

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)

**PARTIAL RELEASE AND
MODIFICATION OF RESTRICTIVE COVENANT**

WHEREAS, on August 10, 2001, a Restrictive Covenant was executed by Blair W. Feinauer (the "Former Owner") and subsequently recorded on November 27, 2001, in Official Records Book 1459, Page 354, of the Public Records of St. Lucie County, Florida, encumbering the following described real property, to wit:

Lots 9, 10 and 11, Block 2355, Port St. Lucie Section Thirty-Four, according to the Plat thereof, as recorded in Plat Book 15, Pages 9, 9A through 9W, of the Public Records of St. Lucie County, Florida (the "Subject Property").

WHEREAS, by said Restrictive Covenant, the Former Owner stated that the Former Owner was the owner of the Subject Property, had a principal residence on Lots 10 and 11, 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 Subject Property so Lots 9, 10 and 11, Block 2355, Port St. Lucie Section Thirty-Four, 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, the Former Owner by Warranty Deed dated November 3, 2021, and recorded in Official Records Book 4717, Page 1518, of the Public Records of St. Lucie County, Florida, conveyed title to the Subject Property to Evangelos Koutsouradis and Yuliia Koutsouradis, husband and wife (the "Current Owners"); and

WHEREAS, the Current Owners wish to separate Lot 9 from Lots 10 and 11 and wish to occupy the Lots 10 and 11, Block 2355, Port St. Lucie Section Thirty-Four (the "New Property"), as one single residential unit; and

WHEREAS, the City of Port St. Lucie agrees to the Partial Release and Modification 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 Owners' 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; and

WHEREAS, this Partial Release and Modification of Restrictive Covenant hereby releases Lot 9 from the Restrictive Covenant is modified to encumber the New Property as one single 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 in satisfaction of this Partial Release and Modification of Restrictive Covenants.
3. The Restrictive Covenant recorded in Official Records Book 1459, Page 354, of the Public Records of St. Lucie County, Florida, is hereby modified so that it applies only to the New Property and restricts the New Property to one single residential unit.
4. By this Partial Release and Modification of Restrictive Covenants, Lot 9 and the New Property may each be subject to assessments by the City of Port St. Lucie as separate residential units.
5. Lot 9 and the New Property may be developed independently of each other in accordance with the rules and regulations of the City of Port St. Lucie.

IN WITNESS WHEREOF, Evangelos Koutsouradis has caused this Partial Release and Modification of Restrictive Covenant to be executed on this ____ day of _____ 2025.

**Signed, sealed and delivered
in the presence of:**

WITNESSES

OWNER

Signature of Witness
Print Name: _____
Address: _____

Evangelos Koutsouradis

Signature of Witness
Print Name: _____
Address: _____

STATE OF FLORIDA)
COUNTY OF ST. LUCIE)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2025 by Evangelos Koutsouradis, 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 Florida
My Commission expires _____

IN WITNESS WHEREOF, Yuliia Koutsouradis has caused this Partial Release and Modification of Restrictive Covenant to be executed on this ____ day of _____ 2025.

**Signed, sealed and delivered
in the presence of:**

WITNESSES

OWNER

Signature of Witness
Print Name: _____
Address: _____

Yuliia Koutsouradis

Signature of Witness
Print Name: _____
Address: _____

STATE OF FLORIDA)
COUNTY OF ST. LUCIE)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2025 by Yuliia Koutsouradis, 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 Florida
My Commission expires _____

IN WITNESS WHEREOF, the City of Port St. Lucie has caused this Partial Release and Modification of Restrictive Covenants to be executed in its name, 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 _____ 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 _____