

This instrument was prepared by  
and to be returned to:  
Attorney Alexander P. Johnson  
729 N.E. 20th Avenue  
Ft. Lauderdale, FL 33304  
(954) 779-7050

**AJ**

Broward County  
Assigned Clerk



**INSTR # 99326909**

**OR BK 29550 PG 1654**

RECORDED 06/14/99 02:52 PM

COMMISSION

BROWARD COUNTY

DEPUTY CLERK 1016

Property Appraiser's  
Parcel Identification No. 8235-00-1101

### DECLARATION OF RESTRICTION

KNOW ALL MEN BY THESE PRESENTS, that pursuant to the applicable ordinances of the City of Pompano Beach pertaining to the following described real property, the undersigned, ELLSWORTH and EMILY AUSTIN, being the fee owners of said real property lying, being, and situate in the city of Pompano Beach, County of Broward, State of Florida, to wit:

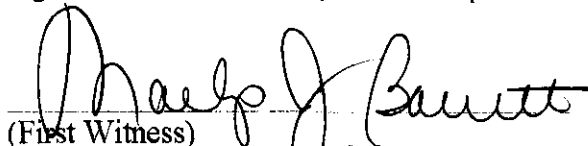
The East ½ of the Northwest ¼ of the Northwest ¼ of the Southeast ¼ of the Southwest ¼, lying North of Northwest Fourth Street, Section 35, Township 48, Range 42, except the West 25 Feet thereof

do hereby make the following restrictions on said lands:

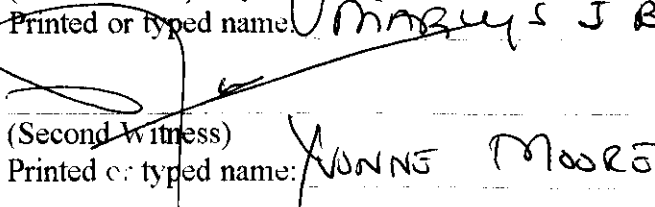
1. The aforesaid property shall be used solely as a parking lot.
2. This restriction shall constitute a covenant running with the land, as provided by law, and shall be binding upon the undersigned, their successors and assigns, and all parties claiming thereunder and no portion shall be sold, assigned, transferred, conveyed, or devised without this restriction until such time as the same may be released in writing under the order of the zoning director of the City of Pompano Beach.
3. The undersigned further agree that this instrument shall be filed for record among the Public Records of Broward County, Florida.

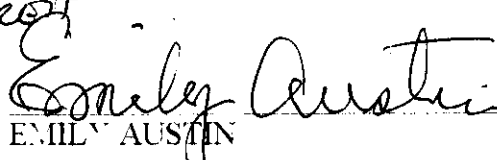
**In Witness Whereof**, the undersigned have caused this Declaration of Restrictions to be executed and have set their hand and seal on this day.

Signed, sealed, and delivered in our presence.

  
(First Witness)  
Printed or typed name: Mary J. Barrett

  
ELLSWORTH AUSTIN

  
(Second Witness)  
Printed or typed name: YVONNE MOORE

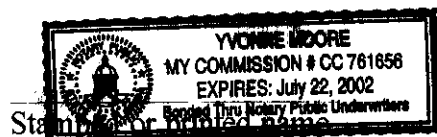
  
EMILY AUSTIN

STATE OF FLORIDA  
COUNTY OF BROWARD

THE FOREGOING INSTRUMENT was acknowledged before me this 31 day of March, 1999, by ELLSWORTH and EMILY AUSTIN, who

☐ have produced \_\_\_\_\_ as identification  
☒ are personally known to me.

My commission expires:



  
Signed, Notary Public, State of Florida

NOTE: Either part or all of this document submitted for recording is not clear and/or legible at time

**DEFERRED ITEM**  
Return Document To



This instrument was prepared by  
and to be returned to:  
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729 N.E. 20th Avenue  
Ft. Lauderdale, FL 33304  
(954) 779-7050

**AJ**

Broward County  
Assigned Code

OR BK 29550  
PG 1655

Property Appraiser's  
Parcel Identification No. 8235-24-013

### DECLARATION OF RESTRICTION

KNOW ALL MEN BY THESE PRESENTS, that pursuant to the applicable ordinances of the City of Pompano Beach pertaining to the following described real property, the undersigned, ELLSWORTH and EMILY AUSTIN, being the fee owners of said real property lying, being, and situate in the city of Pompano Beach, County of Broward, State of Florida, to wit:

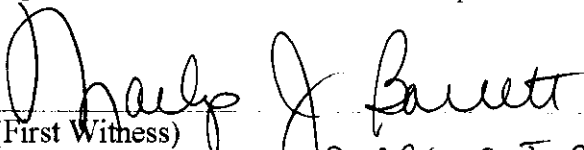
Lots 1 and 2 of Block 2 of J.J. HOGAN'S SUBDIVISION according to the plat thereof, recorded in Plat Book 5, Page 5, of the Public Records of Broward County, Florida.

do hereby make the following restrictions on said lands:

1. The aforesaid property shall be used solely as a parking lot.
2. This restriction shall constitute a covenant running with the land as provided by law, and shall be binding upon the undersigned, their successors and assigns, and all parties claiming thereunder and no portion shall be sold, assigned, transferred, conveyed, or devised without this restriction until such time as the same may be released in writing under the order of the zoning director of the City of Pompano Beach.
3. The undersigned further agree that this instrument shall be filed for record and in the Public Records of Broward County, Florida.

**In Witness Whereof**, the undersigned have caused this Declaration of Restrictions to be executed and have set their hand and seal on this day.

Signed, sealed, and delivered in our presence.

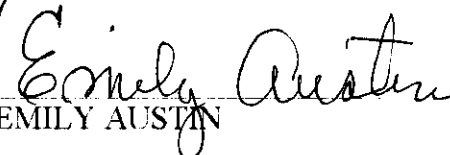
  
(First Witness)

Printed or typed name: MARY J. BARRETT

  
ELLSWORTH AUSTIN

(Second Witness)

Printed or typed name: YVONNE MOORE

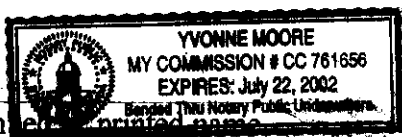
  
EMILY AUSTIN

STATE OF FLORIDA )  
COUNTY OF BROWARD )

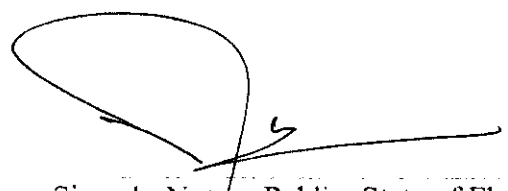
THE FOREGOING INSTRUMENT was acknowledged before me this 31 day of March, 1999, by ELLSWORTH and EMILY AUSTIN, who

☐ have produced \_\_\_\_\_ as identification  
☒ are personally known to me.

My commission expires:



Stamp

  
Signed, Notary Public, State of Florida

NOTE: Either part or all of this document submitted for recording is