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February 12, 2002

Harriett Bregman, President
Magnolia Valley Civic Association
7839 Cayuga Drive
New Port Richey, Florida 34653

RE: Magnolia Valley Civic Association, Inc.
Enclosed original recorded Assignment of Right to Enforce Restrictions


Dear Ms. Bregman:

Enclosed please find the above-referenced document. Please file it in a safe place among the permanent records of the Association.

As always, if you have any questions or comments, please contact me at your convenience.

Sincerely yours,

ROBERT L. TANKEL, P.A.



Robert L. Tankel

RLT/wb
Enclosure(s)

This Instrument Prepared by and Return to:

Robert L. Tankel, Esquire

Address:

Robert L. Tankel, P.A.
1022 Main Street, Suite D
Dunedin, Florida 34698

DS: 0.00 IT: 0.00
02/07/02 Dpty Clerk

JED PITTMAN, PASCO COUNTY CLERK
02/07/02 01:56pm 1 of 11
OR BK 4854 PG 1107

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**ASSIGNMENT OF RIGHT TO ENFORCE RESTRICTIONS PURSUANT TO THE
ASSIGNMENT OF AUTHORIZATION TO ENFORCE USE RESTRICTIONS
PURSUANT TO SECTION 712.01, FLORIDA STATUTES AND NOTICE OF
EXTENSION OF RESTRICTIONS PURSUANT TO CHAPTER 712, FLORIDA
STATUTES**

WHEREAS, PURSLEY ZOYSIA GRASS COMPANY, a Florida corporation, and Claude G. Marlowe, Inc., executed a set of restrictions known as Magnolia Valley Subdivision - Unit #1 according to the map or plat thereof as recorded in Plat Book 9 at Page 104 of the Public Records of Pasco County, Florida and recorded the restrictions pertaining thereto at Book 440 at Page 150 of the Official Records of Pasco County, Florida; and

WHEREAS, PURSLEY ZOYSIA GRASS COMPANY, a Florida corporation was the owner in fee simple of all of Magnolia Valley Subdivision Unit 2 and Unit 3 according to the map or plat thereof as recorded in Plat Book 9 at Pages 149 through 151 of the Public Records of Pasco County, Florida and recorded restrictions for both Plats contained at Book 489 at Page 420 of the Official Records of Pasco County, Florida; and

WHEREAS, PURSLEY ZOYSIA GRASS COMPANY, a Florida corporation was the owner in fee simple of all of Magnolia Valley Subdivision - Unit #4 according to the map or plat thereof as recorded in Plat Book 10 at Pages 149 and 150 of the Public Records of Pasco County, Florida and recorded restrictions at Book 584 at Page 787 of the Official Records of Pasco County, Florida; and

WHEREAS, PURSLEY ZOYSIA GRASS COMPANY, a Florida corporation was the owner in fee simple of all of the property described a in Magnolia Valley Subdivision - Unit Five according to the map or plat thereof as recorded in Plat Book 11 at Pages 136 of the Public Records of Pasco

County, Florida and prior to plating By Magnolia Valley Homebuilders, Inc., filed a set of Restrictions and Reservations at Book 614 at Page 19 of the Official Records of Pasco County, Florida; and

WHEREAS, MAGNOLIA VALLEY HOMEBUILDERS, INC., a Florida corporation was the owner in fee simple of all of the property described a in Magnolia Valley Unit Six-A and Six-B according to the map or plat thereof as recorded in Plat Book 12 at Pages 133 and Plat Book 14, Page 12 of the Public Records of Pasco County, Florida and filed a set of Restrictions and Reservations at Book 823 at Page 089 of the Official Records of Pasco County, Florida; and

WHEREAS, a number of individual owners of lots subject to each of the respective restrictions listed above (hereinafter collectively referred to as "Restrictions") and having the right to enforce the restrictions desire to assign their rights to enforce the restrictions to Magnolia Valley Civic Association, Inc., a Florida not-for-profit corporation ("Association"), and the names of each owner are reflected herein below;

NOW THEREFORE, the owners of lots subject to the Restrictions set forth above, for \$10.00 and other good and valuable consideration, hereby execute this Assignment for purposes of Section 712.01 for the purpose of assigning the rights of enforcement of the restrictions to Magnolia Valley Civic Association, Inc., who accepts such assignment and desires to put the World on Notice of the vote of its memebrship to extend the above referenced restrictions, do hereby agree as follows:

1. The above recitations are true and correct and are incorporated herein by reference.
2. The undersigned people are owners of lots subject to the respective restrictions and have the power to enforce the restrictions pursuant to the terms thereof which expressly grant any owner of a lot subject thereto the right to enforce the restrictions and, by execution hereof grant the right of enforcement to Magnolia Valley Civic Association, Inc., a Florida corporation not-for-profit on a non-exclusive basis and intend to make such assignment run with the ownership of the property even if the property is sold.
3. By execution hereof, Magnolia Valley Civic Association, Inc. hereby accepts said assignment and agrees to exercise its rights in accordance with the terms of the Declarations above.
4. By execution and recording hereof, Magnolia Valley Civic Association, Inc. files this instrument in accordance with the requirements of Chapter 712.06, Florida Statutes, following the approval of its membership by the vote of a majority of memebrs at a duly called meeting at which a quorum was present. The purpose of this Notice is to uniformly set forth the matters contained in

(a) The name of the Homeowners Association is ~~Magnolia Valley Civic Association, Inc.~~, P. O. Box 1151 Port Richey, Florida 34656-1151.

(b) The name and post office address of the owners in whose ~~name the property~~ is assessed on the last completed Tax Assessment Role of Pasco County at ~~the time of filing, who~~, for purpose of this Notice, shall be deemed to be an owner are the record owners ~~of all lots subject to~~ the restrictions set forth hereinabove.

(c) The full and complete description of all land affected by such Notice is ~~set forth~~ hereinabove.

(d) The Statement of the Claim showing ~~the nature, description and extent of such claim,~~ or, in the case of a covenant or restriction, are found in the ~~Official Records of Pasco County, Florida,~~ described hereinabove.

(e) The instrument of record or recorded covenant or restriction ~~upon which the claim~~ is based is described hereinabove.

(f) This Notice is ~~acknowledged in the same manner as deeds are acknowledged~~ for record as required by Section 712.06, Florida Statutes.

(g) This Notice shall be filed with the Clerk of the Circuit Court of Hillsborough County, together with a true copy hereof.

IN WITNESS WHEREOF, the undersigned hereby execute this ~~Assignment and Notice~~ for the purposes stated herein above.

MAGNOLIA VALLEY CIVIC
ASSOCIATION, INC.

WITNESSES:

Kathleen Schery
Signature of Witness #1

KATHLEEN SCHERY
Printed Name of Witness #1

Janis R. Kratofil
Signature of Witness #2

JANIS R. KRATOFIL
Printed Name of Witness #2

By: Harriet Bregman
Harriet Bregman, President

By: Janis Kratofil
Janis Kratofil, Secretary

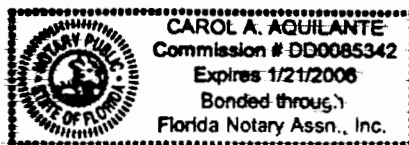
STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this 30 day of JANUARY 2002 by Harriet Bregman and Janis Kratofil, to me known to be the President and Secretary of Magnolia Valley Civic Association, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced p/k and p/k as identification, and they acknowledged executing the same voluntarily under the authority duly vested in them by the said corporation. If no type of identification is indicated, the above named persons are personally known to me.

Carol A. Aquilante
NOTARY PUBLIC

CAROL A. AQUILANTE
Printed Name of Notary Public

My Commission Expires:



AS TO MAGNOLIA VALLEY SUBDIVISION UNIT #1

I/we hereby certify that I/we own Lot 06 in Block 03 located at 7448 Hollyridge Dr. within the Magnolia Valley Subdivision Unit #1.

WITNESSES:

Harriet C. Bregman
Signature of Witness #1

By: Bruce B. Ackley
Bruce Ackley

Harriet C. Bregman
Printed name of Witness #1

Nora K. Ford
Signature of Witness #2
NORA FORD

By: Onda C. Ackley
Onda Ackley

Printed name of Witness #2

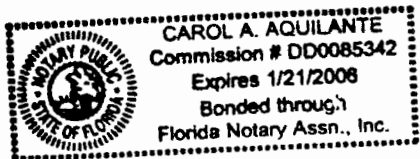
STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this 30 day of January 2002 by Bruce Ackley and Onda Ackley as to Magnolia Valley Subdivision Unit #1 He/she/they/is/are personally known to me or have produced P/K and P/K as identification, and he/she/they acknowledged executing the same voluntarily. If no type of identification is indicated, the above named person(s) is/are personally known to me.

Carol A. Aquilante
NOTARY PUBLIC

CAROL A. AQUILANTE
Printed Name of Notary Public

My Commission Expires:



AS TO MAGNOLIA VALLEY SUBDIVISION UNIT #2

I/we hereby certify that I/we own Lot 13 in Block 02 located at 7534 Betula Dr.
within the Magnolia Valley Subdivision Unit #2.

WITNESSES:

Jasper R. Atkian
Signature of Witness #1

By: Marie T. Surma
Marie Surma

JASPER R. ATKIAN
Printed name of Witness #1

Janis Kratoch
Signature of Witness #2

JANIS KRATOFIL
Printed name of Witness #2

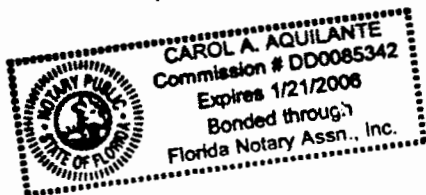
STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this 30 day of January 2002
by Marie Surma as to Magnolia Valley Subdivision Unit #2. She is personally known to me or has
produced P/K and _____ as
identification, and he/she/they acknowledged executing the same voluntarily. If no type of identification
is indicated, the above named person(s) is/are personally known to me.

Carol A. Aquilante
NOTARY PUBLIC

CAROL A. AQUILANTE
Printed Name of Notary Public

My Commission Expires:



AS TO MAGNOLIA VALLEY SUBDIVISION UNIT #3:

I/we hereby certify that I/we own Lot 01B in Block 10 located at 7209 Magnolia Valley Dr within the Magnolia Valley Subdivision Unit #3:

WITNESSES:

Janis Kratoch
Signature of Witness #1

By: *Robert Lage*
Robert Lage

JANIS KRATOCH
Printed name of Witness #1

Jasper R. Atkian
Signature of Witness #2

By: *Judy Lage*
Judy Lage

JASPER R. ATKIAN
Printed name of Witness #2

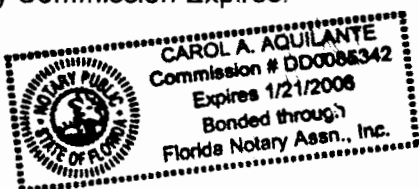
STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this 30 day of January 2002 by Robert Lage and Judy Lage as to Magnolia Valley Subdivision Unit #3 He/she/they/is/are personally known to me or have produced P/K and P/K as identification, and he/she/they acknowledged executing the same voluntarily. If no type of identification is indicated, the above named person(s) is/are personally known to me.

Carol A. Aquilante
NOTARY PUBLIC

CAROL A. AQUILANTE
Printed Name of Notary Public

My Commission Expires:



AS TO MAGNOLIA VALLEY SUBDIVISION UNIT #4:

I/we hereby certify that I/we own Lot 08 in Block 11 located at 7120 Cedarcrest Rd. within the Magnolia Valley Subdivision Unit #4:

WITNESSES:

Earl Warren

Signature of Witness #1

By: Pasquale Maro
Pasquale Maro

Earl Warren

Printed name of Witness #1

Joan Warren

Signature of Witness #2

By: Margaret Maro
Margaret Maro

JOAN WARREN

Printed name of Witness #2

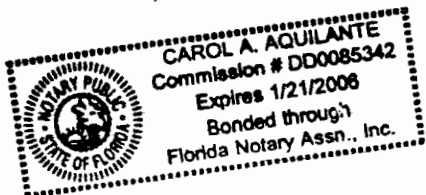
STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this 30 day of January 2002 by Pasquale Maro and Margaret Maro as to Magnolia Valley Subdivision Unit #4. He/she/they/is/are personally known to me or have produced PK and PK as identification, and he/she/they acknowledged executing the same voluntarily. If no type of identification is indicated, the above named person(s) is/are personally known to me.

Carol A. Aquilante
NOTARY PUBLIC

CAROL A. AQUILANTE
Printed Name of Notary Public

My Commission Expires:



AS TO MAGNOLIA VALLEY SUBDIVISION UNIT #6A:

I/we hereby certify that I/we own Lot 06 in Block 03 located at 7812 Cherrytree Ln.
within the Magnolia Valley Subdivision Unit #6A:

WITNESSES:

Jasper R. Atkian
Signature of Witness #1

By: Clarine Greenlee
Clarine Greenlee

JASPER R. ATKIAN
Printed name of Witness #1

Nora K. Ford
Signature of Witness #2

NORA K FORD
Printed name of Witness #2

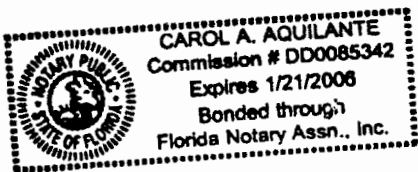
STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this 30 day of January 2002
by Clarine Greenlee as to Magnolia Valley Subdivision Unit #6A. She is personally known to me or has
produced P/K and P/K as
identification, and she acknowledged executing the same voluntarily. If no type of identification is
indicated, the above named person is personally known to me.

Carol A. Aquilante
NOTARY PUBLIC

CAROL A. AQUILANTE
Printed Name of Notary Public

My Commission Expires:



AS TO MAGNOLIA VALLEY SUBDIVISION UNIT #6B:

I/we hereby certify that I/we own Lot 06 in Block 25 located at 7541 Birdwood Ct. within the Magnolia Valley Subdivision Unit #6B:

WITNESSES:

Jasper R. Atkias
Signature of Witness #1

By: Christopher Ringwood
Christopher Ringwood

Jasper R. Atkias
Printed name of Witness #1

Joan Warren
Signature of Witness #2

By: Sara Jane Ringwood
Sara Jane Ringwood

JOAN WARREN
Printed name of Witness #2

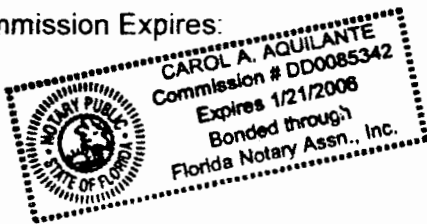
STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this 30 day of January 2002 by **Christopher Ringwood** and **Sara Jane Ringwood** as to Magnolia Valley Subdivision Unit #6B He/she/they/is/are personally known to me or have produced P/K and P/K as identification, and he/she/they acknowledged executing the same voluntarily. If no type of identification is indicated, the above named person(s) is/are personally known to me.

Carol A. Aquilante
NOTARY PUBLIC

CAROL A. AQUILANTE
Printed Name of Notary Public

My Commission Expires:



AS TO MAGNOLIA VALLEY SUBDIVISION UNIT #5:

I/we hereby certify that I/we own Lot 14 in Block 15 located at 7910 Yucca Dr.
within the Magnolia Valley Subdivision Unit #5:

WITNESSES:

Jasper R. Atkinson
Signature of Witness #1

JASPER R. ATKINSON
Printed name of Witness #1

By: Nora K. Ford
Nora K. Ford
NORA K. FORD

Kathleen Schery
Signature of Witness #2

KATHLEEN SCHERY
Printed name of Witness #2

STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this 30 day of January 2002
by Nora K. Ford as to Magnolia Valley Subdivision Unit #5. She is personally known to me or has
produced p/k and p/k as
identification, and he/she/they acknowledged executing the same voluntarily. If no type of identification
is indicated, the above named person(s) is/are personally known to me.

Carol A. Aquilante
NOTARY PUBLIC

CAROL A. AQUILANTE
Printed Name of Notary Public

My Commission Expires:

