

CFN 20190112701

OR BK 30511 PG 1775  
RECORDED 04/01/2019 15:28:00  
Palm Beach County, Florida  
Sharon R. Bock, CLERK & COMPTROLLER  
Pgs 1775 - 1778; (4pgs)

This instrument was prepared by:  
Steven R. Braten, Esq.  
Rosenbaum PLLC  
250 S. Australian Avenue, 5th Floor  
West Palm Beach, Florida 33401

---

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF WELLINGTON EDGE PROPERTY 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: **Wellington Edge Property Association, Inc.**

2. Mailing and physical addresses of association:

Mailing Address: **Century Management Consultants, Inc.  
2950 Jog Road, Greenacres, FL 33467**

Physical Address: **10851 Forest Hill Blvd, Wellington, FL 33414**

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

**Common Name of Community:**

**Wellington Edge  
Wellington's Edge**

**Subdivision Plats:**

**The Palm Beach Farms Co. Plat No. 3  
Wellington's Edge Boulevard – Parcel 79, A P.U.D.  
Wellington's Edge Plat No. 1  
Wellington's Edge, Parcel 76 – Phase 2A, A P.U.D.  
Wellington's Edge, Parcel 77 – Phase 1, A P.U.D.  
Wellington's Edge, Parcel 76 – Phase 2B, A P.U.D.  
Wellington's Edge, Parcel 77 – Phase 2, A P.U.D.  
Wellington's Edge, Parcel 78 – Phase 1, A P.U.D.  
Wellington's Edge, Parcel 76 – Phase 2C, A P.U.D.  
Wellington's Edge, Parcel 77 – Phase 3, A P.U.D.  
Wellington's Edge Parcel 78 – Phase 2, A P.U.D.**

**Wellington's Edge, Parcel 76 – Phase 1, A P.U.D.  
Polo Lakes Plat A Portion of Wellington, P.U.D.  
Wellington's Edge Civic Site**

4. Name, address, and telephone number for management company, if any:  
**Century Management Consultants, Inc.  
2950 Jog Road, Greenacres, FL 33467  
561-641-1016**
5. This notice does constitute a notice to preserve and protect covenants or restrictions from extinguishment under the Marketable Record Title Act.
6. The following covenants or restrictions affecting the community, which the association desires to be preserved from extinguishment:
  - A. Declaration of Protective Covenants and Restrictions for Wellington's Edge recorded on May 23, 1989 in Official Records Book 6074; Page 1459, et. seq. of the Public Records of Palm Beach County, Florida.
  - B. First Amendment to Declaration of Protective Covenants and Restrictions for Wellington's Edge recorded on June 13, 1990 in Official Records Book 6484; Page 129, et. seq. of the Public Records of Palm Beach County, Florida.
  - C. Second Amendment to the Declaration of Protective Covenants and Restrictions for Wellington's Edge recorded on September 27, 1996 in Official Records Book 9459; Page 519, et. seq. of the Public Records of Palm Beach County, Florida.
  - D. Third Amendment to Declaration of Protective Covenants and Restrictions for Wellington's Edge recorded on April 10, 1998 in Official Records Book 10335; Page 1695, et. seq. of the Public Records of Palm Beach County, Florida.
  - E. Amendment to the Bylaws of Wellington Edge Property Association, Inc. recorded on February 22, 2017 in Official Records Book 28904; Page 715, et. seq. of the Public Records of Palm Beach County, Florida.
  - F. Amendment to the Bylaws of Wellington Edge Property Association, Inc. recorded on March 7, 2017 in Official Records Book 28933; Page 240, et. seq. of the Public Records of Palm Beach County, Florida.
  - G. Amendment to the Articles of Incorporation of Wellington Edge Property Association, Inc. recorded on March 7, 2017 in Official Records Book 28933; Page 247, et. seq. of the Public Records of Palm Beach County, Florida.
7. The legal description of the community affected by the listed covenants or restrictions is:  
**Lands in Section 12, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:**

**PARCEL 1**

All that part of Tracts 22 through 27, inclusive, of Block 18, Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Pages 45 through 54, inclusive, Public Records of Palm Beach County, Florida, being bounded on the South by the Northerly right-of-way line of Forest Hill Boulevard as recorded in Official Records Book 2198, Pages 1200 and 1201 of said Public Records and being bounded on the East by the West Line of the Easterly 255.91 feet of Tracts 22 and 27, Block 18, said Palm Beach Farms Company Plat No. 3.

**PARCEL 2**

The Southwest one-quarter (1/4) of Section 12, less the southerly 173.00 feet thereof and less the Easterly 40.00 feet thereof.

This notice is filed on behalf of WELLINGTON EDGE PROPERTY ASSOCIATION, INC. as of this 7th day of March, 2019.

**WITNESSES:**

*Manixa Mejia*  
Witness  
Print Name: Manixa Mejia

*Carl Nelson*  
Witness  
Print Name: CARL NELSON

**WELLINGTON EDGE PROPERTY ASSOCIATION, INC.**

By: *Colin Dooley*  
Colin Dooley, as President

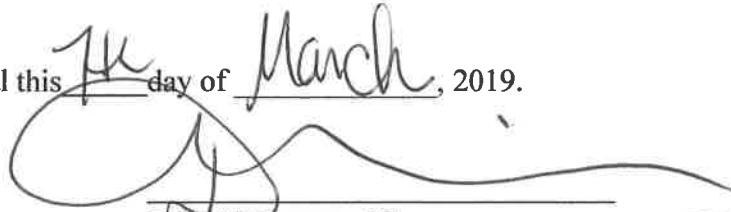
**ATTEST:**

By: *Amber Owen*  
Amber Owen, as Secretary

STATE OF FLORIDA                    )  
  )ss  
COUNTY OF PALM BEACH         )

BEFORE ME personally appeared Colin Dooley, as President and Amber Owen, as Secretary for and on behalf of WELLINGTON EDGE PROPERTY ASSOCIATION, INC., who are personally known to me or produced identification (circle one) to show they are the individuals who executed the foregoing instrument and acknowledged to and before me that they executed such instrument as President and Secretary of the Association, respectively, with due and regular corporate authority, and that said instrument is the free act and deed of the Association.

Witness my hand and official seal this 7th day of March, 2019.



NOTARY PUBLIC  
State of Florida  
My Commission expires  DAWN RIVERA  
MY COMMISSION # GG 073236  
EXPIRES: February 14, 2021  
Bonded Thru Budget Notary Services

[The Remainder of This Page Is Intentionally Left Blank]