

Prepared by → return to  
Diane Covan, Esq  
1901 Fogarty Ave. #1  
Key West FL 33040

MONROE COUNTY  
OFFICIAL RECORDS

FILE #1462011  
BK#2032 PG#1971

RCD Aug 06 2004 01:08PM  
DANNY L KOLHAGE, CLERK

**RESTRICTIVE COVENANT**

Whereas, Daniel Deutsch & Judith Deutsch  
NAME(S) (ENTITY)

hereinafter "OWNER" is (are) the owner(s) of real property situated at  
508 Louisa St, Key West, FL 33040 legally described as follows:

**ADDRESS**

Lot 37, Square 8, Tract 11, Book C-5,  
Page 149, as recorded in Monroe Co.  
Florida records.

RE# 00028910000000010101 and

Whereas, the City of Key West, hereinafter "CITY" distributes building permits for housing units which are allocated to it by the State of Florida; and

WHEREAS, the OWNER desires to build 1 affordable housing unit(s) on the above described property or designate already constructed unit(s) on the above described property as affordable; and

WHEREAS, the building permits available from CITY are for housing units designated as "affordable" and "affordable, low income" by the CITY under its Affordable Housing Regulations;

NOW, THEREFORE, the OWNER agrees to the following:

1. The permits for the units will be awarded from the CITY'S  
 AFFORDABLE  
 AFFORDABLE, LOW INCOME  
permit allocation specifically for Unit #1, 508 Louisa St.  
Designate Specific Unit / Location
2. The housing built or designated affordable as a result of this award shall be restricted in its rental and sale prices, as well as by the income limitations on tenants and ownership, by the restrictions in the CITY'S Affordable Housing Regulations as defined in the Land Development Regulations of the City of Key West, including but not limited to Section 122-1466 as it is currently written or as it is amended or codified.
3. The execution and filing of this document in the public records of Monroe County creates no rights in the OWNER to the permits and units herein described. All other codes, ordinances, and regulations of the CITY must be adhered to within the required time frames to obtain a Certificate of Occupancy for the above units(s).

The above restrictions shall be a restrictive covenant, which shall run with the land and remain in full force and effect for a period of 30 years from the date of this deed of restrictions unless renewed or rescinded by the CITY. In the event of a violation or breach of these restrictions, CITY and any person aggrieved by a violation or breach shall have the right to proceed at law or in equity to compel compliance with the terms hereof or to prevent the violation or breach of any of them. The failure to enforce any right, reservation, restriction or condition contained herein, however long continued, shall not be deemed a waiver of the right to do so thereafter as to the same breach.

Made and executed on the 11th day of May, 2004.

[Signature]  
Witness Deborah Gaddis

[Signature]  
Signature of Owner

[Signature]  
Witness Deborah Gaddis

Daniel Deutsch  
Print Name (Title)

[Signature]  
Witness Deborah Gaddis

[Signature]  
Signature of Owner

[Signature]  
Witness Deborah Gaddis

Judith Deutsch  
Print Name (Title)

Subscribed and sworn to (or affirmed) before me on 5/11/04 (date) by Daniel & Judith Deutsch (name). He/She is personally known to me or has presented \_\_\_\_\_ as identification.

[Signature]  
Notary's Signature and Seal

MONROE COUNTY  
OFFICIAL RECORDS

Selena Alston

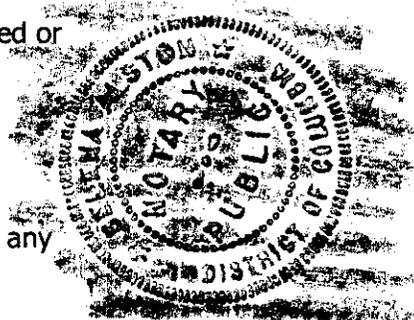
Name of Acknowledger typed, printed or stamped

Notary Public

Title or Rank

SELENA ALSTON  
Notary Public District of Columbia  
My Commission Expires June 30, 2004

Commission Number, if any



Prepared by and after recording, return to:  
Diane T. Covan, 1901 Fogarty Ave. #1, Key West FL 33040  
305/293-1118