

Return recorded copy to:

Planning and Development Management Division  
Environmental Protection and  
Growth Management Department  
Governmental Center West  
1 North University Drive  
Building A, Suite 102  
Plantation, FL 33324

Document prepared by:

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**DECLARATION OF RESTRICTIVE COVENANTS  
(AGE RESTRICTED)**

This Declaration of Restrictive Covenants, made this \_\_\_\_\_ day of September, 2018, by City of Hollywood, Florida hereinafter referred to as "OWNER," and N/A as MORTGAGEE (if Property described in Exhibit "A" is encumbered by a mortgage).

WHEREAS, OWNER is the fee title owner of certain real Property within the plat known as the Amended Plat of Hollywood Little Ranches (Plat Book 1, Page 26, the "Plat"), located in Broward County, Florida, and legally described in Exhibit "A," attached hereto and incorporated herein (the "Property"); and

WHEREAS, OWNER hereby covenants that OWNER is lawfully seized of said Property in fee simple; that the Property is free and clear of all encumbrances that are inconsistent with the terms of this Declaration and all mortgagees have been joined or subordinated; that OWNER has good right and lawful authority to make this Declaration; and that OWNER agrees to fully warrant and defend this Declaration against the claims of all persons whomsoever; and

WHEREAS, OWNER intends to build age restricted housing units on the Property which prohibits the residence of school age children in a manner not inconsistent with federal, state, or local regulations; and

WHEREAS, OWNER has applied to BROWARD COUNTY for the exemption of One Hundred and Seventy Four Thousand, Six Hundred and Twenty Eight and 00/100 Dollars (\$174,628.00) in educational impact fees related to the Property within the Plat; and

WHEREAS, pursuant to Section 5-184 of the Broward County Land Development Code, a condition for the exemption from the assessment of educational impact fees for age restricted housing is that OWNER must reasonably ensure that the housing units are rented or sold to persons meeting the requirements of Subsection 5-182(m)(9) of the Broward County Code of Ordinances; and

WHEREAS, OWNER, in fulfillment of that obligation hereby places certain restrictions on the use of the Property; NOW, THEREFORE:

1. The recitals set forth above are true and correct and are incorporated into these restrictive covenants.
2. OWNER hereby declares that the Property shall be held, maintained, transferred, sold, conveyed, and owned subject to the following designations and restrictive covenants:

OWNER hereby agrees that One Hundred and Seventy Four Thousand, Six Hundred and Twenty Eight and 00/100 Dollars (\$174,628.00) in educational impact fees have been exempted for the Plat for the construction of 89 units, which restrict the age of its residents to prohibit the residence of school age children within the Plat in a manner not inconsistent with federal, state, or local regulations. OWNER shall ensure that the aforementioned units shall be sold and rented to persons meeting the applicable age requirements, as defined in Subsection 5-182(m)(9) of the Broward County Code of Ordinances.

3. This Declaration of Restrictive Covenants shall be recorded in the Public Records of Broward County, Florida, shall become effective upon recordation, and shall run with the Property.
4. BROWARD COUNTY, at the request of OWNER or its successor, shall cause a release to be recorded in the Official Records of Broward County, Florida upon payment of all applicable impact fees at the rate in effect at the time of the request for the release of the restrictive covenant.
5. BROWARD COUNTY, through its Board of County Commissioners, its successors and assigns, is the beneficiary of these restrictive covenants and as such, BROWARD COUNTY may enforce these restrictive covenants by action at law or in equity against any person or persons, entity or entities, violating or attempting to violate the terms of these Restrictions. Additionally, BROWARD COUNTY may institute foreclosure proceedings against the Property for the amount of fees that OWNER is bound to repay.
6. Any failure of BROWARD COUNTY to enforce these restrictive covenants shall not be deemed a waiver of the right to do so thereafter.
7. Invalidation of any one of these restrictive covenants by judgment or court order shall in no way affect any other conditions which remain in full force and effect.
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8. (a) If there is a mortgage against the Property described in Exhibit "A," MORTGAGEE hereby agrees that the Mortgage it holds from OWNER recorded in Official Records Book \_\_\_\_\_, Page \_\_\_\_/Instrument No. \_\_\_\_\_, of the Public Records of Broward County, Florida, all of which

encumber the Property described herein shall be and are subordinate to the Restrictive Covenants set forth above, restricting the use of the real Property.

- (b) In the event of a foreclosure whereby any future MORTGAGEE takes title to the Property, such MORTGAGEE may request the release of the restrictive covenant restricting the Property included in Exhibit "A." The County Administrator is authorized to execute a release of the restrictive covenant upon payment of all applicable impact fees at the rate in effect at the time of the request for the release of the restrictive covenant.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, OWNER and MORTGAGEE have executed this Declaration of Restrictive Covenants and Subordination as follows:

**OWNER-INDIVIDUAL**

Witnesses:

(Signature) \_\_\_\_\_  
Print name: \_\_\_\_\_

Name of Owner (Individual)

(Signature)  
Print name: \_\_\_\_\_

(Signature) \_\_\_\_\_  
 Print name: \_\_\_\_\_  
 Print address: \_\_\_\_\_

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

### **ACKNOWLEDGMENT - INDIVIDUAL**

STATE OF )  
 ) SS.  
COUNTY OF )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ who is \_\_\_\_\_

☐ personally known to me, or  
☐ produced identification. Type of identification produced \_\_\_\_\_.

NOTARY PUBLIC:

(Seal)

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Print name: \_\_\_\_\_

My commission expires:

**OWNER-CORPORATION/PARTNERSHIP**

Witnesses (if partnership):

Name of Owner (corporation/partnership)

(Signature)

Print name: \_\_\_\_\_

By\_

(Signature)

Print name: \_\_\_\_\_

Title:

Address:

(Signature)

Print name: \_\_\_\_\_

\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

ATTEST (if corporation):

(CORPORATE SEAL)

(Secretary Signature)

Print Name of Secretary: \_\_\_\_\_

## **ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP**

STATE OF

)

) SS.

COUNTY OF

)

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_ corporation/partnership, on behalf of the corporation/ partnership. He or she is:

☐ personally known to me, or

☐ produced identification. Type of identification produced \_\_\_\_\_.

NOTARY PUBLIC:

(Seal)

My commission expires:

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Print name:

**OWNER – CITY OF HOLLYWOOD, FLORIDA**

CITY OF HOLLYWOOD, FLORIDA

By: \_\_\_\_\_  
Josh Levy, Mayor  
ATTEST:

\_\_\_\_\_  
Patricia A. Cerny, City Clerk

APPROVED AS TO FORM AND LEGALITY  
for the use and reliance of the City of Hollywood only.

\_\_\_\_\_  
Douglas R. Gonzales,  
City Attorney

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Josh Levy and Patricia Cerny, to me known to be the Mayor and City Clerk, respectively, of the City of Hollywood, Florida, and who acknowledged before me that they executed the foregoing instrument for the purposes therein expressed, and that they were duly authorized so to do.

WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

## **MORTGAGEE-INDIVIDUAL**

Mortgagee, being the holder of a mortgage relating to the parcel(s) described in Exhibit "A" hereby consents and joins in for the purpose of agreeing that its mortgage shall be subordinated to the foregoing Declaration.

Witnesses:

\_\_\_\_\_  
(Signature)  
Print name: \_\_\_\_\_

\_\_\_\_\_  
Name of Mortgagee (Individual)

\_\_\_\_\_  
(Signature)  
Print name: \_\_\_\_\_

\_\_\_\_\_  
(Signature)  
Print name: \_\_\_\_\_  
Print address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_ day of \_\_\_\_\_, 20\_\_

## **ACKNOWLEDGMENT - INDIVIDUAL**

STATE OF \_\_\_\_\_ )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_ who is  
☐ personally known to me, or  
☐ produced identification. Type of identification produced \_\_\_\_\_.

NOTARY PUBLIC:

(Seal)

\_\_\_\_\_  
Print name:

My commission expires:

**MORTGAGEE-CORPORATION/PARTNERSHIP**

Mortgagee, being the holder of a mortgage relating to the parcel(s) described in Exhibit "A" hereby consents and joins in for the purpose of agreeing that its mortgage shall be subordinated to the foregoing Declaration.

Witnesses (if partnership):

Name of Mortgagee (corporation/partnership)

(Signature)

Print name: \_\_\_\_\_

By\_

(Signature)

Print name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

(Signature)

Print name: \_\_\_\_\_

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

ATTEST (if corporation):

(CORPORATE SEAL)

(Secretary Signature)

Print Name of Secretary: \_\_\_\_\_

### ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP

STATE OF )  
 ) SS.  
COUNTY OF )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_ corporation/partnership, on behalf of the corporation/ partnership. He or she is:

☐ personally known to me, or

☐ produced identification. Type of identification produced \_\_\_\_\_.

NOTARY PUBLIC:

(Seal)

My commission expires:

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Print name: \_\_\_\_\_

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

ALL OF LOTS 13 THROUGH 17 AND LOTS 19 THROUGH 21, BLOCK 1, AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, ON PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

