated Declaration of Restrictions and Covenants for Three Lakes
(1) Miami Dade Public Records at O.R. Book 18042, Pages 4263-4265;

f. Fourth Amendment to Amended and Restated Declaration of Restrictions and Covenants for Three Lakes and Agreement to Perform Obligations
(1) Miami Dade Public Records at O.R. Book 18340, Pages 4941-4950;

g. Fifth Amendment to Amended and Restated Declaration of Restrictions and Covenants for Three Lakes to Withdraw Property
(1) Miami Dade Public Records at O.R. Book 19165, Pages 1340-1348.

7. The legal description of the community affected by the listed covenants or restrictions is:
a. See attached as Exhibit "A".

This Notice of Preservation is filed on behalf of Three Lakes Property Owners Association, Inc. as of May 15, 2025.

Three Lakes Property Owners Association, Inc.

Lisa Alderman, President of Three Lakes Property Owners Association, Inc.

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Sworn to, affirmed, and subscribed before me by means of [X] physical presence or [_] online notarization, this 15 day of MAY, 2025, by Lisa Alderman, who [X] is personally known to me or who [_] has produced _____ as identification.

JORGE ALBERTO MIDENCE CORTEZ
Notary Public - State of Florida
Commission # HH 315551
My Comm. Expires Sep 22, 2026
Bonded through National Notary Assn.

Notary Public
My Commission Expires: 9/22/2026

EXHIBIT 1
THREE LAKES LEGAL DESCRIPTION

All of the property in the following plats recorded in the public records of Dade County, Florida:

1. SILVER LAKES SECTION ONE recorded in Plat Book 140 at Page 7;

2. SILVER LAKES SECTION ONE AMENDED recorded in Plat Book 142 at Page 5;

3. SILVER LAKES SECTION TWO MODEL CENTER recorded in Plat Book 140 at Page 84;

4. SILVER LAKES SECTION TWO AMENDED recorded in Plat Book 141 at Page 59;

5. SILVER LAKES SECTION THREE recorded in Plat Book 148 at Page 3;

6. THE POINT recorded in Plat Book 143 at Page 12;

7. THE POINT FIRST ADDITION recorded in Plat Book 144 at Page 54;

8. SILVER LAKES SOUTH recorded in Plat Book 145 at Page 72;

9. SILVER LAKES WEST recorded in Plat Book 146 at Page 92;

10. SILVER LAKES WEST AMENDED recorded in Plat Book 148 at Page 1; and

11. The metes and bounds legal description referenced in the attached Schedule 1.

LESS AND EXCEPT THE FOLLOWING LEGAL DESCRIPTION:

A PORTION OF THE NW 1/4 OF SECTION 23, TOWNSHIP 55 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NW 1/4 OF SECTION 23; THENCE N 01°21'21" E ALONG THE WEST LINE OF SAID NW 1/4 OF SECTION 23 FOR 651.19 FEET; THENCE N 87°53'45" E FOR 55.10 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.W. 137TH AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING RUN S 01°21'21" W ALONG THE SAID EAST RIGHT-OF-WAY LINE OF S.W. 137TH AVENUE FOR 482.03 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF S.W. 137TH AVENUE, ALONG SAID CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS A RADIUS OF 5,674.58 FEET AND A CENTRAL ANGLE OF 1°42'24" FOR AN ARC DISTANCE OF 169.03 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE "CSX" RAILWAY COMPANY'S EASEMENT; THENCE N87°53'45" E ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF THE "CSX" RAILWAY COMPANY'S EASEMENT FOR 1,789.98 FEET; THENCE N 02°06'15" W FOR 650.00 FEET; THENCE S 87°53'45" W FOR 1,753.20 FEET TO THE POINT OF BEGINNING.

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Begin at the Northwest corner of said Section 23; thence N89°22'22"E along the North line of said Section 23 for 2,559.47 feet to the Northeast corner of the NW ¼ of Section 23; thence N87°47'05"E along the said North line of Section 23 for 2,635.29 feet to the Northeast corner of said Section 23; thence S02°08'10"E along the East line of said Section 23 for 1,465.37 feet to a point on the Northwesterly line of the Florida Power & Light Company Right-of-Way, said line being 445 feet Northwesterly of, and parallel with, the center line of the "CSX" Railway Company Right-of-Way; thence run the following courses and distances along the said Florida Power & Light Company Right-of-Way: S38°47'56"W for 505.88 feet to a point on the West line of the East ½ of the East ½ of the East ½ of the NE ¼ of said Section 23; thence S02°04'22"E along the said West line of the East ½ of the East ¼ of the East ½ of the NE ¼ of Section 23 for 99.33 feet to a point on a line that is 380 feet Northwesterly of, and parallel with, the said center line of the "CSX" Railway Company Right-of-Way; thence S38°47'56"W along said line that is 380 feet Northwesterly of, and parallel with, the said center line of the "CSX" Railway Company Right-of-Way for 892.80 feet to the Northeast corner of the said plat of SILVER LAKES SECTION THREE, said point lying on the North Right-of-Way line of the "CSX" Railway Spur and Wye Easement, as said Easements are described in Deed Book 4331, at Page 279, and Deed Book 4371, at Page 323, of the Public Records of Dade County, Florida, thence departing the said Northwesterly line of the Florida Power & Light Company Right-of-Way run the following courses and distances along the boundary line of SILVER LAKES SECTION THREE: S87°53'45"W along the North line of the said "CSX" Railway Spur and Wye Easement for 1,270.75 feet; thence S02°06'15"E for 100.00 feet to a point on the South Right-of-Way line of the said "CSX" Railway Spur and Wye Easement; thence run the following courses and distances along the South Right-of-Way line of the said "CSX" Railway Spur and Wye Easement: S85°44'40"E for 114.94 feet to a point of curvature of a circular curve to the right; thence to the right along said curve, having for its elements a radius of 714.49 feet and a central angle of 24°05'08" for an arc distance of 300.35 feet to a point, thence departing the said boundary line of SILVER LAKES SECTION THREE continue Southeasterly along a continuation of the last described curve to the right, having for its elements a radius of 714.49 feet and a central angle of 44°02'10" for an arc distance of 549.14 feet to a point on the said boundary line of SILVER LAKES SECTION THREE and on the aforesaid Northwesterly line of the Florida Power & Light Company Right-of-Way; thence run the following courses and distances along the said boundary line of SILVER LAKES SECTION THREE: S38°47'56"W along the said Northwesterly line of the Florida Power & Light Company Right-of-Way for 411.99 feet to a point on the boundary line of the plat of SILVER LAKES SECTION ONE AMENDED, according to the plat thereof recorded in Plat Book 142, at Page 5 of the Public Records of Dade County, Florida; thence N21°12'04"W along the boundary line of said SILVER LAKES SECTION ONE AMENDED for 114.31 feet to a point on the boundary line of the plat of SILVER LAKES SECTION ONE, according to the plat thereof recorded in Plat Book 140, at Page 7 of the Public Records of Dade county, Florida; thence run the following courses and distances along the said boundary line of SILVER LAKES SECTION ONE: N38°47'56"E for 26.96 feet, thence N51°12'04"W for 24.00 feet to a point on a circular curve concave to the North, said point bearing S51°12'04"E from the center of said curve; thence departing the said boundary line of SILVER LAKES SECTION THREE run Southwesterly, Westerly and Northwesterly, along said curve to the right, having for its elements a radius of 25.00 feet and a central angle of 90°00'00" for an arc distance of 39.27 feet to the point of tangency; thence N51°12'04"W for 62.77 feet to a point of curvature of a circular curve to the left; thence to the left, along said curve, having for its elements a radius of 50.00 feet and a central angle of 18°11'41" for an arc distance of 15.88 feet to a point of reverse curvature; thence to the right, along said curve, having for its elements a radius of 50.00 feet and a central angle of 6°39'29" for an arc distance of 5.81 feet to a point on the boundary line of THE POINT FIRST ADDITION, according to the plat thereof recorded in Plat Book 144, at Page 54, of the Public Records of Dade County, Florida; thence departing the said boundary line of SILVER LAKES SECTION ONE, run the following courses and distances along the said boundary line of THE POINT FIRST ADDITION: N38°47'56"E for 108.03 feet; thence N05°27'16"W for 70.96 feet, thence N51°12'04"W for 112.77 feet to a point of curvature of a circular curve to the left; thence to the left, along said curve, having for its elements a radius of 432.49 feet and a central angle of 34°02'50" for an arc distance of 257.00 feet to the point of tangency; thence N85°14'55"W for 99.28 feet,thence S88°23'31"W for 605.01 feet to a point on a circular curve concave to the East, said point bearing N18°56'58"W from the center of said curve; thence Southwesterly, Southerly and Southeasterly, along said curve to the left, having for its elements a radius of 220.00 feet and a central angle of 136°11'35" for an arc distance of 522.94 feet to a point of compound curvature; thence to the right, along said curve, having for its elements a radius of 150.00 feet and a central angle of 31°00'10" for an arc distance of 81.16 feet to the point of tangency, thence N83°51'17"E for 25.12 feet to a point, said point lying on a circular curve concave to the Southeast, said point bearing N06°08'43"W from the center of said curve; thence Southwesterly, along said curve to the left, having for its elements a radius of 241.00 feet and a central angle of 21°51'47" for an arc distance of 91.96 feet to a point on the boundary line of THE POINT, according to the plat thereof recorded in Plat Book 143, at Page 12, of the Public Records of Dade County, Florida, thence departing the said boundary line of THE POINT FIRST ADDITION, run the following courses and distances along the said boundary line of THE POINT; continue Southwesterly, Southerly and Southeasterly, along a continuation of the last described curve to the left, having for its elements a radius of 241.00 feet and a central angle of 64°56'16" for an arc distance of 273.14 feet to the point of tangency; thence S02°56'46"E for 297.11 feet to the Northwest corner of Lot 65, of Block 1, of said THE POINT; thence departing the said boundary line of THE POINT run S87°59'18"W along the North line of the plat of SILVER LAKES SOUTH, according to the plat thereof recorded in Plat Book 145, at Page 72, of the Public Records of Dade County, Florida, for 1,028.12 feet to the most Easterly corner of SILVER LAKES WEST, according to the plat thereof recorded in Plat Book 146, at Page 92, of the Public Records of Dade County, Florida; thence run the following courses and distances along the boundary line of said SILVER LAKES WEST: N49°33'20"W for 1,438.57 feet; thence S02°05'33"E for 1.78 feet; thence N46°36'52"W for 110.44 feet, thence N01°36'53"W for 103.02 feet, thence N87°53'45"E for 60.00 feet; thence S02°06'15"E for 24.00 feet, thence N87°53'45"E for 156.54 feet to a point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 42.00 feet and a central angle of 52°04'26" for an arc distance of 38.17 feet to the point of tangency; thence N35°49'19"E for 34.73 feet; thence N02°06'15"W for 91.42 feet to a point on the said South Right-of-Way line of the "CSX" Railway Spur and Wye Easement; thence S87°53'45"W along the said South Right-of-Way line of the "CSX" Railway Spur and Wye Easement for 428.96 feet to a point on the East Right-of-Way line of S.W. 137th Avenue, said point lying on a circular curve concave to the East, said point bearing S88°36'22"W from the center of said curve; thence departing the said boundary line of SILVER LAKES WEST, run the following courses and distances along the said East Right-of-Way line of S. W. 137th Avenue: Northwesterly, along said curve to the right, having for its elements a radius of 5,674.58 feet and a central angle of 2°43'00" for an arc distance of 269.05 feet to the point of tangency; thence N01°21'22"E for 1,615.78 feet to a point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 5,784.58 feet and a central angle of 7°54'27" for an arc distance of 798.34 feet to its intersection with the West line of said Section 23; thence N01°21'22"E along the said West line of Section 23 for 103.54 feet to the Point of Beginning.

Schedule 1