



**WRIGHT & CASEY** P.A.  
SURFCOASTLAW.COM

Dear Owner:

This law firm is privileged to represent your homeowners association. The purpose of this letter is to provide you with information about the vote that will be held at a special meeting taking place on **Saturday, November 15, 2025 at 10:00 a.m. at Longwood Hills Congregational Church, 1255 E. E. Williamson Road, Longwood, Florida, 32750**. The vote pertains to the revitalization of association covenants that have been extinguished as a result of Florida's Marketable Record Title Act ("MRTA" or "the Act"), found in Chapter 712 of Florida Statutes.

MRTA was enacted in 1963 to eliminate old or stale claims against real property after 30 years. The purpose of the Act was to facilitate clear titles and the issuance of title insurance in Florida's booming real estate market. However, the Act has the unfortunate effect of extinguishing the recorded covenants of a homeowners association after this 30-year period elapses unless the association has followed the statutory procedure to preserve the covenants or unless certain statutory exceptions apply. The 30-year period begins to run from the date the declaration of covenants is recorded in public records.

Your association's covenants were initially recorded on April 8, 1983. Because no action was taken to preserve the declaration within the 30-year period, the covenants have been extinguished. The association is now in a position where it must "revitalize" or "revive" the declaration, articles of incorporation, and bylaws in accordance with the procedure set forth in Florida's Homeowners Association Act (Chapter 720, Florida Statutes). Voting to revive and reinstate the covenants will preserve the operation, management, maintenance, aesthetic character, and common areas within the Association. In other words, this vote is to ensure that the owners continue to be protected by the Association's governing documents.

In accordance with Chapter 720, the enclosed documents are provided to you for the member meeting on November 15:

1. notice of special meeting;
2. the complete text of the proposed "revived" covenants and restrictions, which includes the initial recorded restrictions and all subsequent amendments;
3. the complete text of the existing articles of incorporation;
4. the complete text of the existing bylaws;
5. a list of each parcel subject to the revived declaration;
6. the plat of your community; and
7. a limited proxy form.

Please note that the documents provided to you will not be changed, amended, altered, or modified in any way at the scheduled special meeting.

340 North Causeway  
New Smyrna Beach, Florida 32169  
Telephone (386) 428-3311 Fax (386) 427-9516

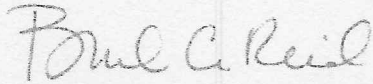


**It is important that owners of all Country Cove lots (26 total) participate in this vote. Once a quorum is reached, a majority of the voting interests (14 lot owners) must affirmatively approve revitalization of the covenants in order for them to be reinstated.**

You may cast your vote in one of two ways: (1) by personally attending the meeting and voting, or (2) by completing the enclosed proxy form and having your proxyholder vote as directed in your absence. Please note that the proxy form is not a ballot; it simply gives someone else the ability to cast a vote on your behalf. If you cannot attend the meeting, please complete and return the limited proxy form to the Association secretary, Mary Jo Shaw, before the meeting.

If you have any questions about the November 15 meeting or the revitalization procedure, please contact a member of the association's "organizing committee", which was formed for the purpose of revitalizing the covenants. Their names and contact information are provided below.

Sincerely,



Barbara C. Reid, Esq.  
Florida Bar Board Certified Specialist in Condominium & Planned Development Law  
[breid@surfcoastlaw.com](mailto:breid@surfcoastlaw.com)

**Country Cove Organizing Committee:**

Mary Jo Shaw  
1289 Eastland Point  
Longwood FL 32750  
[mjeshaw1@gmail.com](mailto:mjeshaw1@gmail.com)  
(813) 503-7471

Derek Arrington  
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Rachel Arrington  
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Julee Boggs  
979 Citrus Wood Court  
Longwood, FL 32750  
[Tboggsone@aol.com](mailto:Tboggsone@aol.com)  
(407) 252-1327



WOODLANDS EAST HOMEOWNER'S ASSOCIATION, INC.

**NOTICE OF SPECIAL MEMBERS' MEETING**

TO ALL PARCEL OWNERS:

On **Saturday, November 15, 2025, at 10:00 a.m. at Longwood Hills Congregational Church, 1255 E. E. Williamson Road, Longwood, Florida, 32750**, a special meeting of the members of Woodlands East Homeowner's Association, Inc. d/b/a Country Cove ("Association") will be held pursuant to § 720.306, Florida Statutes, for the purpose of voting on reviving the recorded covenants and restrictions and other governing documents applicable to the Association.

If you are unable to attend the special meeting and wish to vote by limited proxy, please note the following information:

1. A limited proxy (form enclosed) is for the purpose of appointing another person to vote for you if you cannot attend the special meeting.
2. The limited proxy should be submitted to the Organizing Committee of the Association before the meeting by **HAND DELIVERY, EMAIL, OR MAIL** to:

Mary Jo Shaw  
1289 Eastland Point  
Longwood, FL 32750  
[mjeshaw1@gmail.com](mailto:mjeshaw1@gmail.com)

3. You are strongly encouraged to submit your completed proxy as far in advance of the special meeting date as possible.
4. If you appoint a proxy and later decide to attend the meeting in person, you may withdraw your proxy when you arrive at the meeting.
4. A proxy may be revoked in writing or superseded by a later proxy to another person.

DATED \_\_\_\_\_

**Country Cove Organizing Committee:**

Mary Jo Shaw  
1289 Eastland Point  
Longwood FL 32750  
[mjeshaw1@gmail.com](mailto:mjeshaw1@gmail.com)  
(813) 503-7471

Rachel Arrington  
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Longwood, FL 32750  
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(407) 252-1327

Enclosures: Proposed revived covenants and restrictions, including all amendments thereto  
Existing Articles of Incorporation  
Existing Bylaws  
Legal description of each parcel subject to the Association's restrictions  
Plat of the property subject to the Association's restrictions  
Limited proxy form



WOODLANDS EAST HOMEOWNER'S ASSOCIATION, INC.

**LIMITED PROXY FOR SPECIAL MEMBERS' MEETING**

The undersigned owner hereby appoints: **(CHECK ONE)**

\_\_\_ a) Mary Jo Shaw, Secretary of the Association **-OR-**

\_\_\_ b) \_\_\_\_\_ (print name of proxyholder),

as my proxyholder to attend the Special Meeting of owners of Woodlands East Homeowner's Association, Inc., to be held on **Saturday, November 15, 2025 at 10:00 a.m. at Longwood Hills Congregational Church, 1255 E. E. Williamson Road, Longwood, Florida, 32750.** The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, and any adjournment thereof, except that I specifically authorize and instruct my proxyholder to cast my vote in reference to the following matters as indicated below:

**Do you vote to revive the recorded covenants and restrictions, the Articles of Incorporation, and the Bylaws of Woodlands East Homeowner's Association?**

YES

☐

NO

☐

Dated: \_\_\_\_\_

Parcel Address: \_\_\_\_\_

\_\_\_\_\_  
Signature of Owner/Designated Voter

\_\_\_\_\_  
Printed Name of Owner/Designated Voter

THIS PROXY IS REVOCABLE BY THE LOT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

**DO NOT COMPLETE THE SECTION BELOW THIS LINE. This section is only to be filled in if the proxyholder wishes to appoint a substitute proxyholder.**

**SUBSTITUTION OF PROXY.** The undersigned, appointed as proxy above, designates \_\_\_\_\_ to substitute for me in the proxy set forth above.

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_