

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 DECLARATION OF RESTRICTIVE COVENANTS

WHEREAS, on April 6, 2000, a Declaration of Restrictive Covenants was executed by Reimer C. Nielsen and Hermine E. Nielsen (the "Former Owners") and subsequently recorded on April 16, 2001, in Official Records Book 1382, Page 2644, of the Public Records of St. Lucie County, Florida, encumbering the following described real property:

Lots 39, 40 and 41, Block 1073, Port St. Lucie Section Nine, according to the plat thereof, as recorded in Plat Book 12, Pages 39, 39A through 39I, of the Public Records of St. Lucie County, Florida (the "Subject Property").

WHEREAS, by said Declaration of Restrictive Covenants the Former Owners stated that 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 Declaration of Restrictive Covenants was created for the purpose of combining the properties so they would be assessed by the City of Port St. Lucie as a single residential unit for the water/sewer extension project, referred to as PS56, USA 5, 6, and 7A; and

WHEREAS, on or about January 31, 2024, Michael Investments and Realty, LLC (the "Current Owner"), took title to the Subject Property via a Warranty Deed recorded on February 2, 2024, in Official Records Book 5102, Page 1771, of the Public Records of St. Lucie County, Florida; and

WHEREAS, the Current Owner of the Subject Property wishes to separate the Subject Property 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 said Declaration of Restrictive Covenants upon payment of the total sum of **Two Hundred Dollars (\$200.00)**, which sum represents the total administrative charges for terminating the Declaration of Restrictive Covenants; and

WHEREAS, by the Termination of the Declaration of Restrictive Covenants, each of the lots identified herein may each be subject to assessment by the City of Port St. Lucie as a separate residential unit.

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 of \$200.00 on June 20, 2024, and said Declaration of Restrictive Covenants is hereby released, satisfied, and discharged in its entirety.
3. The Declaration of Restrictive Covenants recorded on April 16, 2001, in Official Records Book 1382, Page 2644, 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 assessment by the City of Port St. Lucie as a separate residential unit.
5. Lots 39, 40 and 41, Block 1073, Port St. Lucie Section Nine, 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 August 2024.

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 August 2024, 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 _____