



CFN 2016R0397891
 OR BK 30145 Pgs 191-194 (4Pgs)
 RECORDED 07/08/2016 15:33:42
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared by:

Name: Neri Carralero
 Address: 1318 NW 75 St
Miami, FL 33147

A/10

(Space reserved for Clerk)

CRAB 8-1-16

DECLARATION OF USE
FOR SINGLE FAMILY RESIDENCE

In consideration of the issuance of a **building permit**, as hereinafter described, the undersigned, Owner(s) 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 as defined in Section 33-1(44) of the Code of Miami-Dade County and the plans submitted for said permit are designed and intended for such use only.

On Lot 6,7,8 Block 2 of Michmar P.B. 17 Pg. 35
 of the Public Records of Miami-Dade County, Florida.

North 100 FT of lot 6 and all lots 7 & 8 B/K 2

Also known as 1318 NW 75 St.
 Miami-Dade County, Florida.

This agreement is hereby made and accepted as a condition of the issuance of a building permit for: Comply with Resolution CRAB 8-1-16

Covenant Running with the Land. It is further understood and agreed that this agreement shall be deemed a covenant running with the land and may be recorded, at the 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 owner, their heirs, successors and assigns until such time as the same may be released in writing by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or the executive officer of the successor of such department or, in the absence of such director or executive officer, by his assistant in charge of the office in his absence.



(A)

County Inspection. As further part of this agreement, 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 investigating 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.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit, pertaining to or arising out of this declaration, shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

The Owner understands and acknowledges that, pursuant to Chapter 8CC of the Code of Miami-Dade County, each verified violation of the approved use will result in the issuance of a ticket with a fine of \$500.00 for each day the violation exists. Unpaid fines will become a lien on the property.

[Execution Pages Follow]



INDIVIDUAL

Signed, witnessed, executed and acknowledged on this 6 day of July, 2016.

WITNESSES:

Maria E. Orpese
Signature

Maria Elena Orpese
Print Name

[Signature]
Signature

ABDEL JIMENEZ
Print Name

[Signature]
Individual Signature

Beatriz C. Carralero
Print Name

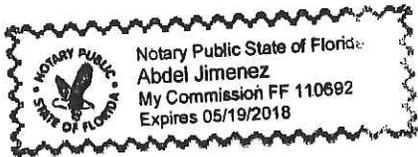
Address:
190 East 16 Street
Hialeah FL 33010

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Beatriz C. Carralero who is personally known to me or has produced Personally known, as identification.

Witness my signature and official seal this 6 day of July, 2016, in the County and State aforesaid.



My Commission Expires: 5/19/2018

[Signature]

Notary Public-State of FLORIDA

Abdel Jimenez
Print Name



INDIVIDUAL

Signed, witnessed, executed and acknowledged on this 6 day of July, 2016.

WITNESSES:

Man
Signature
NEER MANUEL CARRALERO
Print Name

[Signature]
Signature
Cornelia Rojas
Print Name

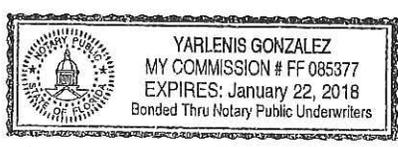
[Signature]
Individual Signature
IDA M MARTINEZ
Print Name
Address:
1318 NW 75 ST
MIAMI, FL 33147

STATE OF Florida

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by IDA M MARTINEZ who is personally known to me or has produced DRIVER LIC, as identification.

Witness my signature and official seal this 6 day of July, 2016, in the County and State aforesaid.



[Signature]
Notary Public-State of Florida
YARLENIS GONZALEZ
Print Name

My Commission Expires: 01/22/2018

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office JUL 08 2016 AD 20
HARVEY RUMIN, Clerk of Circuit and County Courts
Deputy Clerk



JESSIE MERRITT #310229