

**Prepared by and after recording return to:
Queensberry Owners Association, Inc.,
P.O. Box 27162
Panama City, Florida 32411-7162**

space above line for recording information

**SUMMARY NOTICE OF PRESERVATION OF THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR QUEENSBERRY**

THIS SUMMARY NOTICE OF PRESERVATION OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR QUEENSBERRY (the "Notice"), which was duly approved by the Board of Directors of Queensberry Owners Association, Inc., a Florida Corporation not-for-profit on April 29, 2024, is issued pursuant to Section 720.3032, Florida Statutes and Section 712.0 (2)(b), Florida Statutes, and serves to preserve and protect the covenants, conditions and restrictions described herein from potential termination or extinguishment 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: THE QUEENSBERRY OWNERS ASSOCIATION, INC. ("Association").
2. Mailing and physical address of Association: The Queensberry Owners Association, Inc., PO Box 27162, Panama City Beach, FL 32411-7162; 3416 Dragon's Ridge

Road, Panama City Beach, FL 32408-7254.

3. Names of the subdivision plat, or, if none, common name of community:
Queensberry LTD at Bay Point (a/k/a/ Queensberry Owners Association, Inc.), a subdivision situated in Section 14 Township 4 South, Range 15 West of Bay County Florida (Plat Book 16, Page 56).
4. Name, address, and telephone number for management company, if any: None.
5. Intent of Association: This notice does constitute a notice to preserve and protect the covenants or restrictions from extinguishment under the Marketable Record Title Act
6. Covenants and Restrictions Preserved: The following covenants or restrictions affecting the community which the Association desires to be preserved from extinguishment:

Declaration of Covenants, Conditions and Restrictions for Queensberry, as recorded in Official Records Book 1559, Page 1867, and all other amendments thereto, of the Public Records of Bay County, Florida.

7. Legal Description: The legal description of the community affected by the listed covenants or restrictions is:

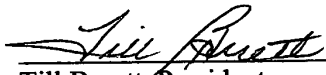
QUEENBERRY, A SUBDIVISION SITUATED IN SECTION 14 TOWNSHIP 4 SOUTH, RANGE 15 WEST OF BAY COUNTY FLORIDA (PLAT BOOK 16, PAGE 56).

Also described as,

COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 29, CORRECTIVE PLAT OF DRAGON'S RIDGE AS RECORDED IN PLAT BOOK 14, PAGES 107 AND 108; THENCE S 20°40'40" W ALONG THE EAST-ERLY RIGHT OF WAY OF DRAGON CIRCLE, 404.71 FEET; THENCE S 81°33'20" E, 141.34 FEET TO POINT OF BEGINNING; THENCE N 08°28'40" E, 114.28 FEET; THENCE S 70°57'12" E, 318.21 FEET; THENCE S 81°17'47" E, 76.06 FEET; THENCE S 67°10'38" E, 478.39 FEET; THENCE S 70°38'19" E, 381.77 FEET; THENCE S 88°03'38" E, 242.28 FEET; THENCE N 38°07'31" E, 709.71 FEET TO THE SOUTHERLY RIGHT OF WAY OF DELWOOD BEACH ROAD; THENCE S 53°00'23" E ALONG SAID SOUTHERLY RIGHT OF WAY, FOR A DISTANCE OF 612.24 FEET; THENCE S 08°33'57" E, 41.34 FEET TO THE WESTERLY RIGHT OF WAY OF DELWOOD ROAD; THENCE S 38°01'44" W ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 180.82 FEET; THENCE N 51°58'22" W, 205.08 FEET; THENCE S 37°58'50" W, 519.85 FEET; THENCE N 52°00'00" W, 10.00 FEET; THENCE S 89°51'41" W, 1258.75 FEET; THENCE N 38°08'48" W, 646.35 FEET; THENCE N 8°33'20" W, 79.35 FEET; THENCE N 08°26'40" E, 60.00 FEET; THENCE N 81°33'20" W, 47.04 FEET TO THE POINT OF BEGINNING (HEREINAFTER REFERRED TO AS "TRACT N" OF MAP "H").

IN WITNESS WHEREOF, the Association has executed this Notice in a manner and form sufficient to bind it as of the date set forth above.

By:


Till Bruett, President
Queensberry Owners Association, Inc.

Pursuant to Section 117.05(13)(a), Florida Statutes, the following notarial certificate is provided for an oath or affirmation:

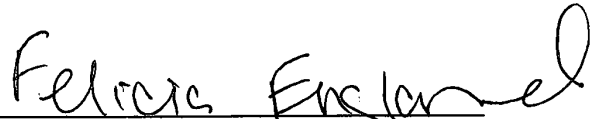
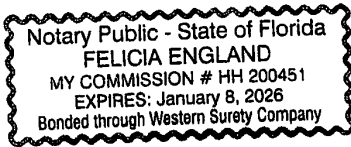
STATE OF FLORIDA
COUNTY OF BAY

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 3rd day of May, 2024, by Till Bruett, as President, , Queensberry Owners Association, Inc., who is personally known to me or have produced as identification, who did take an oath under the laws of the State of Florida, who executed the foregoing Summary Notice of Preservation of the Declaration of Covenants, Conditions and Restrictions for Queensberry, and severally acknowledge the execution thereof to be their free act and deed as such officer, for the uses and purposes therein mentioned, and the said instrument is the act and deed of said corporation.

In Witness Whereof, I have hereunto set my hand and official seal this 3rd day of May, 2024.



(Signature of Notary Public-State of Florida)



(Name of Notary Typed, Printed, or Stamped)

Personally Known _____ OR Produced Identification X

Type of Identification Produced: Florida Driver's License