

**NOTICE OF COMMENCEMENT**

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes the following information is provided in the Notice of Commencement.

PERMIT NUMBER: 2302-0130

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO. 474129054930

SUBDIVISION Triple H Ranch BLOCK 25 TRACT \_\_\_\_\_ LOT 7 BLDG \_\_\_\_\_ UNIT \_\_\_\_\_  
10750 Azul Ln. Parkland, FL

2. GENERAL DESCRIPTION OF IMPROVEMENT: freestanding Open Structure.

3. OWNER INFORMATION: a. Name MARIA COBZAS

b. Address 10750 AZUL LN PARKLAND, FL 33076 c. Interest in property OWNER

Name and address of fee simple titleholder (if other than Owner) \_\_\_\_\_

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:  
The Patio Dismy - 3305 NW 28 Ave - Doral, FL 33122  
786 518 2307

5. SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT: \_\_\_\_\_

6. LENDER'S NAME, ADDRESS AND PHONE NUMBER: \_\_\_\_\_

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7, Florida Statutes:  
NAME, ADDRESS AND PHONE NUMBER: \_\_\_\_\_

8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes:  
NAME, ADDRESS AND PHONE NUMBER: \_\_\_\_\_

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): \_\_\_\_\_

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

M. Cobzas  
Signature of Owner or  
Owner's Authorized Officer/Director/Partner/Manager

M. Cobzas  
Print Name and Provide Signatory's Title/Office

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 8 day of March, 2023  
by Maria Cobzas, who is personally known \_\_\_\_\_ or produced the following type of identification: \_\_\_\_\_



[Signature]  
(Signature of Notary Public)

Under Penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).