

This instrument was prepared under the direction of:

City of Port St. Lucie City Attorney's Office

Prepared by:

CITY OF PORT ST. LUCIE

City Attorney's Office

121 S.W. Port St. Lucie Boulevard

Port St. Lucie, FL 34984

(Space above this line reserved for recording office use only)

TERMINATION OF DECLARATION OF RESTRICTIVE COVENANTS

WHEREAS, on July 30, 2007, a Declaration of Restrictive Covenants was executed by Hebert Mingace and Nancy J. Mingace (the "Former Owners") and recorded in Official Records Book 2857, Page 1408, of the Public Records of St. Lucie County, Florida, encumbering the following described real property, to wit:

Lots 11 and 26, Block 780, Port St. Lucie Section Eighteen, according to the Plat thereof, as recorded in Plat Book 13, Pages 17, 17A through 17K, of the Public Records of St. Lucie County, Florida (the "Subject Property").

WHEREAS, by said Declaration of Restrictive Covenants the Former Owners stated that they were the owners of the Subject Property and they intended to restrict the Subject Property so that it can be occupied and used only as one single residential unit; and

WHEREAS, the Declaration of Restrictive Covenants was created for the purpose of combining Lots 11 and 26 of the Subject Property so it would be assessed by the City of Port St. Lucie and considered a single residential unit; and

WHEREAS, Nancy J. Mingace, an unremarried widow, by Warranty Deed dated April 30, 2024, and subsequently recorded on May 16, 2024, in Official Records Book 5150, Page 1221, of the Public Records of St. Lucie County, Florida, conveyed title to the Subject Property to Gabriella Pappalardo and Raffaele Pappalardo (the "Current Owners"); and

WHEREAS, the Current Owners wish to separate Lots 11 and 26 and no longer desire to occupy the Subject Property as one single residential unit; and

WHEREAS, the City of Port St. Lucie agrees to the Termination of the Declaration of Restrictive Covenants upon payment of the total sum of **Two Hundred Dollars and Zero Cents (\$200.00)**, which sum represents the administrative fee for processing the Current Owners' request, there being no outstanding assessments due and owing on the Subject Property.

NOW, THEREFORE, in consideration of the sum of \$200.00, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the City of Port St. Lucie hereby covenants and agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. The City of Port St. Lucie hereby acknowledges receipt of full and complete payment in satisfaction of this Termination of Declaration of Restrictive Covenants.
3. The Declaration of Restrictive Covenants recorded in Official Records Book 2857, Page 1408, of the Public Records of St. Lucie County, Florida, restricting the Subject property to one single residential unit is hereby terminated.
4. By this Termination of said Declaration of Restrictive Covenants the lots described herein may each be subject to assessments by the City of Port St. Lucie as separate residential units.
5. Lots 11 and 26, Block 780, Port St. Lucie Section Eighteen, may be developed independently of each other in accordance with the rules and regulations of the City of Port St. Lucie.

IN WITNESS WHEREOF, the City of Port St. Lucie has caused this Termination of Declaration of Restrictive Covenants to be executed by its proper and duly authorized officer.

WITNESSES

CITY OF PORT ST. LUCIE,
a Florida municipal corporation

Signature
Print Name: _____
Address: 121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

By: _____
Shannon M. Martin, Mayor

Signature
Print Name: _____
Address: 121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

STATE OF FLORIDA)
COUNTY OF ST. LUCIE)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this ____ day of September 2025, by Shannon M. Martin as Mayor of the City of Port St. Lucie, and on behalf of the City of Port St. Lucie who is [X] personally known to me, or who has [] produced the following identification _____.

NOTARY SEAL/STAMP

Signature of Notary Public
Print Name: _____
Notary Public, State of Florida
My Commission expires _____