



VILLAGE OF PINECREST

**DECLARATION OF RESTRICTIVE COVENANT/
DECLARATION OF USE**

PREPARED BY: Jose Diaz

KNOW ALL MEN BY THESE PRESENTS:

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

Lot(s) 14 Block 7 of HELMS COUNTRY ESTATES (subdivision), A.K.A.

6445 SW 107 ST PINECREST, FL 33156 (address), according to the plat thereof, as recorded in Plat Book 51 Page 64 of the Public Records of Miami-Dade County, Florida, and

WHEREAS, the undersigned owner(s) Chris and Lisa Montero 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 1st day of April, 20 26.

WITNESS(ES):

Saudi Padron x Saudi Padron OWNER(S):
(SIGN/PRINT) Chris and Lisa Montero x Chris and Lisa Montero
Nikolai Orejuda x Nikolai Orejuda (SIGN/PRINT) Chris and Lisa Montero x Chris and Lisa Montero

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 1st day of April, 20 26, before me personally appeared, Chris and Lisa Montero, who is personally known to me or has produced

FLID 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 1st day of April, 20 26.

Notary Public, State of Florida
My Commission Expires: 03/16/2028



FRANK PADRON
Commission # HH 472545
Expires March 16, 2028

Revised 8/2016

ACKNOWLEDGEMENT-INDIVIDUAL

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 1st day of April, 2021, before me personally

appeared, Chris and Lisa Montero (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: 03/16/2028

 **FRANK PADRON**
Commission # HH 472545
Expires March 16, 2028