

Prepared by and Return to:

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MARYANNE MURSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 06245 Pgs 0320 - 321; (2pgs)
CLERK'S # 2006078362
RECORDED 05/15/2006 10:18:59 AM
RECORDED FEE \$ 18.50
RECORDED BY t holden

Notice of Intent to Enforce Covenants and Restrictions

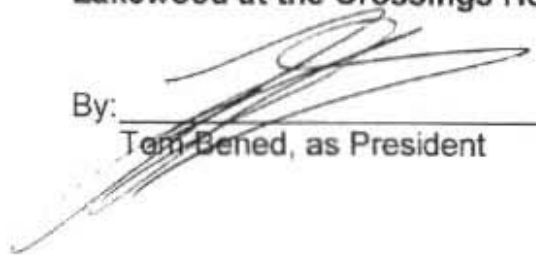
Lakewood at the Crossings Homeowners Association, Inc.

LAKWOOD AT THE CROSSINGS HOMEOWNERS ASSOCIATION HEREBY PROVIDES THE FOLLOWING NOTICE TO ALL PRESENT AND FUTURE OWNERS AND ALL PROSPECTIVE PURCHASERS OF PROPERTY WITHIN THE LAKEWOOD AT THE CROSSINGS COMMUNITY LOCATED IN SEMINOLE COUNTY, FLORIDA, WHICH IS SUBJECT TO THOSE CERTAIN RESTRICTIONS RECORDED AT OFFICIAL RECORDS BOOK 1688, PAGE 1855, PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA.

1. ALL PRESENT AND FUTURE OWNERS AND ALL PROSPECTIVE PURCHASERS AT LAKEWOOD AT THE CROSSINGS HOMEOWNERS ASSOCIATION ARE PLACED ON NOTICE THAT THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LAKEWOOD AT THE CROSSINGS HOMEOWNERS ASSOCIATION AS RECORDED IN THE OFFICIAL RECORDS BOOK 1688, PAGE 1855 and Official Records Book 1640, page 1510 PUBLIC RECORDS OF SEMINOLE COUNTY, AS MAY BE AMENDED, **WILL BE STRICTLY ENFORCED.**
2. PAST VIOLATIONS OF THE DECLARATION MAY HAVE OCCURRED. THESE MAY INCLUDE THE PAINTING OF A RESIDENCE OR FENCES WITHOUT APPROVAL OF THE ARCHITECTURAL COMMITTEE OR USE OF A COLOR WHICH IS NOT ON THE APPROVED LIST OF COLORS DESIGNATED BY THE ARCHITECTURAL REVIEW COMMITTEE. SOME OF THESE VIOLATIONS MAY BE VISIBLE IN THE COMMUNITY. YOU SHOULD NOT RELY ON THE PRESENCE OF VIOLATIONS AS AN INDICATION THAT THE PARTICULAR COVENANT OR RESTRICTION HAS BEEN WAIVED.
3. IN THE EVENT THAT IT BECOMES NECESSARY FOR THE ASSOCIATION TO TAKE LEGAL ACTION TO ENFORCE THESE COVENANTS, ALL COSTS ASSOCIATED WITH THE ACTION, INCLUDING ATTORNEYS FEES ARE CHARGABLE TO THE UNIT OWNER.

I hereby certify that this notice was approved at a duly called meeting of the Board of Directors of Lakewood at the Crossings Homeowners Association on April 10, 2006.

Lakewood at the Crossings Homeowners Association Inc.

By: 
Tom Bened, as President

STATE OF FLORIDA

COUNTY OF Seminole

Before me personally appeared Tom Bened to me well known and known to me to be the person described in and who executed the foregoing instrument and acknowledged to and before me that Tom Bened executed same instrument for the purposes therein expressed.

Witness my hand and official seal, this 8th day of May 2006.


Leanne Benjamin, Notary Public



Leanne Benjamin
My Commission DD355616
Expires November 14, 2008