VILLAGE OF PINECREST

COVENANT FOR MAINTENANCE OF LANDSCAPING AND GRASS WITHIN RIGHT OF WAY

WHEREAS, FPM Pinecrest 8 LLC hereinafter referred to as the Owner of
(owner)

the following described property:

Legal description/folio #: PINE TREE ESTS PB 53-7 LOT 13 BLK 5
FOLIO - 20-5015-006-0770

Requesting permission to install _____

within the public road right of way 13100 SW 80 AVE PINECREST FL 33156
(address)

IN CONSIDERATION of the approval of this permit by the Village of Pinecrest, the Owner agrees as follows:

1. To maintain and replace, when necessary, all landscaping including replacement and mowing of grass within the dedicated right of way. If it becomes necessary for the Village of Pinecrest to maintain said items within public right of way including restoration of streets, by reason of the Owner's failure to do so, such expense shall be paid by the Owner or shall constitute a lien against the above described property until paid.

2. The Owner does hereby agree to indemnify and hold the Village of Pinecrest harmless from any and all liability which may arise by virtue of the Village permitting the installation of these items within the public right of way.

3. The undersigned further agrees that these conditions shall be deemed a covenant running with the land and shall remain in full force and effect and be binding on the undersigned, their heirs and assigns, until such time as this obligation has been canceled by an affidavit filed in the public records of Miami-Dade County by the Village Manager of the Village of Pinecrest (authorized representative).

SIGNED, SEALED, EXECUTED AND ACKNOWLEDGED this 7 day of May, 20 24.

GIANPAOLO GUARINO (Owner)

SIGNED, SEALED AND DELIVERED in the presence of:

Ramses Terrero

Notary Public, State of Florida
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
Expires 2/1/2028
Ramses Terrero
My Commission HH 487970

(SEAL)

(SEAL)

Revised 8/2016

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VILLAGE OF PINECREST

Building & Planning Department

COVENANT OF CONSTRUCTION WITHIN RIGHT OF WAY

WHEREAS, FPM Pinecrest 8 LLC hereinafter referred to as the Owner of
(owner)

the following described property:

Legal description/folio #: PINE TREE ESTS PB 53-7 LOT 13 BLK 5

FOLIO - 20-5015-006-0770

Requesting permission to install _____

_____

within the public road right of way 13100 SW 80 AVE PINECREST FL 33156.
(address)

IN CONSIDERATION of the approval of this permit by the Village of Pinecrest, the Owner agrees as follows:

1. To maintain and repair, when necessary, the above-mentioned item(s) installed within the dedicated right-of-way. If it becomes necessary for the Village of Pinecrest or Miami-Dade County to make repairs or maintain said items within the public right-of-way including restoration of the street by reason of the Owner's failure to do so, such expense shall be paid by the Owner or shall constitute a lien against the above described property until paid.

2. The Owner does hereby agree to indemnify and hold the Village of Pinecrest or Miami-Dade County harmless from any and all liability, which may arise by virtue of permitting the installation of these items within the public right-of-way.

3. The Owner does hereby agree to remove or relocate their facilities at their own expense, within 60 days notice to do so by the Village of Pinecrest. Failure to comply with this notice will result in the Village of Pinecrest causing the item(s) to be removed and a lien being placed on the property and/or assessed against the Owner for all costs incurred in the removal and disposal of the item(s).

4. The undersigned further agrees that these conditions shall be deemed a covenant running with the land and shall remain in full force and effect and be binding on the undersigned, their heirs and assigns, until such time as this obligation has been cancelled by an affidavit filed in the Public Records of Miami-Dade County, Florida, by the Village Manager of the Village of Pinecrest (or a designated representative).

SIGNED, SEALED, EXECUTED AND ACKNOWLEDGED on this 7 day of May, 20 24.

GIANDAOLO GUARINO
(Owner's Signature)

Sworn to and subscribed before me this 7 day of May, 20 24

Personally known Giampaolo Guarino, or produced identification DL.
(Type of identification)

NOTARY PUBLIC STATE OF FLORIDA
Expires 2/1/2028
Ramses Terrero
My Commission HH 487970

_____
Notary Public, State of Florida
My Commission Expires:

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VILLAGE OF PINECREST

DECLARATION OF RESTRICTIVE COVENANT/ DECLARATION OF USE

PREPARED BY: Luis M. Junco

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned FPM Pinecrest 8 LLC is/are the fee simple owner(s) of the following described property situated and being in the Village of Pinecrest:

Lot(s) 13 Block 5 of PINE TREE ESTS (subdivision), A.K.A. 13100 SW 80 AVE (address), according to the plat thereof, as recorded in Plat Book 53 Page 7 of the Public Records of Miami-Dade County, Florida, and

WHEREAS, the undersigned owner(s) FPM Pinecrest 8 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 _____ hand(s) and seal(s) to be affixed hereto on this 7 day of May, 20 24.

WITNESS(ES): Luis M. Junco

OWNER(S): (SIGN/PRINT) GIANPAOLO GUARINO

(SIGN/PRINT) _____

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 7 day of May, 20 24, before me personally appeared, Giampaolo Guarino, who is personally known to me or has produced DL 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 7 day of May, 20 24.

NOTARY PUBLIC STATE OF FLORIDA Ramses Terrero My Commission HH 487970 Expires 2/1/2028

Notary Public, State of Florida
My Commission Expires:

Revised 8/2016

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