

## DECLARATION OF UNITY OF TITLE

KNOW ALL MEN BY THESE PRESENTS, that pursuant to the applicable ordinances of the City of Pompano Beach pertaining to the issuance of building permits and regulating building construction, the undersigned, \_\_\_\_\_, a Florida not-for-profit corporation, being the fee owner of the following described real property lying, being and situate in the City of Pompano Beach, County of Broward and State of Florida, to-wit:

[Insert Legal Description]

PLEASE TYPE AS STATED ON SURVEY - DO NOT PUT "SEE ATTACHED"

[insert applicable addresses. ]

does hereby make the following declarations of conditions, limitations and restrictions on said lands, hereinafter referred to as \_\_\_\_\_;

1. The aforesaid plot, parcel or combinations of separate lots be and the same is hereby established and declared to be unified as an indivisible building site.

2. This Declaration of Unity of Title shall constitute a covenant running with the land, as provided by law, and shall be binding upon the undersigned, its successors and assigns, and all parties claiming thereunder and no portion shall be sold, assigned, transferred, conveyed or devised separately except in its entirety as one plot or parcel until such time as the same may be released in writing under the order of the Development Services Director of the City of Pompano Beach.

3. The undersigned does further agree that this instrument shall be filed for record among the Public Records of Broward County, Florida.

IN WITNESS WHEREOF, the undersigned has caused this Declaration of Unity of Title to be executed in appropriate manner and its seal to be affixed this \_\_\_\_\_ day of \_\_\_\_\_.

Signed, Sealed and Delivered  
in the presence of:

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

\_\_\_\_\_  
Print Witness Name(s) \_\_\_\_\_ Print Name and Title \_\_\_\_\_

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

\_\_\_\_\_  
Print Witness Name(s) \_\_\_\_\_ Print Name and Title \_\_\_\_\_

STATE OF FLORIDA )  
) SS:  
COUNTY OF \_\_\_\_\_)

BEFORE ME the undersigned authority, personally appeared \_\_\_\_\_,  
to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same as the act and deed of said corporation and for the uses and purposes set forth therein.

WITNESS my hand and official seal at \_\_\_\_\_, \_\_\_\_\_ County, Florida this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

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

[ ] Personally known to me, or

[ ] Produced identification: \_\_\_\_\_

(Type of Identification Procedure)

My Commission Expires:

See Appendix C: Fee Schedule for the applicable fee.

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PZ21-12000004

7/07/2021

**DRC**

## INSTRUCTIONS FOR PROCESSING DECLARATION OF UNITY OF TITLE

**NOTE:** *The following must be completed in order to process this request*

***No requests for Declaration of Unity of Title will be accepted for processing until all of the following items have been completed by the owner and/or attorney:***

- 1) Provide a Title Opinion valid within the last six (6) months for each address.
- 2) Insert the addresses of the unified properties under the Legal Description. Do not state "see attached" if legal description is short. If it is a lengthy metes and bounds description, you can insert see attached but reference at a minimum the Range, Township and Section number.
- 3) Provide owner/attorney mailing address where the original recorded document should be mailed.

Name: \_\_\_\_\_  
(Print)

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 4) We **must** have **one (1)** of the following items completed:

P&Z No. \_\_\_\_\_ (site plan); or

Permit No. \_\_\_\_\_ (if applicable); or

ZBA Appeal No. \_\_\_\_\_ (if applicable).

- 5) A check for the applicable fee must accompany your request.

DRC