

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 RESTRICTIVE COVENANT**

**WHEREAS**, on June 1, 1998, a Restrictive Covenant was executed by Dominic J. Pasquale and Deborah K. Pasquale (the "Previous Owners"), and subsequently recorded on October 12, 1998, in Official Records Book 1177, Page 1142, of the Public Records of St. Lucie County, Florida, encumbering the following described real property:

**Lots 7 and 16, Block 1790, Port St. Lucie Section Thirty-Five , according to the plat thereof, as recorded in Plat Book 15, Pages 10, 10A through 10P, of the Public Records of St. Lucie County, Florida (the "Subject Property").**

**WHEREAS**, by said Restrictive Covenant the Previous Owners stated that they occupied the Subject Property as one single residential unit and intended to restrict the Subject Property so that it can be occupied and used only as one single residential unit; and

**WHEREAS**, the Restrictive Covenant was created for the purpose of combining the properties so they would be assessed by the City of Port St. Lucie as a single residential unit for the water/sewer extension project, referred to as PS34, USA 3 and 4; and

**WHEREAS**, the current owners of the Subject Property, Eva N. Fuentes and Ben Fuentes, wish to separate the Subject Property 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 said Restrictive Covenant upon payment of the total sum of **Two Hundred Dollars (\$200.00)**, which sum represents the total administrative charges for terminating the Restrictive Covenant; and

**WHEREAS**, by the Termination of the Restrictive Covenant, each of the lots identified herein may be subject to assessments by the City of Port St. Lucie as a separate residential unit; and

**NOW, THEREFORE**, for and 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 of \$200.00 on September 12, 2024, and said Restrictive Covenant is hereby released, satisfied, and discharged in its entirety.
3. The Restrictive Covenant recorded on October 12, 1998, in Official Records Book 1177, Page 1142, of the Public Records of St. Lucie County, Florida, restricting the Subject Property to one single residential unit is hereby terminated.
4. By the Termination of said Restrictive Covenant, the lots described herein may each be subject to assessments by the City of Port St. Lucie as a separate residential unit.
5. Lot 7, Block 1790, Port St. Lucie Section Thirty-Five, may be developed independently of Lot 16, Block 1790, Port St. Lucie Section Thirty-Five, in accordance with the rules and regulations of the City of Port St. Lucie.

**IN WITNESS WHEREOF**, the City of Port St. Lucie, Florida, a Florida municipal corporation, has caused this Termination of Restrictive Covenant to be executed by its proper and duly authorized public official on this \_\_\_\_ day of \_\_\_\_\_ 2024.

WITNESSES

**CITY OF PORT ST. LUCIE,**  
a Florida municipal corporation

By: \_\_\_\_\_  
Shannon M. Martin, Mayor

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

\_\_\_\_\_  
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 \_\_\_\_\_ 2024, 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 \_\_\_\_\_  
My Commission expires \_\_\_\_\_