

This instrument was prepared by:

Name:

Address:

CFN: 20240742378 BOOK 34429 PAGE 158

DATE:09/30/2024 01:40:45 PM

JUAN FERNANDEZ-BARQUIN

CLERK OF THE COURT & COMPTROLLER

MIAMI-DADE COUNTY, FL

(Space reserved for Clerk)

**DECLARATION OF USE FOR GUEST HOUSE
RELATED TO IMPACT FEES**

In consideration of the issuance of a **building permit**, as hereinafter described, the undersigned, as Owner of the property herein designated, hereby agrees and binds myself, and my heirs, successors and assigns as follows:

That the property hereinafter described shall be used for single family residential use only. The plans submitted and attached to the application for a guest house as defined in Section 33-1(54) of the Code of Miami-Dade County are designed and intended for such use only, and said guest house will not be occupied year around, only non-paying and personal guests of the occupant of the principal residence shall occupy the guest house, nor shall I, or we, occupy the guest house and rent or lease the principal residence.

On Lot 3 Block 9 of DEVONWOOD
P.B. 79-47 Pg. of the Public Records of Miami-Dade County, Florida.

Also known as 6545 S.W. 131 Street, Pinecrest, Florida 33156 Miami-Dade County, Florida.

This agreement is hereby made and accepted as a condition of the issuance of a building permit for:

A guest house in connection with a principal residence existing on the property.

Covenant Running with the Land. It is further understood and agreed that this agreement shall be deemed a covenant running with the land and may be recorded, at Owner's expense, in the Public Records of Miami-Dade County, Florida, shall remain in full force and effect and be binding upon the undersigned, Owner, their heirs, successors and assigns until such time as the same may be released in writing by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or the executive officer of the successor of such department or, in the absence of such director or executive officer, by his assistant in charge of the office in his absence.

[f:/forms/Guest House Covenant (9/25/24)]

Section-Township-Range: DEVONWOOD

Folio number: 20.5013.025.0030

**Declaration of Use For Guest House
Related to Impact Fees
Page 2**

County Inspection. As further part of this agreement, it is hereby understood and agreed that any official inspector of the Miami-Dade County Department of Regulatory and Economic Resources or its agents duly authorized, may have the privilege at any time of entering and investigating the use of the premises, to determine whether or not the requirements of the building and zoning regulations, the Impact Fee Ordinances per Chapters 33-E, I, J, or K of the Code of Miami-Dade County, and the conditions herein agreed to are being complied with.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit, pertaining to or arising out of this declaration, shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

The Owner understands and acknowledges that, pursuant to Chapter 8CC of the Code of Miami-Dade County, each verified violation of the approved use will result in the issuance of a ticket with a fine of \$500.00 for each day the violation exists. Unpaid fines will become a lien on the property.

[Execution Pages Follow]

LIMITED LIABILITY COMPANY

Signed, witnessed, executed and acknowledged on this 7th day of August, 2024.

IN WITNESS WHEREOF, Ronaldo FL2 LLC (Corporate name) has caused these presents to be signed in its name by its proper officials.

Witnesses:

Shirley Borg
Signature

Shirley Borg
Print Name

Signature

Print Name

Ronaldo FL2 LLC
Name of LLC

Address:
12000 Biscayne Blvd. # 700
Miami, Florida 33181

By [Signature]
(Managing Member)

Print Name: Ohad Vilcovsky

[*Note: All others require attachment of original corporate resolution of authorization]

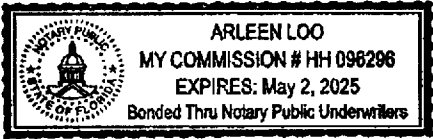
STATE OF FLORIDA

COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me by means of physical presence [] or online notarization [] by Ohad Vilcovsky the Manager of Ronaldo FL2 LLC, on behalf of the LLC.
(Name) (Title) (Name)

He/She is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 7 day of August, 2024 in the County and State aforesaid.



[Signature]
Signature
Notary Public-State of Florida
Arleen Loo
Print Name

My Commission Expires: