



CFN 2025R0009112  
OR BK 34563 Pgs 2032-2033 (2Pgs)  
RECORDED 01/07/2025 08:30:28  
JUAN FERNANDEZ-BARQUIN  
CLERK OF THE COURT & COMPTROLLER  
MIAMI-DADE COUNTY, FL



VILLAGE OF PINECREST  
Building & Planning Department

## RESTRICTIVE COVENANTS PROTECTIVE POOL ENCLOSURE

PREPARED BY: Victor Lau

**KNOW ALL MEN BY THESE PRESENTS: WHEREAS,** the undersigned

Victor Y Lau is/are the fee simple owner(s) of the following described property situate and being in the Village of Pinecrest, Florida:

Lot(s) 10 Block 3 of FAIRMONT ACRES SEC 2 (Subdivision),

A.K.A. (address) 12805 SW 69th CT, Pinecrest, FL 33156

according to the plat thereof, as recorded in Plat Book 75 Page 97 of the Public Records of Dade County,

Florida, and **Whereas,** the undersigned owner(s) Victor Y Lau desire 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 purpose of this covenant is to induce the Village of Pinecrest to issue a permit for a pool where the required enclosure is not on the subject property where the pool is located.
3. That if any of our adjoining neighbors remove any portion of their fence or wall, or if our/my property shall fail to meet code requirements for pool barriers, we, as owners will immediately install a protective enclosure to meet code requirements and will obtain a permit for such fence.
4. That, we, as owners, hold the Village harmless for any negligence or injury that results from not having the enclosure.

**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 of said Village then in effect

**IN WITNESS WHEREOF,** the undersigned has/have caused \_\_\_\_\_

hand(s) and seal(s) to be affixed hereto on this 16 day of December, 20 24

**WITNESS(ES)**

\_\_\_\_\_  
Signature and Print

**OWNER(S)**

Victor Y Lau  
Signature and Print

Victor Y. Lau

\_\_\_\_\_  
Signature and Print

\_\_\_\_\_  
Signature and Print

Revised 8/2016

12645 Pinecrest Parkway, Pinecrest, Florida 33156 | T: 305.234.2121 | F: 305.234.2133 | www.pinecrest-fl.gov

