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**CITY OF MARATHON, FLORIDA
RESOLUTION 2005-077**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MARATHON, FLORIDA, APPROVING AND ACCEPTING A LOT
DENSITY REDUCTION ROGO ALLOCATION RESTRICTIVE
COVENANT FROM ROBERT AND RUTH ANN UNDORF,
AUTHORIZING ITS RECORDING IN THE PUBLIC RECORDS OF
MONROE COUNTY, FLORIDA**

WHEREAS, pursuant to Section 9.5-127(a)(4) of the City Code, a landowner may elect to voluntarily reduce the density on a lot permitted as of right to receive additional points as part of the Residential Rate of Growth Ordinance ("ROGO") allocation process; and

WHEREAS, if a landowner proposes to reduce the density as set forth above, the landowner is required to execute a legally binding restrictive covenant limiting the density on this property running in favor of, and enforceable by, the City that must be approved by the City Council prior to its recording in the public records of Monroe County, Florida; and

WHEREAS, Robert and Ruth Ann Undorf have applied for a market rate ROGO allocation and have elected to reduce the density of their property.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF MARATHON, FLORIDA, THAT:**

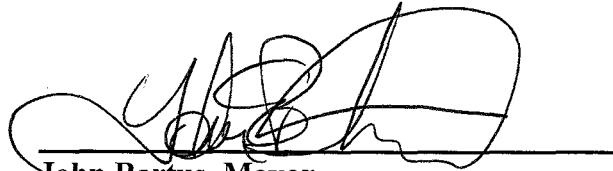
Section 1. The above recitals are true and correct and incorporated herein.

Section 2. Subject to the review and approval of the City Attorney, the restrictive covenant submitted by Robert and Ruth Ann Undorf attached hereto and incorporated herein as Exhibit "A" is approved and accepted by the City Council. Robert and Ruth Ann Undorf shall record, at their sole expense, the restrictive covenant in the public records of Monroe County, Florida.

Section 3. This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Marathon, Florida, this 28th day of June, 2005.

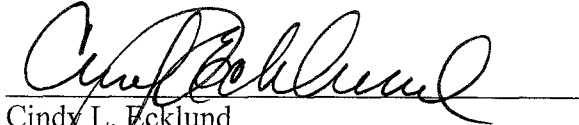
THE CITY OF MARATHON, FLORIDA



John Bartus, Mayor

AYES: Mearns, Miller, Pinkus, Bartus
NOES: None
ABSENT: Bull
ABSTAIN: None

ATTEST:



Cindy L. Ecklund
City Clerk

(City Seal)

APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE CITY OF MARATHON, FLORIDA ONLY:



CITY ATTORNEY

This instrument prepared by,
and after recording return to:

City Clerk
City of Marathon, Florida
10045-55 Overseas Highway
Marathon, Florida 33050

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
("Declaration") is made and entered into this _____ day of _____, by _____
Robert W. UNDORF, whose principal mailing address is 4211 SLYVAN RANBLT
STANLEY UNDORF ("Declarant"): TAMPA, FL 33609

RECITALS:

1. Declarant is the fee simple title owner to certain real property (the "Property") located in City of Marathon, Monroe County, Florida, (the "City") which is more particularly described as:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

2. Declarant is the recipient of a fair market residential unit allocation pursuant to the City's Rate of Growth Ordinance ("ROGO").

3. The Property was assigned additional ROGO points for the voluntary reduction of density through the aggregation of vacant, legally platted buildable lots.

4. In connection with the ROGO allocation award, Declarant desires to subject the Property to the restrictions, covenants, and conditions hereinafter set forth, each and all of which is and are for the benefit of the Property.

NOW, THEREFORE, the Declarant declares that the Property shall be held and conveyed subject to the following restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of the Property, and which shall run with the Property and be binding on all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns.

1. **Restriction.** Declarant hereby covenants, agrees and certifies, in so far as the rights, powers, interests and authority of the Declarant is concerned, that development of the Property shall be limited to one (1) single-family dwelling structure, which use shall be limited to that of a single-family residence. Accordingly, the allowable density of the Property is hereby reduced from 2 SFR

~~per acre~~ to 1 ^{SFR} ~~per acre~~. The construction of or the use of the property for, a duplex or other multi-family dwelling structure is prohibited.

2. **City.** This Declaration is intended to benefit and run in favor to the City.
3. **Enforcement.** This Declaration may be enforced by the City at law or in equity or as a code compliance action against any party or person violating, or attempting to violate, any of the covenants and restrictions contained herein. The remedies available to the City shall include, but are not limited to, obtaining a court order requiring the Declarant or his/her successor or assigns to comply with the City's affordable housing regulations in effect at the time of such order, and compelling the Property's continuing compliance with the affordable housing regulations until this Declaration has expired. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, reasonable attorneys' fees and costs as well as attorneys' fees and cost incurred in enforcing this prevailing parties attorneys' fees provision. This enforcement provision shall be in addition to any other remedies available at law or in equity.
4. **Term.** The restrictions, covenants and conditions of this Declaration shall run with and bind the land for a term of thirty (30) years from the date this Declaration is recorded, and after which time they shall be automatically extended for successive periods of ten (10) years.
5. **Amendments.** All amendments hereto shall be in writing and must be signed by the Declarant and the City. All amendments hereto shall be recorded in the Public Records of Monroe County, Florida, and shall not be valid until recorded.
6. **Paragraph Headings.** Paragraph headings, where used herein, are inserted for convenience only and are not intended to be a part of this Declaration or in any way define, limit or describe the scope and intent of the particular paragraph to which they refer.
7. **Effective Date.** This Declaration will become effective upon the recordation of this Declaration in the Public Records of Monroe County, Florida.
8. **Governing Law.** This Declaration and the enforcement of the rights and obligations established hereby shall be subject to and governed by the laws of the State of Florida.
9. **Recordation.** Declarant shall, at its sole cost and expense, record this Declaration in the Public Records of Monroe County, Florida within five (5) days of approval of the same by the City. Declarant shall provide the City with proof of the recording of the Declaration in accordance with the provisions of this paragraph.

IN WITNESS WHEREOF, Declarant, has caused these presents to be executed on the day and year first above written.

Signed, sealed and delivered in the presence of:

Carolyn L. Undorf
Printed Name: Carolyn L. Undorf

Claudine Cassidy Morgan
Printed Name: Claudine Cassidy Morgan

DECLARANT

By: R. W. Undorf
Printed Name: Robert W. UNDORF

By: Ruth Ann Undorf
Printed Name: RUTH ANN UNDORF

STATE OF Florida)
) ss:
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 15th day of June 2005, by, Robert W. Undorf, who personally appeared before me, and is/are personally known to me or have produced _____ as identification and acknowledged executing the foregoing document.

Connie Rimes
NOTARY PUBLIC STATE OF Florida
Print Name: Connie Rimes
Commission No.: DD0145787
Commission Expires: 08/28/2006

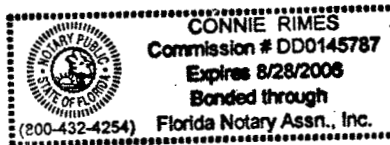


EXHIBIT "A"

Legal Description:

County of Monroe State of Florida to wit:
LOT 11, BLOCK 1, KNIGHTS KEYS VILLAGE, a Subdivision
of portion of Government Lot 2, Section 8, Township
66 South, Range 32 East, and Government Lot 1, Section 17,
Township 66 South, Range 32 East, Knights Key, Monroe
County, Florida, as recorded in Plat Book 5, Page 84.