VILLAGE OF PINECREST

DECLARATION OF RESTRICTIVE COVENANT/ DECLARATION OF USE

PREPARED BY: _____

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned Jorge De La Concepcion Disneydi Martinez /are the fee simple owner(s) of the following described property situated and being in the Village of Pinecrest:

Lot(s) 6 Block 2 of STRITTER ESTATES (subdivision), A.K.A. 8965 SW 63 CT PINECREST, FL 33156 (address), according to the plat thereof, as recorded in Plat Book 162 Page 97 of the Public Records of Miami-Dade County, Florida, and

WHEREAS, the undersigned owner(s) Jorge De La Concepcion Disneydi Martinez 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 24 day of June, 20 25.

WITNESS(ES): Alexis Gonzalez

Alex Borjas

OWNER(S): (SIGN/PRINT) Jorge de la Concepcion

(SIGN/PRINT) Disneydi Martinez

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 24 day of June, 20 25, before me personally appeared, Jorge de la Concepcion & Disneydi martinez, who is personally known to me or has produced DL-FL 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 24 day of June 20 25.

GISELLE DOMINGUEZ FARAMINAN
Notary Public - State of Florida
Commission # HH 627686
My Comm. Expires Feb 20, 2029

Notary Public, State of Florida
My Commission Expires: Feb 20, 2029

Revised 8/2016

ACKNOWLEDGEMENT–INDIVIDUAL

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 24 day of June, 20 25, before me personally appeared, Jose de la Concepcion Disneydi Martinez (Owner) to me known to be the person described in and who executed the foregoing Covenant to the Village of Pinecrest, a corporate body, and a political subdivision of the State of Florida, and he/she/they acknowledged to me the execution thereof to be a free act and deed for the uses and purposes therein mentioned.

WITNESS my signature and official seal at Pinecrest, in the County of Miami-Dade, State of Florida, the day and year last aforesaid.

GISELLE DOMINGUEZ
Notary Public - State of Florida
Commission # HH
My Comm. Expires

Notary Public, State of Florida
My Commission Expires: Feb 20, 2029

ACKNOWLEDGEMENT–CORPORATION

GISELLE D
Notary Pu
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My Comm.

ARAMIAN
Florida
26, 2029

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

BEFORE ME, the undersigned authority, this day personally appeared _____, and _____,both being known by me to be the_____President and_____Secretary of _____, a corporation under the laws of the State of _____, and which said corporation is known by me to be the corporation described i n and executing the foregoing covenant. The said officers of the corporation being likewise known by me to be the officers thereof who, in their official capacities as such officers of said corporation executed the foregoing covenant, acting in their offi cial capacities, for and as the act and deed of the corporation and in its name, impressed thereon its corporate seal, for the uses and purposes therein mentioned, after being thereunto duly authorized and directed to do so by the corporation.

WITNESS my signature and official seal at Pinecrest, in the County of Miami-Dade, State of Florida, the day and year last aforesaid.

Notary Public, State of Florida
My Commission Expires: