

# Publisher's Affidavit

## LA GACETA

PUBLISHED WEEKLY  
Seminole, Pinellas County, Florida

State of Florida  
County of Pinellas,

Before the undersigned authority personally appeared

Patrick Manteiga

who under oath says he is the Publisher of La Gaceta, a weekly newspaper published in Seminole, Pinellas County, Florida, that the attached copy of advertisement, being a

NOTICE AND CLAIM PURSUANT TO SECTIONS  
712.05 AND 712.06, FLA STAT.

in the matter of

WOODFIELD COMMUNITY ASSOCIATION, INC., a  
Florida Corporation not for profit

Legal Advertisement  
Attached To  
Reverse Side


In the Sixth Judicial Circuit Court, was  
published in said newspaper in the issues of 01/08 - 01/15/2016

Affiant further says that the said La Gaceta is a newspaper published in Seminole, in said Pinellas County, Florida, and that the said newspaper has heretofore been continuously published in said Pinellas County, Florida, each week and has been entered as second class mailing matter at the post office in Seminole, in said Pinellas County, Florida, for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



personally known sworn to and subscribed before me  
on this 15TH day of JANUARY, A.D. 2016



 GENE V. SIUDUT  
Commission # FF 194040  
Expires March 20, 2019  
Bonded Thru Troy Faith Insurance 800-385-7019

NOTICE AND CLAIM PURSUANT  
TO SECTIONS 712.05 AND 712.06,  
FLA STAT.

THIS NOTICE AND CLAIM PURSUANT TO SECTIONS 712.05 AND 712.06, FLA STAT. (hereinafter, the "Notice") is made this 23 day of November, 2015, by Woodfield Community Association, Inc., a Florida corporation not for profit.

### RECITALS

WHEREAS, that certain development located in Pinellas County, Florida that is, as further set forth herein, subject to the Declaration of Covenants and Restrictions for Woodfield, recorded in Official Records Book 6286, Page 675; the Supplemental Declaration to Declaration of Covenants and Restrictions for Woodfield, recorded in Official Records Book 6310, Page 2067; the Amended Supplemental Declaration to Declaration of Covenants and Restrictions for Woodfield, recorded in Official Records Book 6833, Page 0461; Second Amended Supplemental Declaration to Declaration of Covenants and Restrictions for Woodfield, recorded in Official Records Book 6979, Page 0317; and the Third Amended Supplemental Declaration to Declaration of Covenants and Restrictions for Woodfield, recorded in Official Records Book 6979, Page 0321; all as amended from time to time, all of which comprise the Community commonly known as Woodfield, which consists of the following subdivisions of real property: Lakeshore Village at Woodfield, according to the plat thereof recorded in Plat Book 94, Page 5; Shadowlake Village at Woodfield; Shadowlake Village at Woodfield Addition; Oaklake Village, Phase I; and Oaklake Village, Phase II, according to the plats thereof, recorded in Plat Book 94, at Pages 46 through 54, 55 through 57, 70 through 74, and 75 through 78, respectively; Fieldstone Village at Woodfield, according to the plat thereof, recorded in Plat Book 97, at Pages 26 through 30; Fieldstone Village at Woodfield Addition, according to the plat thereof, recorded in Plat Book 101 at Page 95; all of the public records of Pinellas County, Florida; and

WHEREAS, Woodfield Community Association, Inc., a Florida corporation not for profit, is the homeowners' association identified in that certain Declaration of Covenants and Restrictions for Woodfield, and the Supplemental Declarations, all recorded in the public records of Pinellas County, Florida, as set forth above, and all as amended from time to time, with respect to the lands and real property described herein above and herein below, as further set forth herein; and

WHEREAS, Woodfield Community Association, Inc., a Florida corporation not for profit, desires to preserve the Declaration of Covenants and Restrictions for Woodfield, described above, as supplemented and amended from time to time as set forth above, with respect to the lands and real property described herein above and herein below pursuant to Sections 712.05 and 712.06, Florida Statutes as further set forth herein;

NOW THEREFORE, Woodfield Community Association, Inc., a Florida corporation not for profit, declares and provides notice that every portion of the lands and real property described herein above and herein below shall remain subject to the Declaration of Covenants and Restrictions for Woodfield, recorded in Official Records Book 6286, Page 675; the Supplemental Declaration to Declaration of Covenants and Restrictions for Woodfield, recorded in Official Records Book 6310, Page 2067; the Amended Supplemental Declaration to Declaration of Covenants and Restrictions for Woodfield, recorded in Official Records Book 6833, Page 0461; Second Amended Supplemental Declaration to Declaration of Covenants and Restrictions for Woodfield, recorded in Official Records Book 6979, Page 0317; and the Third Amended Supplemental Declaration to Declaration of Covenants and Restrictions for Woodfield, recorded in Official Records Book 6979, Page 0321; all as amended from time to time, all of which comprise the Community commonly known as Woodfield, which consists of the following subdivisions of real property: Lakeshore Village at Woodfield, according to the plat thereof recorded in Plat Book 94, Page 5; Shadowlake Village at Woodfield; Shadowlake Village at Woodfield Addition; Oaklake Village, Phase I; and Oaklake Village, Phase II, according to the plats thereof, recorded in Plat Book 94, at Pages 46

through 54, 55 through 57, 70 through 74, and 75 through 78, respectively; Fieldstone Village at Woodfield, according to the plat thereof, recorded in Plat Book 97, at Pages 26 through 30; Fieldstone Village at Woodfield Addition, according to the plat thereof, recorded in Plat Book 101 at Page 95; all of the public records of Pinellas County, Florida; pursuant to the provisions of Sections 712.05 and 712.06, Florida Statutes as hereinafter set forth below by the recording of this instrument and by compliance with the provisions of Sections 712.05 and 712.06, Florida Statutes as further set forth herein.

**1. General Provisions.** The foregoing Recitals are true and correct and are incorporated into and form a part of this Notice.

**2. Name and Address.** The name of the homeowners' association desiring to preserve the covenants and/or restrictions described herein above and herein below is Woodfield Community Association, Inc., a Florida corporation not for profit, and the address of Woodfield Community Association, Inc. is 720 Brooker Creek Blvd. #206, Oldsmar, FL 34677.

**3. Affidavit.** An affidavit executed by an appropriate member of the board of directors of Woodfield Community Association, Inc., affirming that the board of directors of Woodfield Community Association, Inc., caused a Statement of Marketable Title Action substantially in the form set out in Section 712.06(1)(b), Fla. Stat. to be mailed or hand delivered to the members of Woodfield Community Association, Inc. is attached to this instrument as

Exhibit "A", is incorporated herein by this reference, and is intended to satisfy the requirements of Section 712.06(1)(b), Fla. Stat.

**4. Legal Description.** A full and complete description of all lands and real property affected by this Notice is attached to this instrument as Exhibit "B" and is incorporated herein by this reference.

**5. Affected Instruments of Record.** The nature, description, and extent of the claim described by, and the instruments of record and/or recorded covenants or restrictions affected by, this Notice, which is intended to satisfy the requirements of Sections 712.06(1)(d)(e), Fla. Stat., is/are as follows:

Declaration of Covenants and Restrictions for Woodfield, recorded in Official Records Book 6286, Page 675 of the public records of Pinellas County, Florida;

IN WITNESS WHEREOF, Woodfield Community Association, Inc., a Florida corporation not for profit, has executed this Notice on the date set forth above.

Signed, sealed and delivered in the presence of:

/s/ Patricia Alvarez  
(Signature of Witness)

Patricia Alvarez  
(Print Name of Witness)

/s/ John Alvarez  
(Signature of Witness)

John Alvarez  
(Print Name of Witness)

STATE OF FLORIDA COUNTY OF PINELLAS

WOODFIELD COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit

By: /s/ Glenn Scalia  
Print Name: Glenn Scalia  
Its: President

(CORPORATE SEAL)

ATTEST: By: Susan Liddy  
Print Name: Susan Liddy

as Secretary of Woodfield Community Association, Inc., a Florida corporation not for profit

Sworn to and subscribed before me this 23rd day of November, 2015, by Glenn Scalia and Susan Liddy, as President and Secretary, respectively, of WOODFIELD COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit, on behalf of Florida Driver's License as identification.

Nona M. Bartorillo  
Print Name: Nona M. Bartorillo  
Notary Public State of Florida

NONA M. BARTORILLO  
MY COMMISSION # EE 873879  
EXPIRES: April 24, 2017

**EXHIBIT A**

**AFFIDAVIT PURSUANT TO SECTION 712.06(1)(b), FLA. STAT.**

BEFORE ME, the undersigned authority, personally appeared, who, after being duly sworn, deposes and states as follows:

1. That I am familiar with and have personal knowledge of the matters stated in this Affidavit Pursuant to Section 712.06(1)(b), Fla. Stat.

2. I am currently a director of Woodfield Community Association, Inc., a Florida corporation not for profit, and hold the office of President of the Woodfield Community Association, Inc. Board of Directors.

3. On or about November 17, 2015, Woodfield Community Association, Inc., a Florida corporation not for profit, caused a "Statement of Marketable Title Action" form substantially conforming to the form and requirements provided in Section 712.06(1)(b), Fla. Stat. in relation to that certain Declaration of Covenants and Restrictions for Woodfield, recorded in Official Records Book 6286, Page 675; the Supplemental Declaration to Declaration of Covenants and Restrictions for Woodfield, recorded in Official Records Book 6310, Page 2067; the Amended Supplemental Declaration to Declaration of Covenants and Restrictions for Woodfield, recorded in Official Records Book 6833, Page 0461; Second Amended Supplemental Declaration to Declaration of Covenants and Restrictions for Woodfield, recorded in Official Records Book 6979, Page 0317; and the Third Amended Supplemental Declaration to Declaration of Covenants and Restrictions for Woodfield, recorded in Official Records Book 6979, Page 0321; all as amended from time to time, all of which comprise the Community commonly known as Woodfield, which consists of the following subdivisions of real property: Lakeshore Village at Woodfield, according to the plat thereof recorded in Plat Book 94, Page 5; Shadowlake Village at Woodfield; Shadowlake Village at Woodfield Addition; Oaklake Village, Phase I; and Oaklake Village, Phase II, according to the plats thereof, recorded in Plat Book 94, at Pages 46 through 54, 55 through 57, 70 through 74, and 75 through 78, respectively; Fieldstone Village at Woodfield, according to the plat thereof, recorded in Plat Book 97, at Pages 26 through 30; Fieldstone Village at Woodfield Addition, according to the plat thereof, recorded in Plat Book 101 at Page 95; all of the public records of Pinellas County, Florida; to be mailed to all of the members of Woodfield Community Association, Inc.

4. On November 17, 2015, a meeting of the board of directors of Woodfield Community Association, Inc., a Florida corporation not for profit, was held after not less than seven (7) days notice was provided by mail or by hand delivery to each of the members of Woodfield Community Association, Inc. a Florida corporation not for profit, which notice contained a "Statement of Marketable Title Action" form substantially conforming to the form and requirements provided in Section 712.06(1)(b), Fla. Stat. in relation to the Declarations and Supplements to Declarations referenced and set forth above.

5. At the meeting of the board of directors of Woodfield Community Association, Inc., a Florida corporation not for profit, held on November 17, 2015 more than two-thirds (2/3) of the entire board of directors of Woodfield Community Association, Inc., a Florida corporation not for profit, approved of: (i) preserving that certain Declaration of Covenants and Restrictions for Woodfield, and the Supplemental Declarations referenced and set forth above, all as recorded in the public records of Pinellas County, Florida, as may be amended from time to time; (ii) the recording of a notice and claim in the public records of Hillsborough County, Florida conforming with the requirements of Sections 712.05 and 712.06, Fla. Stat. in order to preserve that certain Declaration of Covenants and Restrictions for Woodfield, and the Supplemental Declarations referenced and set forth above, all recorded in the public records of Pinellas County, Florida, as may be amended from time to time; and (iii) taking such other action(s) as may be required under Sections 712.05 and 712.06, Fla. Stat. to preserve that certain Declaration of Covenants and Restrictions for Woodfield, and the Supplemental Declarations referenced and set forth above.

FURTHER AFFIANT SAYETH NOT.

Glenn Scalia  
As President

STATE OF FLORIDA COUNTY OF PINELLAS

Sworn to and subscribed before me this 23rd day of November, 2015, by Glenn Scalia, who has produced a Florida Driver's License as identification.

/s/ Nona M. Bartorillo  
Print Name: Nona M. Bartorillo  
Notary Public State of Florida  
My Commission # EE 873879  
Expires: April 24, 2017

**EXHIBIT B**

**Full and complete description of all lands and real property affected by the Notice and Claim Pursuant to Sections 712.05 and 712.06, Fla. Stat.**

That certain development located in Pinellas County, Florida that is, as further set forth herein, subject to the Declaration of Covenants and Restrictions for Woodfield, recorded in Official Records Book 6286, Page 675; the Supplemental Declaration to Declaration of Covenants and Restrictions for Woodfield, recorded in Official Records Book 6310, Page 2067; the Amended Supplemental Declaration to Declaration of Covenants and Restrictions for Woodfield, recorded in Official Records Book 6833, Page 0461; Second Amended Supplemental Declaration to Declaration of Covenants and Restrictions for Woodfield, recorded in Official Records Book 6979, Page 0317; and the Third Amended Supplemental Declaration to Declaration of Covenants and Restrictions for Woodfield, recorded in Official Records Book 6979, Page 0321; all as amended from time to time, all of which comprise the Community commonly known as Woodfield, which consists of the following subdivisions of real property: Lakeshore Village at Woodfield, according to the plat thereof recorded in Plat Book 94, Page 5; Shadowlake Village at Woodfield; Shadowlake Village at Woodfield Addition; Oaklake Village, Phase I; and Oaklake Village, Phase II, according to the plats thereof, recorded in Plat Book 94, at Pages 46 through 54, 55 through 57, 70 through 74, and 75 through 78, respectively; Fieldstone Village at Woodfield, according to the plat thereof, recorded in Plat Book 97, at Pages 26 through 30; Fieldstone Village at Woodfield Addition, according to the plat thereof, recorded in Plat Book 101 at Page 95; all of the public records of Pinellas County, Florida.

**STATEMENT OF MARKETABLE TITLE ACTION**

Woodfield Community Association, Inc., a Florida corporation not for profit (the "Association") is taking action to ensure that the Declaration of Covenants and Restrictions for Woodfield, recorded in Official Records Book 6286, Page 675; the Supplemental Declaration to Declaration of Covenants and Restrictions for Woodfield, recorded in Official Records Book 6310, Page 2067; the Amended Supplemental Declaration to Declaration of Covenants and Restrictions for Woodfield, recorded in Official Records Book 6833, Page 0461; Second Amended Supplemental Declaration to Declaration of Covenants and Restrictions for Woodfield, recorded in Official Records Book 6979, Page 0317; and the Third Amended Supplemental Declaration to Declaration of Covenants and Restrictions for Woodfield, recorded in Official Records Book 6979, Page 0321; all as amended from time to time, all of which comprise the Community commonly known as Woodfield, which consist, of the following subdivisions of real property: Lakeshore Village at Woodfield, according to the plat thereof recorded in Plat Book 94, Page 5; Shadowlake Village at Woodfield; Shadowlake Village at Woodfield Addition; Oaklake Village, Phase I; and Oaklake Village, Phase II, according to the plats thereof, recorded in Plat Book 94, at Pages 46 through 54, 55 through 57, 70 through 74, and 75 through 78, respectively; Fieldstone Village at Woodfield, according to the plat thereof, recorded in Plat Book 97, at Pages 26 through 30; Fieldstone Village at Woodfield Addition, according to the plat thereof, recorded in Plat Book 101 at Page 95; all of the public records of Pinellas County, Florida; all as may be 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 Pinellas County, Florida. Copies of this notice and its attachments are or will be available through the Association pursuant to the Association's governing documents regarding official records of the Association

Ellen Hirsch de Haan, Esq.  
Wetherington Hamilton, P.A.  
1010 N. Florida Ave.  
Tampa, FL 33602

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