

DECLARATION OF RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned PARKER & CO. OF FLORIDA, INC., a Florida corporation, is the owner of the fee simple title to the following described property situated in the City of Coral Gables, Florida:

Parcel 1

All of Lots 11, 12 and 29, the West 30.34 feet of Lot 13 and the West 30.60 feet of Lot 28, Block 205, SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14, according to the Plat thereof, recorded in Plat Book 28 at Page 32 of the Public Records of Dade County, Florida;

And Parcel 2

Lots 29 and 30, Block 204, SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14, according to the Plat thereof, recorded in Plat Book 28 at Page 32 of the Public Records of Dade County, Florida; and

WHEREAS, there are improvements constructed upon said Parcel 1 and it is the desire of the said corporation to enlarge said improvements, and

WHEREAS, in order to obtain a building permit from the City of Coral Gables, Florida for said construction, the said corporation is willing to make this Declaration of Restrictive Covenants.

NOW THEREFORE, in consideration of the premises and of the issuance by the City of Coral Gables of a building permit for enlarging said improvements the undersigned does hereby declare and agree as follows:

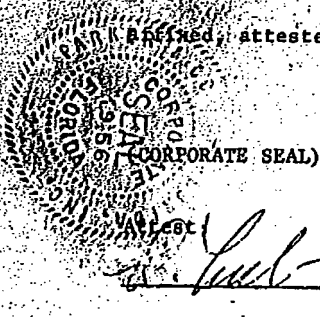
1. That the above-described Parcels 1 and 2 will not be leased or rented or used in violation of any ordinances of the City of Coral Gables now in effect or hereinafter enacted.
2. And that the above-described Parcels 1 and 2 shall not be conveyed, mortgaged or leased separate and apart from each other and that they will be held and used together as though one single parcel of property. The undersigned hereby declares that this said covenant is intended to and shall constitute a restrictive covenant concerning the use, enjoyment and title to the said lots above-described, and shall constitute covenants

THIS INSTRUMENT WAS PREPARED BY:
Jacqueline T. King
1060 Oriole Ave.
Miami Springs, Florida

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running with the land and shall be binding upon the said corporation and its successors and assigns.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed in its name by its President and its corporate seal to be affixed, attested by its Secretary, this 27th day of July, A. D. 1973.



PARKER & CO. OF FLORIDA, INC.

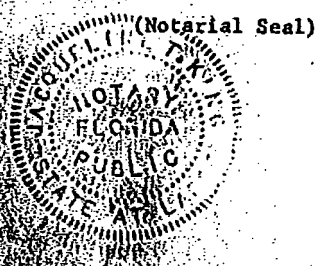
By [Signature]
President

Attest [Signature]
Secretary

STATE OF FLORIDA)
) SS.
COUNTY OF DADE)

Before me personally appeared ROBERT E. VOLLRIEDE and R. LESLIE CIZEK, JR., to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above-named PARKER & CO. OF FLORIDA, INC., a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 27th day of July, A. D. 1973.



[Signature]
Notary Public, State of Florida At Large

My commission expires:

February 27, 1974

-2-

APPROVED AS TO FORM

[Signature] 8-3-73
City Attorney Date

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA,
RECORD NUMBER
RICHARD P. BRINKER,
CLERK, CIRCUIT COURT

[Signature]