

AFFIDAVIT OF MAILING NOTICE

I, the undersigned, management for **Highland Pointe Homeowners Association of Lake Wales, Inc.** ("Association") whose name appears at the bottom of this affidavit do hereby swear and affirm that the notice of the Board meeting held on **Saturday, May 17, 2025**, at which the "Notice of Highland Pointe Homeowners Association of Lake Wales, 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," will be (or has been) considered was mailed on May 5, 2025, to each Owner at the physical address last furnished to the Association, as such address appears on the books of the Association, in accordance Florida Statutes.

Sworn to this 5 day of May 2025.

**HIGHLAND POINTE HOMEOWNERS
ASSOCIATION OF LAKE WALES, INC.**

BY: Francis Gonzalez

STATE OF Florida:

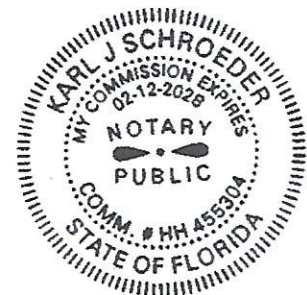
COUNTY OF Polk:

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this 5 day of May 2025, by Francis Gonzalez, as management of **Highland Pointe Homeowners Association of Lake Wales, Inc.**, a Florida Corporation. He/She ☒ is personally known to me or ☐ has produced _____ (type of identification) as identification.

Karl Schroeder
Notary Public

Printed Name: Karl Schroeder

My commission expires: 2/12/2028



Prepared by and returned to:

Becker & Poliakoff, P.A.
Yeline Goin, Esquire
111 N. Orange Avenue, Suite 1400
Orlando, FL 32801

NOTICE OF HIGHLAND POINTE HOMEOWNERS ASSOCIATION OF LAKE WALES, 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

Pursuant to Section 721.05(2)(b), Florida Statutes, and Section 720.3032, Florida Statutes, the undersigned Property Owners' Association files this Notice:

NOTICE TO RECORDER: Please index both the legal name of the Association and the name(s) shown in Item 3.

1. Legal Name of Association: Highland Pointe Homeowners Association of Lake Wales, Inc., a Florida Corporation Not-for-Profit

2. Mailing and Physical addresses of the Association:

Mailing: c/o Stambaugh, Inc., 500 Orchid Springs Dr., Winter Haven, FL 33884

Physical: Sinclair Parkway, Barclay Terrace, Lindsey Place, and Tartan Loop, Lake Wales, FL 33853

3. Names of the subdivision plats, or, if none, common name of Community: Highland Pointe, a subdivision and Highland Pointe Phase Two, a subdivision

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

Stambaugh, Inc.
500 Orchid Springs Dr.

Winter Haven, FL 33884
Phone: (863) 324-5100

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 and restrictions affecting the Community which the Association desires to be preserved from extinguishment:
 - a. Declaration of Covenants, Conditions, and Restrictions of Highland Pointe Homeowners Association of Lake Wales, Inc., recorded on January 30, 1998, at Official Records Book 3967, Page 1172 *et seq.*, of the Public Records of Polk County, Florida, as amended and supplemented from time to time in accordance with the terms, provisions and conditions thereof, including but not limited to:
 - i. Annexation of Lands and Imposition of Declaration of Covenants, Conditions and Restrictions recorded on March 10, 2000, at Official Records Book 4417, Page 43 *et seq.*, of the Public Records of Polk County, Florida; and
 - b. The Articles of Incorporation for Highland Point Homeowners Association of Lake Wales, Inc., recorded on January 30, 1998, at Official Records Book 3967, Page 1163, *et seq.*, of the Public Records of Polk County, Florida.
 - c. The Bylaws for Highland Pointe Homeowners Association of Lake Wales, Inc., recorded on April 23, 2025, at Official Records Book 13517, Page 2228 *et seq.*, of the Public Records of Polk County, Florida.
7. The legal description of the Community affected by the listed covenants or restrictions is:

Plat for Highland Pointe, a subdivision, recorded on January 16, 1998, at Plat Book 105, Page 36, of the Public Records of Polk County, Florida, and Plat for Highland Pointe Phase Two, a subdivision, recorded on November 9, 1999, at Plat Book 109, Page 42-43, of the Public Records of Polk County, Florida.

This notice is filed on behalf of **Highland Pointe Homeowners Association of Lake Wales, Inc.**, as of the date signed below.

WITNESSES:
(TWO)

[Signature]

Witness #1 Signature

Clara GASPESON

Witness #1 Printed Name

300 W Central Ave.

LAKE WALES FL 33853

Witness #1 Address

[Signature]

Witness #2 Signature

Maria Gonzalez

Witness #2 Printed Name

300 W. Central Ave.

Lake Wales, FL 33853

Witness #2 Address

STATE OF Florida

COUNTY OF Polk) SS:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of May 2025, by **Daniel Amburgey** as President of **Highland Pointe Homeowners Association of Lake Wales, Inc.**, a Florida Corporation, on behalf of the corporation. He is ☐ personally known to me or ☒ has produced Florida Driver's License (type of identification) as identification.



[Signature]

Notary Public

Maria I. Gonzalez

Printed Name

My commission expires: September 7, 2027

HIGHLAND POINTE HOMEOWNERS
ASSOCIATION OF LAKE WALES, INC.

BY: [Signature]

Daniel Amburgey, President

c/o Stambaugh, Inc.

500 Orchid Springs Dr.

Winter Haven, FL 33884

Date: 5/19/25

(CORPORATE SEAL)

HIGHLAND POINTE HOMEOWNERS ASSOCIATION
OF LAKE WALES, INC
500 ORCHID SPRINGS DRIVE
WINTER HAVEN FL 33884-1650

801

63-1403/631

5/19/25

Date

CHECK ARMOR
FRAUD PROTECTION


Pay to the
Order of

POLK County Clerk of Court \$ 27.00
Twenty seven

Dollars



Photo
Safe
Deposit®
Details on back

 SouthState

SouthStateBank.com 800.277.2175

For PRESERVATION Doc.

Del S

MP

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Harland Clarke