

**This Instrument Prepared by and Return to:**

Mankin Law Group  
535 Landmark Drive, Suite 212  
Clearwater, FL 33761

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**NOTICE OF PRESERVATION OF DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR FOX HOLLOW VILLAGE  
PURSUANT TO CHAPTER 712 FLORIDA STATUTES**

This Notice is being recorded pursuant to Florida Statute sections 712.05 and 712.06 to preserve the easements, restrictions, covenants, conditions and all other provisions of the Declaration of Covenants, Conditions and Restrictions for Fox Hollow Village Property Owners Association, Inc. recorded in Official Records Book 1104, Page 1745, et. seq. of Citrus County, Florida, as may have been amended from time to time (hereinafter referred to as the "Declaration").

The property affected by this Notice is described as:

Fox Hollow Village, according to the Plat thereof recorded at Plat Book 15, Pages 148 – 151, of the Public Records of Citrus County.

Fox Hollow Village First Addition, according to the Plat thereof recorded at Plat Book 16, Pages 10 - 11, of the Public Records of Citrus County.

Further described as:

PARCEL "A"

A PARCEL OF LAND LYING IN THE EAST 1/2 OF SECTION 25, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA.

COMMENCING AT THE NORTHWEST CORNER OF TRACT "A" OF PINEHURST VILLAGE FIRST ADDITION, AS RECORDED IN PLAT BOOK "15" PAGES 52-54 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE N 01°22'10" W, ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH GULF STREET AS SHOWN ON THE PLAT OF MAYFAIR GARDEN ACRES, AS RECORDED IN PLAT BOOK "3", PAGES 141-142, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, 352.30 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, N 01°22'10" W, 360.32 FEET, TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 486 (100 FEET WIDE); THENCE N 89°33'08" E, ALONG SAID RIGHT-OF-WAY LINE, 1811.05 FEET, TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF MEADOWCREST BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 780, PAGE 402, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA; THENCE S 00°26'38" E, ALONG SAID RIGHT-OF-WAY LINE, 47.80 FEET (S 0°26'40" E, 47.82 FEET PER DESCRIPTION) TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 855.00 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND CURVE, SOUTHERLY, 221.35 FEET, THROUGH A CENTRAL ANGLE OF 14°30'00" AND A CHORD BEARING AND DISTANCE OF S 07°51'47" E, 220.73 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 15°16'47" E, 315.21 FEET (S 15°16'40" E, 315.26 FEET PER DESCRIPTION), TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 745.00 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND CURVE, SOUTHERLY, 526.68 FEET, THROUGH A CENTRAL ANGLE OF 40°30'19" AND A CHORD BEARING AND DISTANCE OF S 04°58'22" W, 515.78 FEET, TO THE NORTHERLY LINE OF PINEHURST VILLAGE, AS RECORDED IN PLAT BOOK "13", PAGES 148-150, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE N 45°24'01" W, ALONG SAID NORTHERLY LINE, 269.38 FEET (N 45°24'30" W, 269.46 FEET PER PLAT); THENCE CONTINUE ALONG SAID NORTHERLY LINE, N 56°40'50" W, 29.99 FEET (N 56°42'33" W, 30 FEET PER PLAT), TO A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 544.99 FEET; THENCE CONTINUE ALONG SAID NORTHERLY LINE AND CURVE, NORTHEASTERLY, 50.01 FEET, THROUGH A CENTRAL ANGLE OF 05°15'28" (05°15'27" PER PLAT) AND A CHORD BEARING AND DISTANCE OF N 30°42'28" E, 49.99 FEET (N 30°39'44" E, 49.99 FEET PER PLAT); THENCE CONTINUE ALONG SAID NORTHERLY LINE, N 61°55'13" W, 78.46 FEET (N 61°58'00" W, 76.50

FEET PER PLAT); THENCE CONTINUE ALONG SAID NORTHERLY LINE, N 15°30'18" W, 21.34 FEET (N 15°32'45" W, 21.34 FEET PER PLAT); THENCE CONTINUE ALONG SAID NORTHERLY LINE, N 42°18'45" E, 97.53 FEET (N 42°17'00" E, 97.50 FEET PER PLAT); THENCE CONTINUE ALONG SAID NORTHERLY LINE, N 48°20'44" W, 193.56 FEET (N 48°20' W, 193.50 FEET PER PLAT); THENCE CONTINUE ALONG SAID NORTHERLY LINE, S 42°02'00" W, 98.73 FEET (S 42°03' W, 98.75 FEET PER PLAT); THENCE CONTINUE ALONG SAID NORTHERLY LINE, S 46°06'00" W, 163.96 FEET (S 46°07' W, 164 FEET PER PLAT); THENCE CONTINUE ALONG SAID NORTHERLY LINE, S 05°46'24" W, 120.05 FEET (S 05°46'30" W, 120 FEET PER PLAT); THENCE CONTINUE ALONG SAID NORTHERLY LINE, S 31°51'13" E, 133.08 FEET (S 31°48' E, 133 FEET PER PLAT); THENCE CONTINUE ALONG SAID NORTHERLY LINE, S 32°18'30" W, 64.07 FEET (S 32°07'48" W, 64 FEET PER PLAT); THENCE CONTINUE ALONG SAID NORTHERLY LINE, N 86°45'49" W, 106.00 FEET (N 86°43'45" W, 106 FEET PER PLAT); THENCE CONTINUE ALONG SAID NORTHERLY LINE, N 72°49'15" W, 122.13 FEET (N 72°50'15" W, 122 FEET PER PLAT); THENCE CONTINUE ALONG SAID NORTHERLY LINE, N 75°03'55" W, 132.99 FEET (N 75°02'57" W, 133 FEET PER PLAT), TO THE EASTERLY LINE OF AFOREMENTIONED PINEHURST VILLAGE FIRST ADDITION; THENCE N 26°12'24" E, ALONG SAID EASTERLY LINE, 12.95 FEET (N 26°27'00" E, 13.00 FEET PER PLAT), TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID PINEHURST VILLAGE FIRST ADDITION; THENCE N 63°36'21" W, ALONG SAID NORTHERLY LINE, 304.79 FEET (N 63°33'00" W, 304.82 FEET PER PLAT); THENCE CONTINUE ALONG SAID NORTHERLY LINE, N 86°26'17" W, 141.52 FEET (N 86°31'10" W, 141.43 FEET PER PLAT); THENCE CONTINUE ALONG SAID NORTHERLY LINE, S 70°26'17" W, 96.73 FEET (S 70°30'40" W, 96.84 FEET PER PLAT); THENCE CONTINUE ALONG SAID NORTHERLY LINE, N 85°24'47" W, 319.97 FEET (N 85°23'13" W, 219.87 FEET PER PLAT); THENCE CONTINUE ALONG SAID NORTHERLY LINE, N 08°34'37" W, 106.72 FEET (N 08°28'21" W, 106.77 FEET PER PLAT), TO THE NORTHEAST CORNER OF AFOREMENTIONED TRACT "A" OF PINEHURST VILLAGE FIRST ADDITION; THENCE N 00°53'26" E, 143.42 FEET; THENCE N 72°08'05" E, 26.80 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY, ALONG SAID CURVE, 40.39 FEET, THROUGH A CENTRAL ANGLE OF 77°08'14" AND A CHORD BEARING AND DISTANCE OF S 69°17'49" E, 37.41 FEET, TO A TANGENT INTERSECTION WITH A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE NORTHERLY, ALONG SAID CURVE, 206.50 FEET, THROUGH A CENTRAL ANGLE OF 58°35'10" AND A CHORD BEARING AND DISTANCE OF N 01°26'07" W, 195.71 FEET; THENCE N 62°08'32" W, 122.93 FEET; THENCE S 35°36'45" W, 74.38 FEET; THENCE N 74°37'23" W, 94.82 FEET; THENCE S 88°33'55" W, 94.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.01 ACRES, MORE OR LESS.

And

**PARCEL "B"**

A PARCEL OF LAND LYING IN THE EAST 1/2 OF SECTION 25, TOWNSHIP 16 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA.

BEGINNING AT THE NORTHWEST CORNER OF TRACT "A" OF PINEHURST VILLAGE FIRST ADDITION, AS RECORDED IN PLAT BOOK "15" PAGES 52-54 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE N 01°22'10" W, ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH GULF STREET AS SHOWN ON THE PLAT OF MAYFAIR GARDEN ACRES, AS RECORDED IN PLAT BOOK "2", PAGES 141-142, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, 352.30 FEET; THENCE N 88°33'55" E, 94.29 FEET; THENCE S 74°37'23" E, 94.82 FEET; THENCE N 35°36'45" E, 74.38 FEET; THENCE S 62°08'31" E, 122.93 FEET TO A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE, 204.50 FEET, THROUGH A CENTRAL ANGLE OF 58°35'10" AND A CHORD BEARING AND DISTANCE OF S 01°26'07" E, 195.73 FEET, TO A TANGENT INTERSECTION WITH A CIRCULAR CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY, ALONG SAID CURVE, 40.39 FEET, THROUGH A CENTRAL ANGLE OF 77°05'14" AND A CHORD BEARING AND DISTANCE OF N 69°17'49" W, 37.41 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE S 72°08'05" W, 26.80 FEET; THENCE S 00°53'26" W, 140.42 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED TRACT "A" OF PINEHURST VILLAGE FIRST ADDITION; THENCE N 89°39'35" W, ALONG THE NORTH LINE OF SAID TRACT "A", 271.44 FEET (271.50 FEET, PER PLAT) TO THE POINT OF BEGINNING.

CONTAINING 2.45 ACRES, MORE OR LESS.

And

Inclusive of all roads, drainage areas, common areas, Tracts A, B, C, D, E, F, and G, according to the Plat of Fox Hollow Village Plat Book 15, Pages 148-151 of Citrus County Public Records.

The name and address of the homeowners' association filing this Notice on behalf of the Members is Fox Hollow Village Property Owners Association, Inc. ("Association"), a Florida not-for-profit corporation, c/o Parklane Real Estate Services, 7084 W. Gulf to Lake Hwy, Crystal River, FL 34429.

Attached as **Exhibit A** is an Affidavit executed by the President of the Association affirming that the meeting's date, time, place, and the Statement of Marketable Title Action required by Florida Statute section 712.06(1)(b) was mailed to the members of Fox Hollow Village Property Owners Association, Inc., at least seven (7) days prior to the Special Meeting of the Board of Directors where the Board approved the preservation of the Declaration.

By their signatures below, the President and Secretary of the Association hereby certify that preservation of the Declaration was duly approved by at least two-thirds (2/3) of the members of the Board of Directors at a Special Meeting of the Board held on the 26<sup>th</sup> day of April, 2023.

EXECUTED at Crystal River (insert city), Citrus County, Florida, on this 26  
day of April, 2023.

**\*\*REMAINDER OF PAGE LEFT INTENTIONALLY BLANK, SIGNATURE PAGES TO FOLLOW\*\***

WITNESSES:

[Signature]  
Signature of Witness #1

Bethrick Coriale  
Printed Name of Witness #1

[Signature]  
Signature of Witness #2

JAMES LAWRENCE  
Printed Name of Witness #2

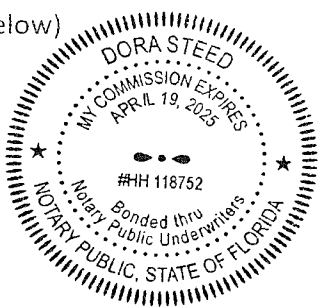
FOX HOLLOW VILLAGE PROPERTY OWNERS ASSOCIATION, INC.

By: [Signature]  
Israel Malinowitzer, President

STATE OF FLORIDA )  
COUNTY OF CITRUS )

The foregoing instrument was acknowledged before me means of  physical presence or  online notarization this 26<sup>th</sup> day of April, 2023 by Israel Malinowitzer, to me known to be the President of Fox Hollow Village Property Owners Association, Inc., on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification, and he acknowledged executing the same voluntarily under the authority duly vested in him by said corporation. If no type of identification is indicated, the above-named person is personally known to me.

(Affix Seal Below)



[Signature] 4.26.2023  
NOTARY PUBLIC

Dora Steed  
Printed Name of Notary Public  
My Commission Expires: 4.19.25

FOX HOLLOW VILLAGE PROPERTY OWNERS  
ASSOCIATION, INC.

[Signature]  
Signature of Witness #1

Centruce Centruce  
Printed Name of Witness #1

[Signature]  
Signature of Witness #2

Israel Malmowitz  
Printed Name of Witness #2

By: [Signature]  
Sarah Bertoch, Secretary

STATE OF FLORIDA )  
COUNTY OF CITRUS )

The foregoing instrument was acknowledged before me means of  physical presence or  
 online notarization this 26<sup>th</sup> day of April, 2023 by Sarah  
Bertoch, to me known to be the Secretary of Fox Hollow Village Property Owners Association,  
Inc., on behalf of the corporation. She is personally known to me or has produced \_\_\_\_\_  
\_\_\_\_\_ as identification, and she acknowledged executing the  
same voluntarily under the authority duly vested in her by said corporation. If no type of  
identification is indicated, the above-named person is personally known to me.

(Affix Seal Below)

[Signature] 4.26.2023  
NOTARY PUBLIC  
Dora Steed  
Printed Name of Notary Public  
My Commission Expires: 4.19.25



**AFFIDAVIT OF ISRAEL MALINOWITZER**

STATE OF FLORIDA            )  
COUNTY OF HILLSBOROUGH    )  
                                  CITRUS

Before me, the undersigned notary, appeared ISRAEL MALINOWITZER, who, upon being duly sworn, swears and states as follows:

1. I am over the age of 18 and am competent to make this affidavit.
2. I am the President of Fox Hollow Village Property Owners Association, Inc. ("Association").
3. I hereby affirm that a Special Meeting of the Board of Directors of the Association was held on the 26<sup>th</sup> day of April, 2023. The purpose of the meeting was to preserve the Declaration of Covenants, Conditions and Restrictions for Fox Hollow Village Property Owners Association, Inc. originally recorded on November 8, 1995, in Official Records Book 1104, Page 1745, et. seq. of Citrus County, Florida, and as may have been further amended from time to time. At least seven (7) days prior to the meeting, a Notice was hand delivered or mailed to the members of the Association. The Notice stated the meeting's date, time, place, and the Statement of Marketable Title Action required by Florida Statute section 712.06(1)(b). The Statement of Marketable Title Action included in the Notice is as follows:

**STATEMENT OF MARKETABLE TITLE ACTION**

Fox Hollow Village Property Owners Association, Inc. (the "Association") has taken action to ensure that the Declaration of Covenants, Conditions and Restrictions for Fox Hollow Village Property Owners Association, Inc. originally recorded on November 8, 1995, in Official Records Book 1104, Page 1745, et. seq. of Citrus County, Florida; and as may have been amended from time to time, currently burdening the property of 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. To this end, the Association shall cause the notice required by Chapter 712, Florida Statutes, to be recorded in the Public Records of Citrus County, Florida. Copies of this notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association.

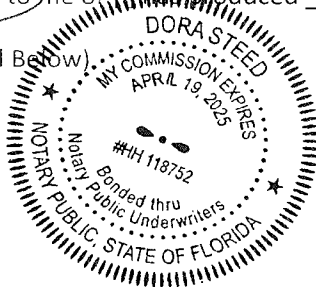
FURTHER AFFIANT SAYETH NOT.

Israel Malinowitz  
Israel Malinowitz, President & Director

STATE OF FLORIDA            )  
COUNTY OF CITRUS         )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 26<sup>th</sup> day of April, 2023, by Israel Malinowitz, to me known to be the President and Director of Fox Hollow Village Property Owners Association, Inc. He is  personally known to me or  produced \_\_\_\_\_ as identification.

(Affix Seal Below)



Dora Steed 4-26-2023  
NOTARY PUBLIC  
My Commission Expires: 4-19-25  
Dora Steed  
Printed Name of Notary Public