



VILLAGE OF PINECREST

CFN: 20250911443 BOOK 35065 PAGE 2078
DATE: 12/10/2025 10:05:20 AM
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

DECLARATION OF RESTRICTIVE COVENANT/ DECLARATION OF USE

PREPARED BY: Terry Bhagwansingh

KNOW ALL MEN BY THESE PRESENTS:

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

Lot(s) 9 Block 3 of Suniland Estates (subdivision), A.K.A.

8100 SW 120th St., Pinecrest, FL 33156 (address), according to the plat thereof, as recorded in Plat Book 50 Page 28 of the Public Records of Miami-Dade County, Florida, and

WHEREAS, the undersigned owner(s) Terry Bhagwansingh 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 3rd day of March, 2025.

WITNESS(ES):

Luis Felipe Paredes Agnelli (SIGN/PRINT) Terry Bhagwansingh (SIGN/PRINT)

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

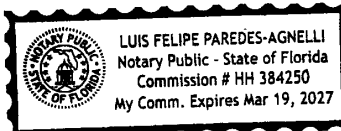
I HEREBY CERTIFY, that on this 03 day of MARCH, 2025, before me personally

appeared, TERRY ALAN BHAGWANSINGH, who is personally known to me or has produced TRINIDAD BTOBAG PASSPORT 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 03 day of MARCH, 2025.

Notary Public, State of Florida

My Commission Expires: 03/19/2027



Revised 8/2016

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

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office December 15 AD 2025
Juan Fernandez-Barquin Clerk of Courts and Comptroller

Deputy Clerk Juan Fernandez-Barquin
34537858

