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

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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. <u>Recitations</u>. The recitals set forth above are true and correct and are incorporated into this Declaration by this reference.
- 2. <u>Covenant</u>. 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. <u>Amendments</u>. 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. <u>Binding Effect</u>. 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.

5. <u>Miscellaneous</u>. If any court of competent jurisdiction shall declare any section, paragraph or part of this Declaration invalid or unenforceable, then such judgment or decree shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect. Articles and paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this Declaration. Any failure of the HOA to enforce these restrictive covenants shall not be deemed a waiver of the right to do so thereafter. This document shall be construed in accordance with the laws of Florida and venue shall be Broward County, Florida.

IN WITNESS WHEREOF, Declarant has executed this Declaration on the day first above written.

	DECLARANT:
	HANSON HOMESTEAD, LLC, a Florida limited liability company
	By:
Printed Name:	By: Printed Name:
	Its:
By:	
Printed Name:	By:
	Printed Name:
	Its:
STATE OF	_)
STATE OF) 55
aforesaid and in the County at acknowledged before me by	that on this day, before me, an officer duly authorized in the State foresaid to take acknowledgments, the foregoing instrument was means of physical presence or of HANSON a limited liability company, who is personally known to me or who as identification.
WITNESS my hand and, 2024.	official seal in the County and State last aforesaid this day of
	Notary Public
	Typed, printed or stamped name of Notary Public
My Commission Expires:	

EXHIBIT A LEGAL DESCRIPTION PROPERTY

[LEGAL DESCRIPTION ON NEXT PAGE]