

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 or about July 9, 1998, a Restrictive Covenant was executed by Chester C. Czekaj and Linda E. Czekaj (the "Former Owners") and subsequently recorded on October 12, 1998, in Official Records Book 1177, Page 1561, of the Public Records of St. Lucie County, Florida, encumbering the following described real property, to wit:

**Lots 7 and 8, Block 2477, Port St. Lucie Section Thirty-Seven, according to the Plat thereof, as recorded in Plat Book 15, Page(s) 16, 16A through 16L, of the Public Records of St. Lucie County, Florida (the "Subject Property").**

**WHEREAS**, by said Restrictive Covenant the Former Owners stated that they owned the Subject Property, had a principal residence on Lot 7, 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 Lots 7 and 8 of the Subject Property so it 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 areas, including the Subject Property; and

**WHEREAS**, Linda E. Czekaj, an unmarried widow, by Quit Claim Deed dated June 12, 2014, and subsequently recorded on June 19, 2014, in Official Records Book 3644, Page 995, of the Public Records of St. Lucie County, Florida, conveyed title to the Subject Property to Linda E. Czekaj as Trustee of the Linda E. Czekaj Living Trust dated May 20, 2014 (the "Current Owner"); and

**WHEREAS**, the Current Owner wishes to separate Lots 7 and 8 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 Restrictive Covenant 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 Owner's request, 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**, 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 Restrictive Covenant.
3. The Restrictive Covenant recorded in Official Records Book 1177, Page 1561, 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 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 7 and 8, Block 2477, Port St. Lucie Section Thirty-Seven, 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 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 \_\_\_\_\_