

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 November 5, 2007, a Declaration of Restrictive Covenants was executed by Ernest L. Pifer and Joanne P. Pifer (the "Former Owners") and subsequently recorded on November 16, 2007, in Official Records Book 2905, Page 1848, of the Public Records of St. Lucie County, Florida, encumbering the following described property, to wit:

**Lots 20 and 21, Block 307, Port St. Lucie Section Two, according to the plat thereof, as recorded in Plat Book 12, Pages 12A through 12D, of the Public Records of St. Lucie County, Florida ("Subject Property").**

**WHEREAS**, by said Declaration of Restrictive Covenants, the Former Owners stated that they are the owners of the Subject Property, they have a principal residence on Lot 20, they occupy the Subject Property as one single residential unit, and they intend 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 the Subject Property so Lots 20 and 21, Block 307, Port St. Lucie Section Two, would be assessed by the City of Port St. Lucie as a single residential unit for the special assessment program to fund the extension of utility services to all properties located within the assessment area, including the Subject Property; and

**WHEREAS**, Shawn R. Pifer, the current owner of the Subject Property, wishes to separate Lots 20 and 21, and no longer desires to occupy the Subject Property as one single residential unit; and

**WHEREAS**, the City of Port St. Lucie agrees to the Termination of said 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 request to terminate the Declaration of Restrictive Covenants, there being no outstanding assessments due and owing on the Subject Property based upon equivalent residential connections (ERC) within the Utility Service assessment area.

**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 in satisfaction of the referenced Declaration of Restrictive Covenants and said Declaration of Restrictive Covenants is hereby released, satisfied, and discharged in its entirety.
3. The Declaration of Restrictive Covenants recorded on November 16, 2007, in Official Records Book 2905, Page 1848, 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 Declaration of Restrictive Covenants, the lots described herein may each be subject to assessments by the City of Port St. Lucie as a separate residential unit.
5. Lots 20 and 21, Block 307, Port St. Lucie Section Two, 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, Florida, a Florida municipal corporation, has caused this Termination of Declaration of Restrictive Covenants to be executed by its proper and duly authorized public official on this \_\_\_ day of February 2025.

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 February 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.

NOTARY SEAL/STAMP

\_\_\_\_\_  
Signature of Notary Public  
Print Name: \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission expires \_\_\_\_\_