

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 15, 1998, a Restrictive Covenant was executed by Leo J. Greaser and Elaine A. Greaser (the "Former Owners") and subsequently recorded on October 12, 1998, in Official Records Book 1177, Page 1509, of the Public Records of St. Lucie County, Florida, encumbering the following described real property, to wit:

Lots 1 and 2, Block 1813, 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 Former Owners stated that they owned the Subject Property, had a principal residence on Lot 1, 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 1 and 2 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, Melvin A. Alvarez and Karen E. Fernandez (the "Current Owners"), are the current owners of the Subject Property and wish to separate Lots 1 and 2 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 represents the administrative fee for processing the Termination of Restrictive Covenant, 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 for this Termination of Restrictive Covenants.
3. The Restrictive Covenant recorded in Official Records Book 1177, Page 1509, 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 Covenant, the lots described herein may each be subject to assessments by the City of Port St. Lucie as separate residential units.
5. Lots 1 and 2, Block 1813, Port St. Lucie Section Thirty-Five, 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 Covenant 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 ☒ physical presence or ☐ online notarization, this ____ day of November 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 ☒ 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 _____