



# Declaration of Unity of Title

THIS Declaration of Unity of Title, made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

by; \_\_\_\_\_

Name of Property Owner(s)

\_\_\_\_\_

Address of Property Owner(s)

of; \_\_\_\_\_

Name of Partnership/Corporation (if applicable)

Title/Position

County of \_\_\_\_\_, State of \_\_\_\_\_, hereinafter referred to as "Declarant," pursuant to the Town of Montverde Land Development Regulations, being the fee owner of the following described real property located in Montverde, Florida, to wit:

Alternate Key Number(s): \_\_\_\_\_

Sec. \_\_\_\_\_ Twp. \_\_\_\_\_ Rng. \_\_\_\_\_

More Particularly Described as (state legal description, include maps, attached if insufficient space).

\_\_\_\_\_  
\_\_\_\_\_

Hereby make the following declarations of condition, limitation and restriction on said lands, hereinafter to be known and referred to as a Declaration of Unity of Title, as to the following particulars:

1. That the aforesaid plot of, or combination of separate lots, plots, parcels, acreage or portions thereof, shall hereinafter be declared to be unified under one title as an indivisible building site, unless the Town approves a Development Order consistent with the Town's Land Development Regulations.
2. That the said property shall henceforth be considered as one plot or parcel of land, and that no portion thereof shall be sold, assigned, transferred, conveyed or devised separately except in its entirety as one plot or parcel of land.
3. Purpose of unity:

DECLARANT further agrees that this Declaration of Unity of Title shall constitute a covenant to run with the land, as provided by law, and shall be binding upon the Declarant, his/her heirs, successors and assigns, and all parties claiming under him/her until such time as the same may be released in writing by the Town of Montverde. Declarant also agrees that this Declaration of Unity of Title shall be recorded in the Public Records of Lake County, Florida.

IN WITNESS WHEREOF, Declarant has executed this instrument in the manner provided by law, on the day and year first above written. Signed, Sealed and Delivered in our presence as witnesses:

**Witnesses**

**Owner/Partner/Corporation**

1. \_\_\_\_\_  
Witness Signature  
  
\_\_\_\_\_  
Type/Print Name of Witness

\_\_\_\_\_  
Property Owner Signature  
  
\_\_\_\_\_  
Type/Print Name

2. \_\_\_\_\_  
Witness Signature  
  
\_\_\_\_\_  
Type/Print name of Witness

\_\_\_\_\_  
Second Property Owner Signature  
  
\_\_\_\_\_  
Type/Print Name

\_\_\_\_\_  
Type/Print Title/Position

State of Florida  
County of Lake  
Town of Montverde

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

Personally Known OR Produced Identification

Type of Identification Produced \_\_\_\_\_

\_\_\_\_\_  
Notary Signature  
(SEAL)

**\*\*FOLLOWING TO BE COMPLETED BY TOWN STAFF ONLY\*\***

Reviewed by Town of Montverde, Florida on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ and approved as to sufficiency and form.

Staff Print Name: \_\_\_\_\_  
Job Title: \_\_\_\_\_

Staff Signature: \_\_\_\_\_