

This Instrument was prepared by:  
Name: Tracy R. Slavens, Esq.  
Address: Holland & Knight LLP  
701 Brickell Avenue, Suite 3300  
Miami, FL 33131

(Space reserved for Clerk)

### 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:

- The Residence at  
Intercontinental Village
- (1) that said entrance feature shall be erected and maintained substantially in compliance with plans entitled "Entrance Feature" prepared by At IV 512 signed and sealed dated 11/25/15, and consisting of 13 (#) 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)

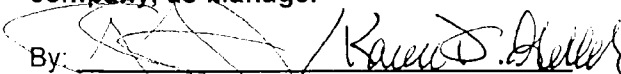
Signed, witnessed, executed and acknowledged on this 30th day of November, 2015.

**Witnesses:**  
**[as to both]**

**Ram Columbia Doral LLC,**  
**a Delaware limited liability company**

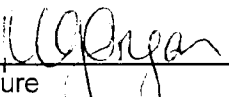
**Ram Doral LLC, a Florida limited liability**  
**company, as Manager**

  
\_\_\_\_\_  
Signature

By:   
James W. Stine, VP / Karen D. Geller, VP

Annalisa Warner  
\_\_\_\_\_  
Print Name

Address:  
4801 PGA Boulevard  
Palm Beach Gardens, FL 33418


  
\_\_\_\_\_  
Signature

Ug Pagan  
\_\_\_\_\_  
Print Name

**STATE OF FLORIDA**  
**COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me by James W. Stine and Karen D. Geller, as Vice Presidents, respectively, of Ram Doral LLC, a Florida limited liability company, as Manager of Ram Columbia Doral LLC, a Delaware limited liability company, on behalf of the limited liability company. They are XXX personally known to me or has produced \_\_\_\_\_, as identification.

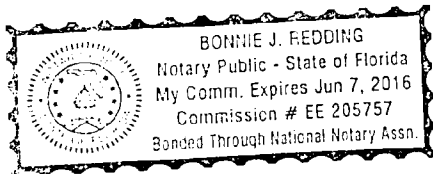
Witness my signature and official seal this 30<sup>th</sup> day of November, 2015, in the County and State aforesaid.

  
\_\_\_\_\_

Notary Public-State of Florida

BONNIE J. REDDING  
\_\_\_\_\_  
Print Name

My Commission Expires: 6/7/16



**EXHIBIT A**

**Legal Description:**

**PROPERTY DESCRIPTION**

Tract "A" of TRANSAL SERVICE PARK, according to the Plat thereof as recorded in Plat Book 155, Page 25, of the Public Records of Miami-Dade County, Florida, less and except the South 460.00 feet thereof.

and

Tract "B" of TRANSAL SERVICE PARK, according to the Plat thereof as recorded in Plat Book 155, Page 25, of the Public Records of Miami-Dade County, Florida, less and except the Western 60 feet thereof.