

Prepared By and Return To:
Don H. Nguyen, Esquire
DHN Attorneys, PA
3203 Lawton Road, Suite 125
Orlando, Florida 32803

**BUENAVENTURA LAKES SILVER PARK VILLAS I HOMEOWNERS ASSOCIATION, INC.'S
AFFIDAVIT IN SUPPORT OF MARKETABLE RECORD TITLE ACTION**

STATE OF FLORIDA)
COUNTY OF OSCEOLA)

BEFORE ME, the undersigned authority, personally appeared ^{Steven} Caranica who is the President of BUENAVENTURA LAKES SILVER PARK VILLAS I HOMEOWNERS ASSOCIATION, Inc. ("Association") ("Affiant"), who, being by me duly sworn, says:

1. That Affiant has personal knowledge of the facts contained in this Affidavit and who is a Director on the Association's Board of Directors.

2. That the purpose of this Affidavit is to support, confirm and verify the actions taken by the Association to preserve its covenants and restrictions recorded in the Public Records of Osceola County, Florida in compliance with Chapter 712, Florida Statutes ("Marketable Record Title Act").

3. That on the 18th day of Sept 2018 the Board of Directors for the Association conducted a meeting ("Board Meeting") to take marketable record title action to preserve its covenants and restrictions recorded in the Public Records of Osceola County, Florida in compliance with the Marketable Record Title Act.

4. That, on August 15th, 2018, the Association caused copies of the Statement of Marketable Title Action, the original of which is attached to this Affidavit as Exhibit "A", to be mailed to the members of the Association, more than seven (7) days prior to the Board Meeting.

5. That, at the Board Meeting, more than two-thirds (2/3) of the Directors on the Association's Board of Directors approved the Statement of Marketable Title Action, the preservation of the Association's covenants and restrictions recorded in the Public Records of Osceola County, Florida and, more particularly, the preservation of covenants and restrictions described in, and incorporated into, the Statement of Marketable Title Action.

6. That the original Statement of Marketable Title Action attached to this Affidavit of Exhibit "A" is being recorded in the Public Records of Osceola County, Florida pursuant to Section 712.06, Florida Statutes.

FURTHER AFFIANT SAITH NOT.

AFFIANT

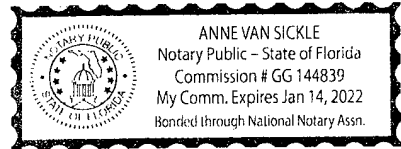
Mark Adams

By:
As its: President

SWORN TO AND SUBSCRIBED before me this 18 day of September, 2018, by MARK ADAMS who is the President of BUENAVENTURA LAKES SILVER PARK VILLAS I HOMEOWNERS ASSOCIATION, Inc., who are personally known to me or () have produced _____ as identification and who did not take an oath.

COPY

NOTARY PUBLIC
Print Name: Anne Van Sickle
My Commission Expires: _____



STATEMENT OF MARKETABLE TITLE ACTION

Buenaventura Lakes Silver Park Villas I Homeowners Association, Inc. ("Association") has taken action to ensure that the Declaration of Covenants, Conditions and Restrictions recorded, supplemented, and currently burdening the property of each and every member of the Association, retains its status as the source of marketable title with regard to the transfer of a member's residence. To this end, the Association shall cause the notice required by chapter 712, Florida Statutes, to be recorded in the Public Records of Osceola County, Florida. Copies of this Notice and its attachments are available through the Association pursuant to the Association's governing documents, regarding official records of the Association.

Legal Description:

Lots 1 through 76, Buenaventura Lakes Silver Park Villas I, according to the Plat thereof as recorded in Plat Book 5, Page 166 of the Public Records of Osceola County, Florida.

AND

Lots 1 through 45, Buenaventura Lakes Silver Park Villas II, according to the Plat thereof as recorded in Plat Book 6, Page 18 of the Public Records of Osceola County, Florida.

AND

Lots 1 through 71, Buenaventura Lakes Silver Park Villas III, according to the Plat thereof as recorded in Plat Book 6, Page 60 of the Public Records of Osceola County, Florida.

COVENANTS OR RESTRICTIONS BEING PRESERVED WHICH AFFECT THE LAND:

The covenants or restrictions being preserved are set forth on the Plat(s) and in the governing documents identified hereinafter as (the "Governing Documents"). Copies of the Governing Documents containing the covenants or restrictions being preserved are recorded in the Public Records of Osceola County, Florida as follows:

<u>Document</u>	<u>O.R. Book</u>	<u>Page</u>
Declaration of Covenants and Restrictions for Buenaventura Lakes Silver Park Villas I, a replat of Tracts NN & OO, Buenaventura Lakes – Unit 4, Section 7, Township 25 South, Range 30 East, Osceola County, Florida	916	432
Articles of Incorporation of Buenaventura Lakes Silver Park Villas I Homeowners' Association, Inc. a Replat of Tracts NN & OO, Buenaventura Lakes – Unit 4, Section 7, Township 25 South, Range 30 East Osceola County,	916	0446

Buenaventura Lakes Silver Park Villas I Homeowners Association, Inc.
c/o Association Solutions of Central Florida Inc.,
811 Mabbette Street
Kissimmee, Florida 34741

EXHIBIT A

Florida

Bylaws of Buenaventura Lakes Silver Park Villas I Homeowners' Association, 916 456
Inc. a Replat of Tracts NN & OO, Buenaventura Lakes – Unit 4, Section 7,
Township 25 South, Range 30 East Osceola County, Florida

Amendment to the Declaration of Covenants and Restrictions for 938 969
Buenaventura Lakes Silver Park Villas I

Amendment to the Declaration of Covenants and Restrictions for 956 2621
Buenaventura Lakes Silver Park Villas I

Notice of Maintenance Assessments 985 1999

Dated this 18 day of September, 2018.

Witnesses

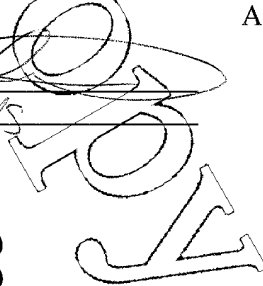
**Buenaventura Lakes Silver Park Villas I
Homeowners Association, Inc.**

Witness: [Signature]
Print Name: RAFAEL RAMAS

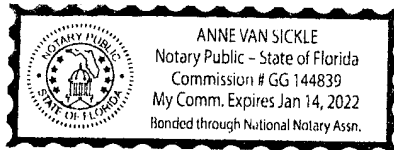
By: [Signature]
As its: President

Witness: [Signature]
Print Name: April Childs

STATE OF FLORIDA)
COUNTY OF OSCEOLA)



The foregoing instrument was acknowledged before me this 18 day of September, 2018, by Steve Caramico, who is the President of Buenaventura Lakes Silver Park Villas I Homeowners Association, Inc. who is () personally known to me or () has produced _____ as identification and who did not take an oath.



[Signature]
NOTARY PUBLIC
Print Name: Anne Van Sickle
My Commission Expires: 01-14-2022

Buenaventura Lakes Silver Park Villas I Homeowners Association, Inc.
c/o Association Solutions of Central Florida Inc.,
811 Mabbette Street
Kissimmee, Florida 34741

EXHIBIT A