

Return to: (enclose self-addressed stamped envelope)

Name: Steven J. Vainder, Esq.

Address:

2020 Salzedo Street
Suite 200
Coral Gables, FL 33134

This Instrument Prepared by:

2020 Salzedo Street
Suite 200
Coral Gables, FL 33134

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS ("Declaration") made this _____ day of _____, 2024, by **HANSON HOMESTEAD, LLC**, a Florida limited liability company ("Declarant"), which shall be for the benefit of **GRIFFIN 106 SUBDIVISION HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation ("HOA").

WITNESSETH:

WHEREAS, Declarant is the fee simple owner of land located in the City of Cooper City, more particularly described in **Exhibit "A"** ("Property"); and

WHEREAS, Declarant has voluntarily agreed to restrict the use of the Property as provided herein.

NOW, THEREFORE, in consideration of the foregoing premises and the promises and covenants herein contained, Declarant hereby declares that the Property shall be subject to the covenants, restrictions, and regulations hereinafter set forth, all of which shall run with the land and which shall be binding upon all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns.

1. Recitations. The recitals set forth above are true and correct and are incorporated into this Declaration by this reference.

2. Covenant. The Property is, or is currently being rezoned to be, R-1-D zoning (the "Zoning Classification"). Declarant covenants and agrees that the Property shall only be developed in accordance with Zoning Classification as more particularly described in Cooper City Code Section 23-34(b).

3. Amendments. This Declaration shall not be modified, amended or released except by written instrument, executed by the then owner or owner(s) of the portion of the Property affected by such modification, amendment, or release and approved in writing by the HOA.

4. Binding Effect. Once recorded, this Declaration shall run with the Property for the sole benefit of the HOA and shall bind all successors and assigns to the title of the Property.

**EXHIBIT A
LEGAL DESCRIPTION
PROPERTY**

[LEGAL DESCRIPTION ON NEXT PAGE]