

This instrument prepared by
and return to:
<name and address>

Parcel ID #: _____

DECLARATION OF RESTRICTIONS

THIS DECLARATION is made this ____ day of _____, 20__ by
_____ and _____, whose mailing address is
_____, hereinafter "Owner."

WHEREAS, Owner is/are the record owner(s) of the following described real property lying and being in Charlotte County, Florida, to wit:

Legal description: _____

This is improved property known as: _____
Street Address

WHEREAS, Owner or authorized agent has applied for a building permit to place a structure on that property which includes an enclosed area below the Base Flood Elevation constructed in accordance with the requirements of Charlotte County Code, chapter 3-2, article VIII, under permit number _____.

WHEREAS, Owner is recording this instrument to certify and declare that the following restrictions are placed on the property in conjunction with the permit, and affect the rights and obligations of the Owner and are binding on the Owner, his/her/their heirs, personal representatives, successors and assigns.

UPON THE TERMS AND SUBJECT TO THE FOLLOWING CONDITIONS:

1. The structure or part thereof to which these conditions apply is -
_____.
2. At this site, the Base Flood Elevation is _____ feet above mean sea level, National Geodetic Vertical Datum and the Design Flood Elevation is _____ feet.
3. Enclosed areas below the Design Flood Elevation shall be used solely for the parking of vehicles, limited storage and access to the building. All interior walls, ceilings and floors below Design Flood Elevation shall be unfinished or constructed of flood resistant materials. Mechanical, electrical and plumbing devices shall not be installed below Design Flood Elevation.
4. The walls of the enclosed areas below Design Flood Elevation shall be equipped and remain equipped with openings shown on the permit documents.

5. Any alterations or changes to the enclosure without a building permit is a violation of Charlotte County Code 3-2 and the Florida Building Code 105.1 and may render the structure uninsurable or increase the cost of flood insurance.

Other conditions _____.

IN WITNESS WHEREOF, the undersigned execute(s) this instrument for the purposes herein contained on the day and year aforesaid.

Witness:

Signature

Print Name

Address _____

Owner:

Signature

Print Name

Address _____

Witness:

Signature

Print Name

Address _____

Owner:

Signature

Print Name

State of Florida, County of Charlotte

The foregoing instrument was acknowledged before me, by means of physical presence or Online notarization, this ____ day of _____ 20____, by _____ who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

Signature of Notary