

Return recorded copy to:  
Real Property Section  
115 South Andrews Avenue, Room 501  
Fort Lauderdale, Florida 33301

This document was prepared by  
and approved as to form by:  
Annika E. Ashton  
Deputy County Attorney  
Broward County Attorney's Office  
115 South Andrews Avenue, Room 423  
Fort Lauderdale, Florida 33301

Folio: 4942-12-22-0010, 4942-12-22-0013,  
4942-12-22-0020, 4942-12-22-0030

### **TERMINATION OF DECLARATION OF COVENANTS AND RESTRICTIONS AND RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT**

This Termination of Declaration of Covenants and Restrictions and Reciprocal Easement and Maintenance Agreement (this "Termination") is entered into and effective this \_\_\_\_ day of \_\_\_\_\_, 2021 by CJB Real Estate Management, L.P., a Delaware limited partnership, authorized to conduct business in the State of Florida and having its principal place of business at 5975 North Federal Highway, Suite 129, Fort Lauderdale, FL 33308 ("CJB"), and Broward County, a political subdivision of the State of Florida, whose address is Broward County Governmental Center, 115 South Andrews Avenue, Suite 501, Fort Lauderdale, Florida 33301 ("County").

**WHEREAS**, the County and CJB, as successor in interest to Charles J. Bosco, entered into that certain Declaration of Covenants and Restrictions and Reciprocal Easement and Maintenance Agreement recorded on April 29, 1986, in Official Records Book 13359, Page 709, and re-recorded on December 7, 1988, in Official Records Book 16012, Page 402, which has exhibits attached to that certain Scrivener's Affidavit which was recorded on December 7, 1988, in Official Records Book 16012, Page 348, together with Affidavit as to the Declaration, recorded on May 4, 1990, in Official Records Book 17394, Page 874, which attaches as an exhibit that certain Amendment to the Declaration, dated May 30, 1989, all recorded in the Public Records of Broward County, Florida (collectively, "Existing Declaration"); and

**WHEREAS**, the County and CJB entered into that certain Reciprocal Easement Agreement between CJB Real Estate Management, L.P., and Broward County dated of even date herewith and recorded in the Public Records of Broward County, Florida immediately prior to the recording of this Termination (the "New Easement Agreement"). The New Easement Agreement replaces and supersedes the Existing Declaration; and

**WHEREAS**, the County and CJB desire to terminate the Existing Declaration.

**NOW THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the County and CJB terminate the Existing Declaration of record. As of the date hereof, the Existing Declaration is null and void and of no further force or effect. The Existing Declaration is no longer binding upon the real property described therein and the real property described therein shall be held and conveyed free and clear of the encumbrance of the Existing Declaration.

IN WITNESS WHEREOF, the parties hereto have made and executed this Termination: BROWARD COUNTY, through its Board of County Commissioners, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the \_\_\_\_ day of \_\_\_\_\_, 2021, and CJB, signing by and through its President and Vice-President, duly authorized to execute same.

**COUNTY**

ATTEST:

\_\_\_\_\_  
Broward County Administrator, as  
ex officio Clerk of the Broward  
County Board of County  
Commissioners

BROWARD COUNTY, by and through its  
Board of County Commissioners

By: \_\_\_\_\_  
Mayor

\_\_\_\_ day of \_\_\_\_\_, 2021

Approved as to form by  
Andrew J. Meyers  
Broward County Attorney  
Governmental Center, Suite 423  
115 South Andrews Avenue  
Fort Lauderdale, Florida 33301  
Telephone: (954) 357-7600  
Telecopier: (954) 357-7641

By: \_\_\_\_\_  
Annika E. Ashton (Date)  
Deputy County Attorney



**TERMINATION OF DECLARATION BETWEEN CJB REAL ESTATE MANAGEMENT, L.P., AND BROWARD COUNTY.**

**CJB**

CJB Real Estate Management, L.P., a  
Delaware limited partnership

Signed, sealed, and delivered  
in the presence of

By: CJB Real Estate Management,  
Inc., a Delaware corporation,  
General Partner

Isabela Manrique

Witness

Isabela Manrique

Print Name

By: Stephen M. Bosco, Jr.  
Stephen M. Bosco, Jr., Vice-  
President

Andrew E. Bertoni

Witness

Andrew E. Bertoni

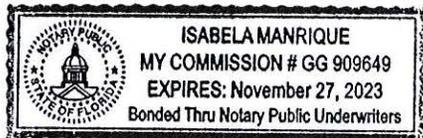
Print Name

Dated: 10/6/21

**ACKNOWLEDGEMENT**

STATE OF FLORIDA            }  
  }  
COUNTY OF BROWARD        }

The foregoing instrument was acknowledged before me this 6 day of October, 2021, by [ ] physical presence or [ ] online notarization by Stephen M. Bosco, Jr., as Vice-President of CJB Real Estate Management, Inc., a Delaware corporation, on behalf of the corporation as General Partner of CJB Real Estate Management, L.P., a Delaware limited partnership, on behalf of the limited partnership. He is [] is personally known to me or [] provided a \_\_\_\_\_ for identification.



Isabela Manrique  
NOTARY PUBLIC IN AND FOR  
THE STATE OF FLORIDA

Commission Expires: 11/27/23  
Commission No: 909649

Isabela Manrique  
(Printed Name of Notary)  
(Seal)