

This instrument was prepared by:

Name: Jorge L. Navarro, Esq.

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Miami, Florida 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANT (the “**Declaration**”) is made this ____ day of _____, 2026, by THE JON PAUL PEREZ 2018 TRUST, owner of the real property described below (the “**Owner**”).

WHEREAS, the Owner is the fee simple owner of the property located at 240 Edgewater Drive, in the City of Coral Gables (the “**City**”), Florida, more particularly described in **Exhibit “A”**, attached hereto and made a part hereof (hereinafter the “**Property**”); and

WHEREAS, Owner applied to the City of Coral Gables Board of Adjustment for a variance from Section 3-702(A) of the City of Coral Gables Zoning Code to permit a dock extending into the waterway in excess of the otherwise permitted five-foot (5’) projection (the “**Variance**”); and

WHEREAS, in connection with the Approval, Owner has voluntarily agreed to limit the size of vessels that may be moored at the dock in order to maximize navigational clearance within the adjacent waterway; and

NOW, THEREFORE, in order to assure the City that the representation made by the Owner as part of the Approval will be abided by, and in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner hereby freely, voluntarily, and without duress makes the following Declaration and declares and agrees as follows:

1. The dock constructed pursuant to VARI-26-02-0029 shall be limited to vessels with a maximum beam of twelve (12) feet and a maximum length of forty-one (41) feet. For purposes of this Declaration, the term “beam” means the widest point of the vessel.
2. **Term.** This Declaration shall run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then owner(s) of the Property has been recorded agreeing to change the Declaration in whole, or in part, provided that the Declaration has first been modified or released by the City.

3. **Modification, Amendment, Release.** This Declaration may be modified, amended, or released as to the land herein described, or any portion thereof, by written instrument executed by the then owner(s) of the Property, including joinders of all mortgagees, if any, and further provided that the same is also approved by the City. Should this Declaration be so modified, amended or released, the City shall forthwith execute a written instrument effectuating and acknowledging such modifications, amendment, or release.
4. **Enforcement.** The City of Coral Gables shall have the right to enforce the provisions of this Declaration through any lawful administrative, equitable, or legal remedy available under applicable law.
5. **Recording.** This Declaration shall be recorded in the public records of Miami-Dade County, Florida, at the cost of Owner and shall become effective immediately upon recordation.

[Signature Pages to follow]

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictive Covenant on this _____ day of _____ 2026.

WITNESSES:

Printed Name

Signature

Printed Name

Signature

OWNER:

THE JON PAUL PEREZ 2018 TRUST

By: _____

Name: _____

Title/Capacity: _____

NOTARIZATION

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____, as _____ of THE JON PAUL PEREZ 2018 TRUST, on behalf of the Trust.

[NOTARIAL SEAL]

Notary: _____

Print Name:

NOTARY PUBLIC, STATE OF _____

My commission expires _____

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:**

By: _____

Cristina M. Suárez, City Attorney

Stephanie M. Throckmorton, Deputy City Attorney

Gustavo J. Ceballos, Assistant City Attorney

Naomi Levi Garcia, Assistant City Attorney

Exhibit "A"

TRACT 1, "BAKER HOMESTEAD", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE(S) 38, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.