



This instrument prepared by:

Name:

Address:

(Space Reserved for Clerk of the Court)

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**DECLARATION OF RESTRICTIVE COVENANT/  
DECLARATION OF USE – Single Family**

**The undersigned, being the present owner(s) of the following real  
property (hereinafter called “Property”):**

**LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ Subdivision: \_\_\_\_\_**

**Also known as \_\_\_\_\_  
ADDRESS**

The undersigned, hereby submit this executed Covenant Running with the Land in favor of The City of Miami Gardens:

The undersigned agree(s) and covenant(s) to the following:

1. The undersigned acknowledge(s) that the property is zoned \_\_\_\_\_ and agree that the use of the property, including any addition(s) or remodeling of the existing structure(s), shall be restricted and limited to single-family use only. The proposed addition shall not be used as an accessory dwelling unit.
2. The undersigned agree(s) to permit the City Manager, through his designees, to enter the property and any structure(s) located thereon, without advance notice, for the purpose of inspection to determine compliance with the terms of this covenant.
3. The undersigned further agree that this covenant and the provisions contained herein may be enforced by the City of Miami Gardens by preliminary, permanent and mandatory injunctions, as well as may otherwise be provided for by law or ordinance.
4. This covenant shall be recorded in the Public Records of Miami-Dade County, Florida and the provision hereof shall constitute a covenant running with the land and shall remain in full force and effect and be binding upon the undersigned, their heirs, legal representative, estates, successors, grantees and assigns.
5. All purchasers from the undersigned shall be informed of the existence of this covenant.
6. This Declaration of Restrictions cannot be modified, amended or released as to the land herein described, or any portion thereof, without written approval of the Planning and Zoning Director or Designee.

**[Execution Pages Follow]**

IN WITNESS WHEREOF, the Owner has caused these presents to be signed in their name by their proper officials.

**WITNESSES:**

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
Witness Signature 1

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Witness Signature 2

\_\_\_\_\_  
Printed Name

**OWNER:**

\_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

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

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_  
(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced

## **ACCEPTANCE**

The City of Miami Gardens, hereby accepts this Declaration of Restrictions  
hereby made by \_\_\_\_\_

CITY OF MIAMI GARDENS, FLORIDA

By: \_\_\_\_\_

Nakeischea Smith  
Director of Planning and Zoning

Date: \_\_\_\_\_