

PZ# 21-2100009

**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, SFLA HIBISCUS, LLC, a Florida Limited Liability Company, 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:

**LOT 2, BLOCK 2 OF LAKESIDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA**

**a/k/a 3212 SE 7th Street, Pompano Beach, FL 33062-6239**

**Parcel Identification Number: 494306-12-0070**

and

**LOT 1 BLOCK 2 OF "LAKESIDE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 38 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA**

**a/k/a 741 Hibiscus Avenue, Pompano Beach, FL 33062**

**Parcel Identification Number: 494306-12-0060**

does hereby make the following declarations of conditions, limitations, and restrictions on said lands, hereinafter referred to as **741 Hibiscus Avenue, Pompano Beach, FL 33062;**

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:

William Reed  
Print Witness Name(s)

Print Witness Name(s)

Relay Kerporn  
Print Witness Name(s)

Print Witness Name(s)

By: Howard J. Ross  
HOWARD J. ROSS MANAGUA  
Print Name and Title

Print Name and Title

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

Print Name and Title

STATE OF FLORIDA }  
COUNTY OF Broward } SS:

BEFORE ME the undersigned authority, personally appeared Howard J. Ross, 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 Broward County, Florida this 24 day of June.

NOTARY PUBLIC, STATE OF FLORIDA

Jennifer Gentile

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

Personally known to me, or  
 Produced identification: \_\_\_\_\_

(Type of Identification Produced)

My Commission Expires:



Jennifer Gentile  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG202861  
Expires 4/2/2022