VILLAGE OF PINECREST
Building & Planning Department

RESTRICTIVE COVENANTS
PROTECTIVE POOL ENCLOSURE

PREPARED BY: JD Engineering & Construction Corp

KNOW ALL MEN BY THESE PRESENTS: WHEREAS, the undersigned

12700 Rolling. LLC is/are the fee simple owner(s) of the following described property situate and being in the Village of Pinecrest, Florida:

Lot(s) 6 Block 12 of Town and Ranch States (Subdivision),

A.K.A. (address) 12700 Rolling Rd Dr. Pinecrest, FL 33156

according to the plat thereof, as recorded in Plat Book 50 Page 46 of the Public Records of Dade County, Florida, and **Whereas,** the undersigned owner(s) 12700 Rolling. LLC 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 28 day of January, 2026

WITNESS(ES)

Maricyn Sierra
Signature and Print

Signature and Print

OWNER(S)

Yael Ontiveros
Signature and Print

Signature and Print

Revised 8/2016

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

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

SWORN TO AND SUBSCRIBED before me on this 28th day of January, 20 20.

_____
Notary Public, State of Florida
My Commission Expires:

NOTARY PUBLIC 03/26/2027 Yisell Torres My Commission HH 371782 STATE OF FLORIDA

ACKNOWLEDGEMENT–INDIVIDUAL

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this _____day of _____, 20_____, before me personally appeared, _____(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.

_____
Notary Public, State of Florida
My Commission Expires:

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: