



VILLAGE OF PINECREST
Building & Planning Department

**RESTRICTIVE COVENANTS
PROTECTIVE POOL ENCLOSURE**

PREPARED BY: CARLOS DANIEL SCHEERLE

KNOW ALL MEN BY THESE PRESENTS: WHEREAS, the undersigned

9601 SW 67TH AVE LLC is/are the fee simple owner(s) of the following described property situate and being in the Village of Pinecrest, Florida:

Lot(s) 2 Block 1 of Wylie Estates (Subdivision),

A.K.A. (address) _____

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

Florida, and Whereas, the undersigned owner(s) _____ 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 10 day of December, 20 25

WITNESS(ES)

[Signature]
Signature and Print

Sidoni, Omar A.

OWNER(S)

[Signature] Scheerle, Carlos D
Signature and Print

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

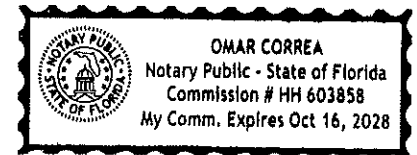
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this day personally appeared before me Carlos Scheerle who is personally known to me or has produced Driver license (type of identification) as identification and he/she acknowledge that he/she executed the foregoing, freely and voluntarily, for purposes there in expressed.

SWORN TO AND SUBSCRIBED before me on this 10 day of December, 20 25

[Signature]
Notary Public, State of Florida
My Commission Expires: 10/16/28

ACKNOWLEDGEMENT-INDIVIDUAL



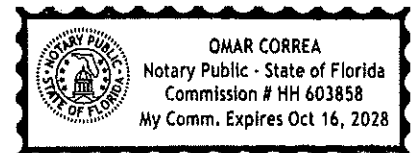
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 10 day of December, 20 25, before me personally appeared, Carlos Scheerle (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.

[Signature]
Notary Public, State of Florida
My Commission Expires: 10/16/28

ACKNOWLEDGEMENT-CORPORATION



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 in 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 official 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:



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Detail by Entity Name

Florida Limited Liability Company
9601 SW 67TH AVE LLC

Filing Information

Document Number	L24000488637
FEI/EIN Number	33-2173413
Date Filed	11/19/2024
Effective Date	11/19/2024
State	FL
Status	ACTIVE

Principal Address

1000 BRICKELL AVE
11 12
MIAMI, FL 33131

Mailing Address

1000 BRICKELL AVE
11 12
MIAMI, FL 33131

Registered Agent Name & Address

CUATRO CAMINOS INVESTMENTS LLC
1000 BRICKELL AVE
11 12
MIAMI, FL 33131

Address Changed: 01/08/2025

Authorized Person(s) Detail

Name & Address

Title MGR

INCANTO INVESTMENTS LLC
1000 Brickell
Suite 11 12
Miami, FL 33131

Title MGR

VASA MANAGEMENT SERVICES LLC
16047 Collins Avenue
Unit 802
Sunny Isles Beach, FL 33160

Title MGR

NG HOLDINGS,LLC
176 ISLA DORADA BLVD
CORAL GABLES, FL 33143

Annual Reports

Report Year	Filed Date
2025	01/08/2025

Document Images

01/08/2025 -- ANNUAL REPORT [View Image in PDF format](#)

11/19/2024 -- Florida Limited Liability [View Image in PDF format](#)



DIVISION of
CORPORATIONS
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Detail by Entity Name

Florida Limited Liability Company
VASA MANAGEMENT SERVICES LLC

Filing Information

Document Number	L23000393102
FEI/EIN Number	93-2995468
Date Filed	08/21/2023
Effective Date	08/16/2023
State	FL
Status	ACTIVE

Principal Address

16047 COLLINS AVE
APT 802
SUNNY ISLES BEACH, FL 33160 UN

Mailing Address

16047 COLLINS AVE
APT 802
SUNNY ISLES BEACH, FL 33160 UN

Registered Agent Name & Address

SCHEERLE, CARLOS D
16047 COLLINS AVE
APT 802
SUNNY ISLES BEACH, FL 33160

Authorized Person(s) Detail

Name & Address

Title AMBR

SCHEERLE, CARLOS D
16047 COLLINS AVE, APT 802
SUNNY ISLES BEACH, FL 33160 UN

Annual Reports

Report Year	Filed Date
2024	04/30/2024
2025	04/29/2025

Document Images

04/29/2025 -- ANNUAL REPORT	View image in PDF format
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