

This Instrument was prepared by:  
Name: Charles Levy  
Address: 18973 SW 33 CT  
Miramar, FL 33029

(Space reserved for Clerk)

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### **ENTRANCE FEATURE MAINTENANCE AGREEMENT**

WHEREAS, the undersigned being the owner of or having some right, title or interest in or a lien upon the following described property, lying, being and situated in the City of Doral, Miami-Dade County, Florida and legally described in the attached Exhibit A.

In order to assure the City of Doral Planning and Zoning Department that the representations made to it by the owner or their representative will be abided by; that the hereinafter mentioned entrance feature will be continually and properly maintained; and as an inducement for, and in consideration of, the issuance of the required permits to erect and construct said entrance feature, and other good and valuable considerations hereby agrees as follows:

- (1) that said entrance feature shall be erected and maintained substantially in compliance with plans entitled "GRAND BAY SOUTH POD III (ENTRY FEATURE)" prepared by Pascual, Perez, Kiliddjian & Associates, signed and sealed dated April 11, 2016, and consisting of 3(#) sheets.
- (2) that all structures shall be maintained in good condition and repair and that all landscaping shall likewise be so maintained.

As further part of this agreement, it is hereby understood and agreed that any official inspector of the City of Doral Planning and Zoning Department or its agents duly authorized, may have the privilege at any time 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.

This agreement on the part of the owners shall constitute a covenant running with the land and will be recorded in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned and the heirs, successors, and assigns of the undersigned, until such time as the same is modified or released in writing by the Director of the City of Doral Planning and Zoning Department, or the executive officer of the successor of such department, or in the absence of such executive officer, by his assistant in charge in his absence.

**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.

Severability: Invalidation of any one of these covenants by judgment of court in no wise shall affect any of the other provisions, which shall remain in full force and effect.

(Execution Page Follows)

Signed, witnessed, executed and acknowledged on this 10 day of June, 2016,

**Witnesses:**

[Signature]  
Signature  
Mary Levy  
Print Name

[Signature]  
Signature  
Lydia Cabrera  
Print Name

FLORDADE, LLC  
a Florida limited liability company

By: [Signature]  
Print Name: PHIL SERRATE  
Title: AUTHORIZED AGENT  
 HOMEBUILDING / PERMITTING

Address:  
730 NE 107 AVE, #300  
MIAMI, FL 33172

STATE OF Florida  
COUNTY OF Dade

The foregoing instrument was acknowledged before me by Phil Serrate the VP of FLORDADE, LLC, on behalf of the limited liability company. He/She is personally known to me or has produced \_\_\_\_\_, as identification.

Witness my signature and official seal this 10 day of JUNE, 2016, in the County and State aforesaid.

[Signature]  
Notary Public, State of \_\_\_\_\_

My Commission Expires:



**EXHIBIT A**

**Legal Description:**

GRAND BAY SOUTH POD III

T-23735

LOT SIZE 17.136 ACRES

FOLIO # 35-3008-000-0011