

STATEMENT OF MARKETABLE TITLE ACTION

ABACOA PROPERTY OWNERS' ASSEMBLY, INC. (the "Association") has taken action to ensure that the following covenants and restrictions (the "Governing Documents"):

- A. Abacoa Declaration of Covenants, Conditions and Restrictions (the "Declaration"), recorded commencing at Official Records Book 9739, Page 1629, of the Public Records of Palm Beach County, Florida;
- B. Amendments to the Declaration, recorded commencing at Official Records Book 21016, Page 226; at Official Records Book 16610, Page 1872; at Official Records Book 11085, Page 1522; at Official Records Book 10701, Page 734; at Official Records Book 10109, Page 356; of the Public Records of Palm Beach County, Florida;
- C. Declaration of Easements For Off-Site Parking, recorded commencing at Official Records Book 9590, Page 1299, of the Public Records of Palm Beach County, Florida;
- D. Amendments to the Declaration of Easements For Off-Site Parking, recorded commencing at Official Records Book 10263, Page 1726; at Official Records Book 10200, Page 1296; of the Public Records of Palm Beach County, Florida;
- E. Assignment and Assumption of Declaration of Easements For Off-Site Parking, recorded commencing at Official Records Book 12215, Page 109, of the Public Records of Palm Beach County, Florida;
- F. Articles of Incorporation of Abacoa Property Owners' Assembly, Inc. (the "Articles"), recorded commencing at Official Records Book 9739, Page 1688, of the Public Records of Palm Beach County, Florida;
- G. By-Laws of Abacoa Property Owners' Assembly, Inc. (the "By-Laws"), recorded commencing at Official Records Book 9739, Page 1695, of the Public Records of Palm Beach County, Florida;
- H. Amendments to the By-Laws, recorded commencing at Official Records Book 24817, Page 24; at Official Records Book 23558, Page 1206; at Official Records Book 22801, Page 1383; at Official Records Book 11098, Page 1918; at Official Records Book 10701, Page 737; of the Public Records of Palm Beach County, Florida;
- I. Agreements, recorded commencing at Official Records Book 33307, Page 1; at Official Records Book 31566, Page 1454; at Official Records Book 31521, Page 1448; at Official Records Book 29688, Page 1633; at Official Records Book 27565, Page 818; at Official Records Book 27479, Page 344; at Official Records Book 15265, Page 1209; at Official Records Book 13236,

Page 1050; at Official Records Book 11730, Page 1552; at Official Records Book 11675, Page 203; at Official Records Book 11161, Page 1952; at Official Records Book 11142, Page 1110; at Official Records Book 10455, Page 904; at Official Records Book 10320, Page 396; at Official Records Book 10123, Page 134; at Official Records Book 9611, Page 1160; at Official Records Book 9590, Page 1321; at Official Records Book 9457, Page 1073; at Official Records Book 9289, Page 1834; at Official Records Book 9153, Page 1490; at Official Records Book 9146, Page 513; of the Public Records of Palm Beach County, Florida;

J. Declarations of Annexation, recorded commencing at Official Records Book 12233, Page 1434; at Official Records Book 11447, Page 1484; at Official Records Book 11434, Page 234; at Official Records Book 11546, Page 1837; at Official Records Book 11428, Page 1323; at Official Records Book 11187, Page 393; at Official Records Book 11085, Page 1525; at Official Records Book 11080, Page 462; at Official Records Book 11067, Page 1350; at Official Records Book 11022, Page 1199; at Official Records Book 10508, Page 404; at Official Records Book 10377, Page 1388; at Official Records Book 10263, Page 1812; at Official Records Book 10263, Page 1765; at Official Records Book 9739, Page 1737; of the Public Records of Palm Beach County, Florida;

K. Deeds, recorded commencing at Official Records Book 13061, Page 1157; at Official Records Book 13049, Page 1432; at Official Records Book 12190, Page 1853; at Official Records Book 12114, Page 36; at Official Records Book 12069, Page 1298; at Official Records Book 12069, Page 1190; at Official Records Book 12052, Page 1703; at Official Records Book 12044, Page 111; at Official Records Book 11620, Page 1206; at Official Records Book 11487, Page 284; at Official Records Book 11285, Page 810; at Official Records Book 11128, Page 1756; at Official Records Book 10981, Page 1325; at Official Records Book 10955, Page 251; at Official Records Book 10741, Page 1423; at Official Records Book 10646, Page 1281; at Official Records Book 10455, Page 847; at Official Records Book 10431, Page 1471; at Official Records Book 10392, Page 1367; at Official Records Book 10298, Page 1428; at Official Records Book 10263, Page 1907; at Official Records Book 10263, Page 1876; at Official Records Book 10228, Page 1087; at Official Records Book 9894, Page 1788; at Official Records Book 9857, Page 1314; at Official Records Book 9729, Page 1603; at Official Records Book 9590, Page 1290; of the Public Records of Palm Beach County, Florida; and

L. The following Plats (all of which shall remain subject to the above referenced recorded documents):

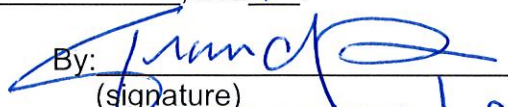
(1) Abacoa Plat No. 1, as recorded in Plat Book 78, Page 145, of the Public Records of Palm Beach County, Florida; and

(2) Abacoa Plat No. 2, as recorded in Plat Book 86, Page 16, of the Public Records of Palm Beach County, Florida; and

- (3) Abacoa – Plat No. 3, as recorded in Plat Book 88, Page 154, of the Public Records of Palm Beach County, Florida; and
- (4) Abacoa - Plat No. 4, as recorded in Plat Book 90, Page 82, of the Public Records of Palm Beach County, Florida; and
- (5) Replat, as recorded in Plat Book 84, Page 155, of the Public Records of Palm Beach County, Florida; and
- (6) Replat of Tract PC1, as recorded in Plat Book 87, Page 158, of the Public Records of Palm Beach County, Florida; and
- (7) Abacoa – Central Boulevard Plat, as recorded in Plat Book 85, Page 152, of the Public Records of Palm Beach County, Florida; and
- (8) Replat of Tract WK5, as recorded in Plat Book 85, Page 7, of the Public Records of Palm Beach County, Florida; and
- (9) Replat of Tracts GF1 and GF2, as recorded in Plat Book 84, Page 155, of the Public Records of Palm Beach County, Florida;
- (10) Replat of Parcel B of Tract WK4A, as recorded in Plat Book 132, Page 141, of the Public Records of Palm Beach County, Florida; and
- (11) Abacoa – Plat No. 4 Replat, as recorded in Plat Book 99, Page 14, of the Public Records of Palm Beach County, Florida.

as may be hereafter amended from time to time, currently burdening the property of each and every member of the Association, retain their 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 Palm Beach 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.

Dated this 26 day of MAY, 2026.

By: 

(signature)

FRANCISCO, PRESIDENT
(printed name, title)

On Behalf of the Board of Directors of
Abacoa Property Owners' Assembly, Inc.