



VILLAGE OF PINECREST

**DECLARATION OF RESTRICTIVE COVENANT/
DECLARATION OF USE**

PREPARED BY: Bernardo Nounano

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned Bernardo Nounano is/are the fee simple owner(s) of the following described property situated and being in the Village of Pinecrest:

Lot(s) 16 Block 14 of Sunnyland Estates (subdivision), A.K.A. First Addition
7725 SW 111st (address), according to the plat thereof, as recorded in Plat Book 50 Page 58
of the Public Records of Miami-Dade County, Florida, and

WHEREAS, the undersigned owner(s) Henitay & Nounano LLC desire(s) to utilize said Lot(s) as a single building site, and the undersigned owner(s) do(es) hereby declare and agree as follows:

1. That the property will not be used in violation of any ordinances of the Village of Pinecrest or Dade County now in effect or hereinafter enacted.
2. That the property will be used for a single-family residence only.
3. That the use of the property or building will be as follows: Accessory building shall not be rented or used in violation of the Village of Pinecrest codes.

NOW, THEREOF, for good and valuable consideration, the undersigned do(es) hereby declare that he/she will not convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all terms and conditions set forth herein.

FURTHER, the undersigned declare(s) that this covenant is intended and shall constitute a restrictive covenant concerning the use, enjoyment and title to the above property and shall constitute a covenant running with the land and shall be binding upon the undersigned, his/her successors and assigns and may only be released by the Village of Pinecrest, or its successors, in accordance with the ordinance of said Village then in effect.

IN WITNESS WHEREOF, the undersigned has/have caused both hand(s) and seal(s) to be affixed hereto on this 22nd day of April, 2024.

WITNESS(ES):

Juan A. Fernandez
Edson

OWNER(S):

(SIGN/PRINT)

Bernardo Nounano / Bernardo Nounano

(SIGN/PRINT)

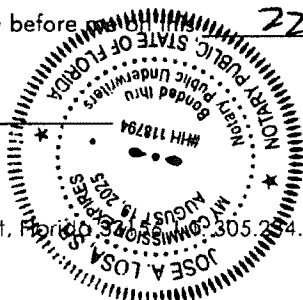
STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 22 day of April, 2024, before me personally appeared, Bernardo Nounano, who is personally known to me or has produced _____ as identification and he/she acknowledged that he/she executed the foregoing freely and voluntarily for purposes therein expressed.

SWORN TO AND SUBSCRIBED before me on this 22 day of April, 2024.

Notary Public, State of Florida
My Commission Expires:



Revised 8/2016