

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 June 13, 1998, a Declaration Restrictive Covenants was executed by Mike Skipper and Deborah Sue Skipper (the "Previous Owners") and subsequently recorded on June 15, 1998, in Official Records Book 1152, Page 1051, of the Public Records of St. Lucie County, Florida, encumbering the following described property, to wit:

Lots 2 and 21, Block 2969, Port St. Lucie Section Forty-Three, according to the plat thereof, as recorded in Plat Book 16, Pages 15, 15A through 15L, of the Public Records of St. Lucie County, Florida ("Subject Property").

WHEREAS, by said Declaration of Restrictive Covenants, the Previous Owners stated that they are the owners of the Subject Property, have a principal residence on Lot 2, they occupy the Subject Property as one single residential unit, and 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 2 and 21, Block 2969, Port St. Lucie Section Forty-Three, 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, by virtue of that certain General Warranty Deed recorded on April 30, 2020, in Official Records Book 4415, Page 42, of the Public Records of St. Lucie County, Florida, Romanoff Dominique is the current owner of the Subject Property and wishes to separate Lots 2 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 June 15, 1998, in Official Records Book 1152, Page 1051, 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 2 and 21, Block 2969, Port St. Lucie Section Forty-Three, 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 April 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 April 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 _____

IN WITNESS WHEREOF, Romanoff Dominique has caused this Termination of Declaration of Restrictive Covenants to be executed on this ____ day of _____ 2025.

WITNESSES

Romanoff Dominique:

Signature
Print Name: _____
Address: _____

Signature
Print Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____ 2025, by Romanoff Dominique, who is ☐ 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 _____