



CFN 2015R0539578  
 OR BK 29746 Pgs 831-834 (4Pgs)  
 RECORDED 08/20/2015 11:32:34  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared by:

Name: *Marcos A. Moran*  
 Address: *1750 SW 70th Ct.*  
*Miami, FL 33155*

*A/35*

(Space reserved for Clerk)

**DECLARATION OF USE  
 FOR A SINGLE FAMILY RESIDENCE**

In consideration of the issuance of a **building permit** as hereinafter described, the undersigned, Owner(s) *Marcos A. + Marcos M. Moran* [If the owner is a Limited Partnership, Limited Liability Company or Joint Venture, an Opinion of Title must be submitted indicating who is authorized to execute the Declaration of Use.], of the property herein legally described, hereby agree and bind myself, or ourselves, and my, or our, heirs, successors and assigns as follows:

**That the property herein described shall be used for a single family residence only** and the plans submitted for said permit are designed and intended for such use only. The residence may contain **one (1)** area designated as guest quarters, hereinafter identified as a "Guest Quarters" provided that:

- a) The Property shall comply with the definition of a "one-family dwelling" pursuant to Section 33-1 of the County's Zoning Ordinance, as may be amended from time to time.
- b) No major kitchen appliances or fixtures shall be installed in the guest quarters, except for the following:
  - (i) Refrigerator
  - (ii) Microwave
  - (iii) Sink
- c) Only nonpaying and personal guests of the occupant(s) of the principal residence, which may include family, gratuitous guests, and domestic servants, as described above, shall occupy the Guest Quarters; and
- d) The owner/occupant(s) of the principal residence **shall not** :
  - (i) Rent the Guest Quarters or
  - (ii) Occupy the Guest Quarters and rent the principal residence.



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**Declaration of Use  
for Single Family Residence  
Page 2**

- e) There must be a door connection into the main residence from the Guest Quarters that must be accessible at all times; and
- f) That the property shall comply with Section 33-20.1.1 (Prima facie evidence of illegal multiple use or illegal subdivision of a residence), of the Code of Miami-Dade County.

The Property known as 1750 SW 70th Ct. (Address) and legally described as Lot 3 Block 23 Plat Book 57 Page 84 of the Public Records of Miami-Dade County, Folio 30-4011-024-0670 also describe as (metes and bounds)

Lot size 75.000 X 109

Resolution No. CZAB 10-12-15

**County Inspection.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

**Covenant Running with the Land.** This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

**Term.** This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then-owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.



(Space reserved for Clerk)

**ACKNOWLEDGMENT  
INDIVIDUAL**

Signed, witnessed, executed and acknowledged on this 28 day of July, 2015.

**WITNESSES:**

Nicole Valiente  
Signature

Nicole Valiente  
Print Name

Dandad L. Bolanos  
Signature

Dandad L. Bolanos  
Print Name

Marcos M. Moran  
Individual Signature

MARCOS M. MORAN  
Print Name

Address:

1750 SW 70 ST.

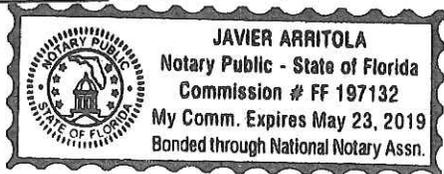
MIAMI, FL 33155

STATE OF Florida

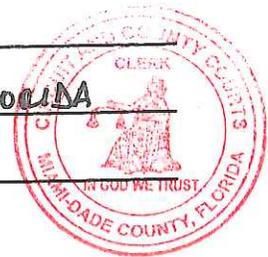
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me by MARCOS M. MORAN, who is personally known to me or has produced \_\_\_\_\_, as identification.

Witness my signature and official seal this 28<sup>TH</sup> day of July 2015, in the County and State aforesaid.



Javier Arritola  
Notary Public - State of Florida  
Print Name



My Commission Expires: 5/23/2019

STATE OF FLORIDA, COUNTY OF DADE  
I HEREBY CERTIFY that this is a true copy of the  
original filed in this office on 20 day of  
August, A.D. 2015  
WITNESS my hand and Official Seal.  
HARVEY RUVIN, CLERK, of Circuit and County Courts  
By [Signature] D.C.



**ERIC STRINGER #172204** (Space reserved for Clerk)

**ACKNOWLEDGMENT  
INDIVIDUAL**

Signed, witnessed, executed and acknowledged on this 28 day of  
July, 2015.

**WITNESSES:**

[Signature]  
Signature Nicole Valiente  
Print Name

[Signature]  
Signature Candace L. Bolanos  
Print Name

[Signature]  
Individual Signature  
Marcos A. Moran  
Print Name

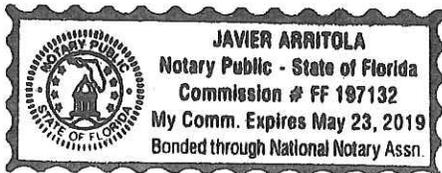
Address:  
1750 SW 70th Ct.  
Miami, FL 33155

STATE OF Florida

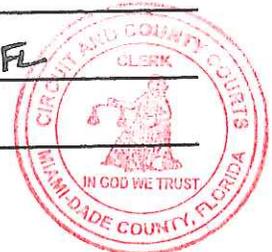
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me by  
MARCOS A. MORAN, who is personally known  
to me or has produced \_\_\_\_\_, as identification.

Witness my signature and official seal this 28<sup>TH</sup> day of July,  
2015, in the County and State aforesaid.



[Signature]  
Notary Public - State of FL  
JAVIER ARRITOLA  
Print Name



My Commission Expires: 5/23/2019