

Notice of Millpond Estates Section Seven Homeowner's Association, Inc. under Section 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.

**Instructions to recorder: Please index both the legal name of the association and the names shown in item 3.**

1. Legal name of association: Millpond Estates Section Seven Homeowner's Association, Inc.

2. The mailing address of the Association is c/o Parklane Real Estate Services, LLC, 7084 W Gulf to Lake Highway, Suite 2A, Crystal River, FL 34429, and the physical address of the Association for service of process is Parklane Real Estate Services, LLC, 7084 W Gulf to Lake Highway, Suite 2A, Crystal River, FL 34429.

3. Names of the subdivision plats, or, if none, common name of community:

MILLPOND ESTATES SECTION SEVEN, according to the map or plat thereof, as recorded in Plat Book 32 at Pages 44 through 46 of the Public Records of Pasco County, Florida.

4. Name, address, and telephone number for management company, if any:

Parklane Real Estate Services, LLC, 7084 W Gulf to Lake Highway, Suite 2A, Crystal River, FL 34429; phone number: 727-232-1173.

5. This notice does constitute a notice to preserve and protect covenants and restrictions from extinguishment under the Marketable Record Title Act.

6. The following are the covenants and restrictions affecting the community which the Association desires to be preserved from extinguishment:

**The Declaration of Covenants and Conditions Millpond Estates Section Seven** as recorded in O.R. Book 3391 at Pages 437 through 461 of the Public Records of Pasco County, Florida and the **Subdivision Restrictions Covering Millpond Estates Section Seven, a Subdivision of Pasco County, Florida, according to the Plat thereof as Recorded in Plat Book 32, at Pages 44 through 46, of the Public Records of Pasco County, Florida** as recorded in O.R. Book 3391 at Pages 462 through 473 of the Public Records of Pasco County, Florida as amended by the following amendment: **Amendment to Subdivision Restrictions of Millpond Estates Section Seven** as recorded in O.R. Book

3411 at Page 1464 of the Public Records of Pasco County, Florida.

7. The legal description of the community affected by the listed covenants or restrictions is: MILLPOND ESTATES SECTION SEVEN, according to the map or plat thereof, as recorded in Plat Book 32 at Pages 44 through 46 of the Public Records of Pasco County, Florida.

This notice is filed on behalf of Millpond Estates Section Seven Homeowner's Association, Inc. as of April 19, 2024.

Millpond Estates Section Seven Homeowner's Association, Inc.

*Thomas R. Gurran*

Witness (sign and print name)  
Thomas R. Gurran

By: *Monica Bunn P*  
Monica Bunn as President

*Margaret W. Renke*  
Witness (sign and print name)  
Margaret W. Renke

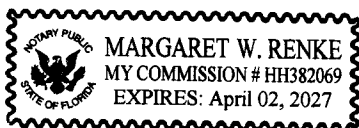
ATTESTATION: I, Ghanshyam Patel, hereby attest that Monica Bunn, President of Millpond Estates Section Seven Homeowner's Association, Inc., has been duly authorized by the Association's Board of Directors to sign this Notice.

*Ghanshyam Patel*  
Ghanshyam Patel as Secretary of Millpond Estates Section Seven Homeowner's Association, Inc.

STATE OF FLORIDA  
COUNTY OF PASCO

Sworn to, acknowledged, and subscribed before me, in my physical presence, this 19<sup>th</sup> day of April, 2024 by Monica Bunn as President of Millpond Estates Section Seven Homeowner's Association, Inc., a Florida Corporation, on behalf of the corporation. Monica Bunn produced the following identification:

Florida driver's license



*Margaret W. Renke*  
Signature and printed name of Notary Public

STATE OF FLORIDA  
COUNTY OF PASCO

Sworn to, acknowledged, and subscribed before me, in my physical presence, this 19<sup>th</sup> day of April, 2024 by Ghanshyam Patel as Secretary of Millpond Estates Section Seven Homeowner's Association, Inc., a Florida Corporation, on behalf of the corporation. Ghanshyam Patel produced the following identification:

Florida driver's license

M. W. Renke  
Signature and printed name of Notary Public

