

This instrument was prepared by:
John Smith
15 Somewhere St.
Key West, FL 33040

LOT AGGREGATION RESTRICTIVE COVENANT

1. **WHEREAS**, JOHN AND JANE SMITH, a married couple, the undersigned are the sole owners of the following described real property located in Monroe County, Florida described as follows:

Lot(s): 1 and 2 **Block:** 10

Subdivision: Eden Pines Colony First Addition

Key: Big Coppitt **PB:** 4-90

Real Estate Number(s): 00199990.000101; and

2. **WHEREAS**, this Lot Aggregation Restrictive Covenant restricts the use of the legally described property in order to receive a building permit; and
3. **WHEREAS**, the above described parcels were assigned additional points in the Permit Allocation System for building permit 99400101 for the voluntary reduction of density through aggregation of vacant, legally platted, buildable lots; and
4. **NOW, THEREFORE**, the undersigned agree as follows:
- The above described parcels shall have its density reduced from two dwelling units to one dwelling unit in consideration of a building permit to build a single-family residence; and
 - The restrictions herein shall be binding upon the representatives, heirs, assigns and successors in title of the undersigned; it being the intention of the undersigned by execution and recording of this document that this restriction shall run with the land and shall be restricted and forever binding upon the successors in title; and
 - This covenant is intended to benefit and run in favor of the County of Monroe; and

- In the event of any breach or violation of the covenant contained herein, the said County may enforce the covenant by injunction or such other legal method, as the County deems appropriate. The applicant agrees to pay for cost of enforcement action.

EXECUTED ON THIS _____ day of _____, _____.

WITNESSES:

OWNER OR OWNERS

 Witness Signature

 (Print or Type Name of Witness)

 (Signature) John Smith
 15 Somewhere St., Key West, FL 33040

 Witness Signature

 (Print or Type Name of Witness)

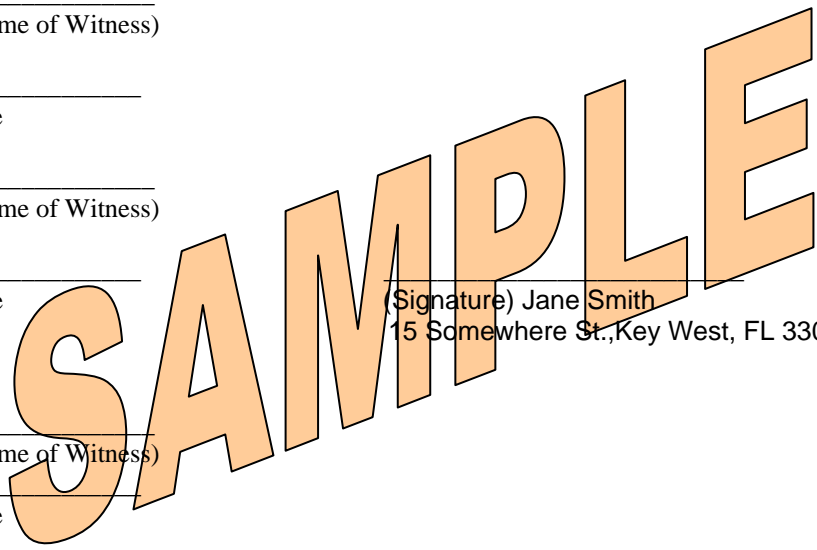
 Witness Signature

 (Print or Type Name of Witness)

 (Signature) Jane Smith
 15 Somewhere St., Key West, FL 33040

 Witness Signature

 (Print or Type Name of Witness)



STATE OF _____
 COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2008, by

_____, who is/are personally known to me or produced _____ as proof of identification and did take an oath.

 Notary Public (Print Name)

 Notary Public (Signature)

If privately held mortgage, signatures of all mortgagees (husband & wife, partners, co-owners) must be executed, notarized and witnessed. More lines may have to be added.

(If Applicable)

_____(Name of Mortgagee)____, whose address is _____, City of _____, State of _____, having a record interest in the lands described in the Lot Aggregation Restrictive Covenant attached hereto between _____ Grantor, and Monroe County, Florida, Grantee, hereby joins in, consents to, and ratifies that Lot Aggregation Restrictive Covenant on the date indicated below.

Name of Mortgagee

Witness Signature

Signature of Mortgagee's
Authorized Representative
(having authority to bind mortgagee)

(Print or Type Name of Witness)

Print Name:

Title:

Witness Signature

(Print or Type Name of Witness)

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, who is/are personally known to me or produced _____ as proof of identification and did take an oath.

Notary Public (Print Name)

Notary Public (Signature)