

Upon Recording return to:
Kristin A. Gardner
Dunlap & Shipman, P.A.
2065 Thomasville Road, Suite 102
Tallahassee, FL 32308

20240016376
THIS DOCUMENT HAS BEEN RECORDED
IN THE PUBLIC RECORDS OF
LEON COUNTY FL
BK: 5938 PG:95, Page 1 of 34
03/29/2024 at 01:38 PM,

GWEN MARSHALL, CLERK OF COURTS

**NOTICE OF FILING OF REVIVED DOCUMENTS FOR
PINE-TIP HILLS HOMEOWNERS ASSOCIATION, PART II, INC. (UNIT 5)**

Pursuant to Section 720.407(1), Florida Statutes, this is to certify that the attached documents are the revitalized governing documents for Pine-Tip Hills Homeowners' Association, Part II, Inc., Unit 5, following action taken by the property owners and approved by the State of Florida's Department of Economic Opportunity:

1. Revitalized Declaration of Covenants and Restrictions;
2. Revitalized Bylaws;
3. Revitalized Articles of Incorporation;
4. Revitalized Architectural Guidelines
5. Approval letter from the Florida Department of Economic Opportunity dated March 22, 2024.
6. Legal descriptions of each of the affected parcels and property owners.

IN WITNESS WHEREOF, the Association has caused this instrument to be signed by its duly authorized officers, on this 28 day of March, 2024.

WITNESSES:

**PINE-TIP HILLS HOMEOWNERS ASSOCIATION,
PART II, INC.**

Kayla M. Scarpone

Name: Kayla M. Scarpone

Address: 2065 Thomasville Rd, Ste. 102
Tallahassee, FL 32308

By: Bruce D. Topp

Bruce D. Topp, President

Kristin Gardner

Name: Kristin Gardner

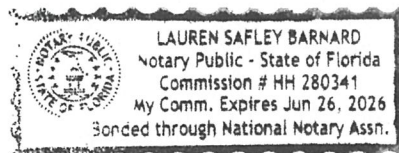
Address: 2065 Thomasville Rd
Tallahassee, FL 32308

By: Mary Carol Ness

Mary Carol Ness, Secretary

STATE OF FLORIDA
COUNTY OF LEON

28 The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this day of March 2024, by Bruce D. Topp, President of the Pine-Tip Hills Homeowners Association, Part II, Inc., who is personally known to me or has produced FL Drivers license as identification.



STATE OF FLORIDA
COUNTY OF LEON

28 The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this day of March 2024, by Mary Carol Ness, Secretary of the Pine-Tip Hills Homeowners Association, Part II, Inc., who is personally known to me or has produced FL Drivers license as identification.

Lauren S. Barnard
Notary Public

Print, type or stamp name, commission
no. and expiration date: 6/26/26

Lauren S. Barnard
Notary Public

Print, type or stamp name, commission
no. and expiration date: 6/26/26

