Return to: Martin County Growth Management Department

Unity of Title

In consideration of the issuance of a permit to, _____ as Owner(s) for the construction of _____ in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict use of lands described in **Exhibit A** attached hereto in the following manner:

- **Selection Option, read carefully. Only check one box.**
- **Box 1. – Check, if property is non-platted/non-condominium**
- **Box 2. – Check, if property is a platted subdivision**
- **Box 3. – Check, if property is a condominium, as applicable.**

◯ **1. Non-Platted/Non-Condominium**. That said property shall be considered as one plot and parcel of land, and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; with the sole exception being that a portion of said property may be sold, transferred, devised or assigned to any governmental entity.

◯ **2. Platted Subdivision (Non-Condominium)**. That said property shall be considered as one plot and parcel of land, and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; provided, however, that

a) individual subdivision lots may be conveyed upon approval and recordation of the plat of _____,

b) phases or portions of phases that comply with the requirements contained within the development order(s) may be conveyed separately upon final site plan approval of that phase or portion of a phase;

c) common elements, common open areas and developed recreation areas may be conveyed to a property owners' association or other similar entity as deemed appropriate by the Board of County Commissioners, so long as such conveyance shall be subject to the express restriction that use of the subject property shall only be for the use described on the final site plan and plat; and

d) Other portions of the subject property may be conveyed and used or maintained by governmental, environmental, charitable or other organizations or agencies for such purposes as the Board of County Commissioners may deem appropriate, with the sole exception being that a portion of said property may be sold, transferred, devised, or assigned to any governmental entity.

3. Condominium. That said property shall be developed as a condominium in which the underlying common elements shall be considered as one plot and parcel of land, and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land, with the sole exceptions being that

a) if any of the condominium units are developed as “land units” those parcels may be sold, transferred, devised or assigned subject to being part of the condominium and subject to the declaration of condominium pursuant to which they were established, or

b) a portion of said property sold, transferred, devised, or assigned to any governmental entity.

The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their/its successors, heirs and assigns until such time as the same may be released in writing by the Martin County Board of County Commissioners.
The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.
Nothing herein contained shall limit, in any manner, the Owner, or their successors or assigns, to mortgage or encumber the property or any part thereof.

[Signature pages follow]

Individual(s)

Signed, acknowledged and notarized on this_____day of _____, 20_____.

First Owner

Sign:_____

Print:_____

Address:_____

City:_____ State:_____ Zip: _____

First Witness:

Sign _____

Print: _____

Address:_____

City:_____ State:_____ Zip: _____

Second Witness

Sign:_____

Print: _____

Address:_____

City:_____ State:_____ Zip: _____

State of _____

County of _____

The foregoing instrument was sworn to, before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20____, by _____, who is ☐ personally known to me or ☐ produced the following type of identification

_____

Notary Public Seal

_____
Printed, Typed or Stamped Name of Notary Public

Note: If the subject property is owned by more than one individual, complete the following signature page and include additional signature pages, as necessary.

Individual(s)[*continued*]

Signed, acknowledged and notarized on this_____day of _____, 20_____.

Additional Owner:

Sign:_____

Print:_____

Address:_____

City:_____ State:_____ Zip: _____

First Witness:

Sign _____

Print: _____

Address:_____

City:_____ State:_____ Zip: _____

Second Witness:

Sign _____

Print: _____

Address:_____

City:_____ State:_____Zip: _____

State of _____

County of _____

The foregoing instrument was sworn to, before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20____, by _____, who is ☐ personally known to me or ☐ produced the following type of identification

_____

Notary Public Seal

_____
Printed, Typed or Stamped Name of Notary Public

Corporate

Signed, acknowledged and notarized on this_____day of _____, 20_____.

Note: Florida Statutes requires one of the following: corporate officer's signature attested by the corporate secretary and corporate seal applied; or, corporate seal applied and one witness; or corporate officer's signature and two witnesses.

Owner:

_____
Print name of Corporation

Signed by: _____ Title: _____

Print:_____ Address:_____

City:_____ State:_____Zip: _____

First Witness

Sign:_____

Print:_____

Address:_____

City_____ State:_____ Zip: _____

Second Witness:

Sign _____

Print: _____

Address:_____

City:_____ State:_____ Zip:_____

State of _____

County of _____

The foregoing instrument was sworn to, before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20____, by _____, who is ☐ personally known to me or ☐ produced the following type of identification

_____

Notary Public Seal

_____
Printed, Typed or Stamped Name of Notary Public

Exhibit A

(Legal Description)