

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 20, 2001, a Restrictive Covenant was executed by Robert Schmitz and Wilma Schmitz (the "Former Owners") and subsequently recorded on November 27, 2001, in Official Records Book 1458, Page 2595, of the Public Records of St. Lucie County, Florida, encumbering the following described real property, to wit:

Lots 21 and 22, Block 1289, Port St. Lucie Section Twelve, according to the Plat thereof, as recorded in Plat Book 12, Pages 55, 55A through 55G, of the Public Records of St. Lucie County, Florida (the "Subject Property").

WHEREAS, by said Restrictive Covenant the Former Owner stated that they were the owners of the Subject Property, they had a principal residence on Lot 21, they occupied the Subject Property as one single residential unit, and they 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 21 and 22 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, the Former Owners by Warranty Deed dated April 6, 2016, and subsequently recorded on April 14, 2016, in Official Records Book 3857, Page 1727, of the Public Records of St. Lucie County, Florida, conveyed title to the Subject Property to Leenaishwar Ramnauth and Bibi Ramnauth (the "Current Owners"); and

WHEREAS, the Current Owners wish to separate Lots 21 and 22 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 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.

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 1458, Page 2595, 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 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 21 and 22, Block 1289, Port St. Lucie Section Twelve, 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

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 ☒ 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 ☒ 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 _____