

EXHIBIT 1

Prepared by and Return to:

Marcella Faucette

Pinellas County Housing & Community Development

440 Court Street, 2nd Floor

Clearwater, Florida 33756

**KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2025128651 05/02/2025 11:44 AM
OFF REC BK: 23149 PG: 1219-1220
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Property Appraiser's Parcel Identification No.

23-31-16-35082-024-0010

DECLARATION OF RESTRICTIONS

This Declaration of Restrictions made this 23rd day of April, 2024, by WestCare GulfCoast-Florida, Inc. ("Grantor") and Pinellas County, a political subdivision of the State of Florida ("County").

WHEREAS, Grantor is the owner of that certain property located at 2510 Central Avenue, St. Petersburg, FL 33712, in Pinellas County, Florida, herein ("Property"), which is further known as:

LEGAL DESCRIPTION: LOTS 1, 2, AND 3, BLOCK 24, HALL'S CENTRAL AVENUE SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK 3, PAGE 39, PULBIC RECORDS OF PINELLAS COUNTY.

WHEREAS, Grantor has entered into a Community Development Block Grant Program Subaward Specific Performance Agreement (CD24WCMS), of even date, between Agency and County to rehabilitate the above described Property and desires to restrict it in accordance with U.S. Department of Housing and Urban Development ("HUD") regulations regarding the use of the Property as transitional housing to benefit low- and moderate-income homeless persons, and at least 51% of the persons benefitting from the activities operating at the Property shall be persons whose household income does not exceed 80% of the Area Median Income (AMI), as defined by HUD, and

WHEREAS, the County is accordingly the beneficiary of this restrictive covenant.

NOW, THEREFORE, to induce the County to provide funding to Grantor and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor agrees as follows:

1. The Property shall be used, on a non-exclusive basis, to provide transitional housing to homeless persons. The Grantor shall ensure that at least 51% of the beneficiaries of the services provided are low-to moderate-income households whose income does not exceed 80% of AMI, as defined by HUD.

2. The restrictions herein shall remain in effect for a period of six (6) years beginning on **October 1, 2025** ("Restricted Period") and shall run with the land.

3. The covenants and conditions contained herein shall run with the land and shall bind, and the benefits shall inure, to the Grantor, its successors, assigns, and all subsequent owners of the Property or any interest therein, during the Restricted Period. The Grantor shall expressly reference the conditions and covenants of this restrictive covenant on any deed or other instrument conveying ownership interest in the Property. Notwithstanding, however, if all or any part of the Property or an interest therein is sold or transferred, the County may, in its sole discretion, and in addition to all other remedies

provided in law or equity, require Grantor to reimburse to the County the unamortized balance of any CDBG funds provided under an agreement between Grantor and County, dated _____, and following such payment this Declaration of Restrictions shall no longer bind the Property following confirmation that such payment has been received. In addition, any holder of a mortgage lien on the Property shall have the option to reimburse to the County the unamortized balance of any CDBG funds provided under an agreement between Grantor and County, dated _____, and following such payment this Declaration of Restrictions shall no longer bind the Property following confirmation that such payment has been received.

4. Grantor covenants that no lease, sale or title transfer to any third party shall occur prior to giving the County a Ninety (90) day written notice; provided, however, the foregoing limitation shall not apply to any transfer of title resulting from a foreclosure of the Property nor to any refinancing of the Property pursuant to which Grantor grants a mortgage lien to a third-party lender.

5. This Declaration of Restrictions shall be governed by and construed in accordance with the law of the State of Florida.

6. It is expressly agreed that this Declaration of Restrictions shall be binding upon and shall be deemed to run with the land and shall bind and inure to the benefit of the successors and assigns of both parties.

7. Grantor covenants and represents that on the date of execution of this Declaration of Restrictions that Grantor is seized of the Property in fee simple and has good right to create, establish, and impose these restrictive covenants on the use of the Property.

IN WITNESS WHEREOF, Agency has executed this Restrictive Covenant the day and year first above written.

I, Kenneth P. Burke, Clerk of the Circuit Court and Clerk Ex-Officio, Board of County Commissioners, do hereby certify that the above and foregoing is a true and correct copy of the original as it appears in the official files of the Board of County Commissioners of Pinellas County, Florida. Witness my hand and seal of said County FL this 1 day of May, 2025.

KENNETH P. BURKE, Clerk of the Circuit Court Ex-Officio Clerk of the Board of County Commissioners, Pinellas County, Florida.

By [Signature]

Deputy Clerk

STATE OF FLORIDA
COUNTY OF PINELLAS

AGENCY: WestCare GulfCoast-Florida, Inc.
a Florida 501c3 Not-for-Profit Corporation

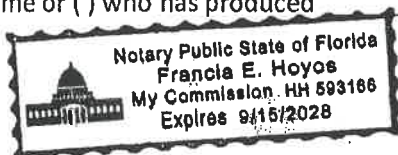
By: [Signature]

Name/Title: Danny Blanco, COO

Address: 8800-49th Street North, Suite 402
Pinellas Park, FL 33782

Date: 04/23/25

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of September 2024, by Danny Blanco, COO, WestCare GulfCoast-Florida, Inc., a Florida Not-for-Profit Corporation, on behalf of the corporation, who is ☒ personally known to me or ☐ who has produced _____ as identification.



(NOTARY STAMP/SEAL ABOVE)

[Signature]
(Signature)
Francia E. Hoyos.
(Name of Notary, typed, printed, or stamped)