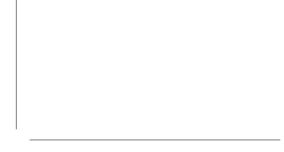
County Administrator Verdenia C. Baker

Palm Beach County Zoning Division 2300 N. Jog Road West Palm Beach, Florida 33411 Phone: (561) 233-5200

Phone: (561) 233-5200 Fax: (561) 233-5165





LANDSCAPE PERPETUAL MAINTENANCE AGREEMENT (Lease Parcels – Commercial Communication Towers, ULDC Article 4.B.9)

	THIS DECLARATION is made this day of			, 20 by and		
betwe	een	("Property	Owner"),	having	an addres	ss of
					,	and
		("Lessee")	having	an	address	of
					•	

WITNESSETH

WHEREAS, Property Owner is the owner in fee simple of the real property (the "Property") described on attached <u>Exhibit A</u> and the leased parcel described on attached <u>Exhibit B</u>.

WHEREAS, Property Owner, pursuant to Article 4.B.9, of the Palm Beach County Unified Land Development Code (ULDC), intends to maintain required landscaping for the leased parcel, as shown on attached <u>Exhibit C</u>.

NOW, THEREFORE, in consideration of the premises and mutual covenants herein contained, Property Owner hereby declares the following:

- 1. Pursuant to Article 4.B.9.B.7, of the ULDC, Property Owner agrees to maintain the required landscape buffer, as shown on Exhibit C, which is located outside leased parcel.
- 2. All required buffer landscaping shall be installed at the expense of the Lessee. All landscape shall be the perpetual maintenance obligation of the Property Owner and its successors, heirs and assignees. Perpetual maintenance includes, but is not limited to, pruning, fertilizing, replacement of dead and dying plants, and alternate watering of Xeriscape material during periods of drought in order to maintain healthy plant material. All landscape material, installation, and maintenance requirement shall be subject to the standards set forth by Article 7 of the ULDC.
- 3. This declaration shall be recorded in the Public Records of Palm Beach County and shall run with the land.

IN WITNESS WHEREOF, this Declaration of Maintenance Agreement has been signed by the **Property Owner** and the **Lessee** the day and year first above set forth.

OWNER:		
Witnesses:	OWNER:	
Signature	Signature	
Printed Name	Printed Name	
Signature	Company	
Printed Name	Phone No.	
NOTARY PUBLIC INFORMATION:	STATE OF FLORIDA COUNTY OF PALM BEACH	
The foregoing instrument was acknow	ledged before me by means of [] physical presence or []	
online notarization, this day	of, 20 by	
	(name of person acknowledging). He/she is personally	
known to me or has producedidentification and did/did not take an o	(type of identification) as	
(Name - type, stamp or print clearly)	(Signature)	
My Commission Expires on:	NOTARY'S SEAL OR STAMP	
LEESEE:		
Witnesses:	LEESEE:	
Signature	Signature	
Printed Name	Printed Name	
Signature	Company	
Printed Name	Phone No.	
NOTARY PUBLIC INFORMATION:	STATE OF FLORIDA COUNTY OF PALM BEACH	
The foregoing instrument was acknow	ledged before me by means of [] physical presence or []	
online notarization, this day	of, 20 by	
(na	ame of person acknowledging). He/she is personally known to	
me or has produced	(type of identification) as identification	
and did/did not take an oath (circle con	rrect response).	
(Name - type, stamp or print clearly)	(Signature)	
My Commission Expires on:	NOTARY'S SEAL OR STAMP	

EXHIBIT A THE PROPERTY

EXHIBIT B LEASED PARCEL

EXHIBIT C LANDSCAPING FOR LEASED PARCEL