

SWEETWATER RIDGE TOWNHOMES OWNERS  
ASSOCIATION INC  
C/O SENTRY MANAGEMENT INC  
1645 EAST HIGHWAY 50 SUITE 201  
CLERMONT FL 34711



PREPARED BY & RETURN TO:

PATRYK OZIM, ESQ.  
MARTELL & OZIM, P.A.  
37 N. Orange Ave., Suite 500  
Orlando, Florida 32801  
(407) 377-0890

**NOTICE OF INTENT TO ENFORCE THE AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
SWEETWATER RIDGE TOWNHOMES OF MAGNOLIA POINTE LOCATED IN THE  
COUNTY OF LAKE, STATE OF FLORIDA**

SWEETWATER RIDGE TOWNHOMES OWNERS ASSOCIATION, INC. HEREBY PROVIDES THE FOLLOWING NOTICE TO ALL PRESENT AND FUTURE OWNERS AND ALL PROSPECTIVE PURCHASERS OF PROPERTY WITHIN THE SWEETWATER RIDGE TOWNHOMES OF MAGNOLIA POINTE LOCATED IN LAKE COUNTY, FLORIDA, WHICH IS SUBJECT TO THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SWEETWATER RIDGE TOWNHOMES OF MAGNOLIA POINTE LOCATED IN THE COUNTY OF LAKE, STATE OF FLORIDA RECORDED AT OFFICIAL RECORDS BOOK 4498, PAGE 2146, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS MAY BE AMENDED FROM TIME TO TIME:

1. ALL PRESENT AND FUTURE OWNERS AND ALL PROSPECTIVE PURCHASERS AT SWEETWATER RIDGE TOWNHOMES OF MAGNOLIA POINTE ARE PLACED ON NOTICE THAT THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SWEETWATER RIDGE TOWNHOMES OF MAGNOLIA POINTE, LOCATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, RECORDED AT OFFICIAL RECORDS BOOK 4498, PAGE 2146, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE ARTICLES OF INCORPORATION, BYLAWS AND RULES AND REGULATIONS OF SWEETWATER RIDGE TOWNHOMES OWNERS ASSOCIATION, INC., AS MAY BE AMENDED, WILL BE STRICTLY ENFORCED;

2. PAST VIOLATIONS OF THE CONDITIONS, COVENANTS, RESTRICTIONS, AND RULES AND REGULATIONS OF SWEETWATER RIDGE TOWNHOMES OWNERS ASSOCIATION, INC. MAY HAVE OCCURRED. SOME OF THESE VIOLATIONS MAY BE VISIBLE WITHIN THE COMMUNITY. YOU SHOULD NOT RELY ON THE PRESENCE OF THESE VIOLATIONS AS AN INDICATION THAT THE PARTICULAR COVENANT OR RESTRICTION HAS BEEN WAIVED;

3. SWEETWATER RIDGE TOWNHOMES OWNERS ASSOCIATION, INC. ALSO PLACES ALL PRESENT AND FUTURE OWNERS, TENANTS, RESIDENTS, GUESTS AND INVITEES ON NOTICE THAT VIOLATIONS OF THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SWEETWATER RIDGE TOWNHOMES OF MAGNOLIA POINTE, LOCATED IN THE

COUNTY OF LAKE, STATE OF FLORIDA, RECORDED AT OFFICIAL RECORDS BOOK 4498, PAGE 2146, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS MAY BE AMENDED, THE ARTICLES OF INCORPORATION OF SWEETWATER RIDGE TOWNHOMES OWNERS ASSOCIATION, INC., AS MAY BE AMENDED, THE BYLAWS OF SWEETWATER RIDGE TOWNHOMES OWNERS ASSOCIATION, INC., AS MAY BE AMENDED, AND THE RULES AND REGULATIONS, AS MAY BE AMENDED, SHALL SUBJECT THE VIOLATOR TO ENFORCEMENT ACTION, INCLUDING BUT NOT LIMITED TO FINES, SUSPENSIONS, INJUNCTIVE RELIEF AND RECOVERY OF DAMAGES.

I HEREBY CERTIFY that this Notice was approved at a duly called meeting of the Board of Directors of Sweetwater Ridge Townhomes Owners Association, Inc. on the 29 day of JAN, 2015.

WITNESS:

Walter R. Stout  
Print Name: WALTER R STOUT

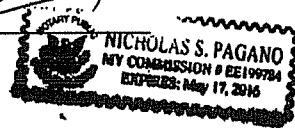
SWEETWATER RIDGE TOWNHOMES OWNERS ASSOCIATION, INC.

BY: Ron Gillis  
RON GILLIS, PRESIDENT  
c/o Sentry Management, Inc.  
1645 East Highway 50, Suite 201  
Clermont, FL 34711

STATE OF FLORIDA  
COUNTY OF LAKE

THE FOREGOING instrument was acknowledged before me this 29 day of JANUARY 2015, by RON GILLIS, the President of SWEETWATER RIDGE TOWNHOMES OWNERS ASSOCIATION, INC., who is personally known to me or produced identification (type of identification produced) D.L. who did take an oath.

Notary Public:  
Seal:



WITNESS:

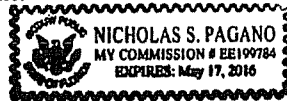
Walter R. Stout  
Print Name: WALTER R STOUT

ATTEST: Hank Garcia  
HANK GARCIA, SECRETARY  
c/o Sentry Management, Inc.  
1645 East Highway 50, Suite 201  
Clermont, FL 34711

STATE OF FLORIDA  
COUNTY OF LAKE

THE FOREGOING instrument was acknowledged before me this 29 day of JANUARY 2015, by HANK GARCIA, the Secretary of SWEETWATER RIDGE TOWNHOMES OWNERS ASSOCIATION, INC., who is personally known to me or produced identification (type of identification produced) DRIVER LICENSE who did take an oath.

Notary Public:  
Seal:



I certify that the foregoing is an accurate copy of the document as reflected in the Official Records. Portions may be redacted.  
NEIL KELLY, CLERK OF CIRCUIT COURT LAKE COUNTY

By \_\_\_\_\_, Deputy Clerk 3/12/2015 9:36:22 AM