

Return to: (enclose self-addressed stamped envelope)

Name:

Steven E. Wallace, Esq.

Address:

The Wallace Law Group, PL
Ward Damon, PL
4420 Beacon Circle
West Palm Beach, Florida 33047

This Instrument Prepared by:

Steven E. Wallace, Esq.
Ward Damon, PL
4420 Beacon Circle
West Palm Beach, Florida 33047

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RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS

THIS RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS ("Release") dated the 7 day of March, 2024, by and among TLH SABRA 2, LLC, a Florida limited liability company, its successors and assigns ("Declarant") joined in by BROWARD COUNTY, a Political Subdivision of the State of Florida ("County"), and the CITY OF PARKLAND, a Florida municipal corporation ("City").

W I T N E S S E T H:

WHEREAS, Declarant is the owner of the property located in the City as further described on Exhibit A attached hereto and made a part hereof (the "Property"); and

WHEREAS, Declarant entered into a Declaration of Restrictive Covenants dated February 28, 2019 recorded on April 19, 2019 as Instrument 115751327 in the Public Records of Broward County, Florida ("Declaration"), providing that housing to be built on the Property would be "Housing for Older Persons," as that term is defined in the Fair Housing Amendments Act of 1988 and the Broward County Human Rights Ordinance, as amended from time to time; and

WHEREAS, Declarant is desirous of being released from the terms of the Declaration; and

WHEREAS, Paragraph 4 of the Declaration requires that all modifications, amendments, or release of the Declaration by approved by County and City;

In consideration of the promises and covenants herein contained, the Parties agree as follows:

1. Recitations. The foregoing recitations are true and correct and are incorporated herein by this reference.

2. Release of Declaration. Pursuant to Paragraph 4 of the Declaration, Declarant, City, and County hereby agree that the Declaration is hereby released, terminated, and cancelled of record.

3. Recordation/Effective Date. This Release shall not be effective until this Release is recorded in the Public Records of Broward County, Florida.

4. Governing Law. This Release shall be governed by and construed in accordance with the laws of the State of Florida and venue for any litigation arising hereunder shall be Broward County, Florida.

5. Captions. The captions and paragraph headings contained in this Release are for reference and convenience only and in no way define, describe, extend or limit the scope or intent of this Release, nor the intent of the provisions hereto.

6. Severability. Unless otherwise provided herein, if any provision of this Release shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

7. Counterparts. This Release may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which shall constitute one and the same Release.

[Remainder of Page Left Blank Intentionally.]

IN WITNESS WHEREOF, the parties hereto have made and executed this Release of Declaration of Restrictive Covenants on the respective dates under each signature: 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 _____, 2024; the City of Parkland, signing by and through its ____ Mayor _____, duly authorized to execute same; and TLH SABRA 2, LLC, a Florida limited liability company, signing by and through NEM, LLC its Manager, duly authorized to execute same.

County

ATTEST:

Broward County, through its
Board of County Commissioners

County Administrator and ex
officio Clerk of the
Board of County Commissioners
of Broward County, Florida

By _____
Mayor

____ day of _____, 2024

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

Jennifer
By Brown Digitally signed by
Jennifer Brown
Date: 2024.03.08
14:05:26 -05'00'
Jennifer Brown
Assistant County Attorney

____ day of _____, 2024

MAITE
By AZCOITIA Digitally signed by MAITE
AZCOITIA
Date: 2024.03.08
14:42:07 -05'00'
Maite Azcoitia
Deputy County Attorney

____ day of _____, 2024

RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS

City

ATTEST:

City of Parkland, through its

Alyson Morales
City Clerk

By [Signature]
City Manager Mayor

22nd day of February, 2023

Approved as to form:

By [Signature]
City Attorney

____ day of _____, 2022

EXHIBIT "A"

PROPERTY

PARCEL 1:

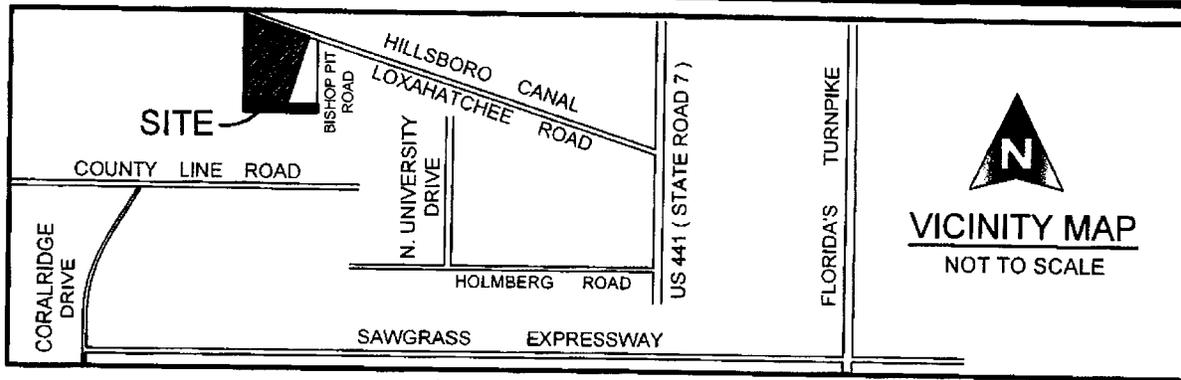
A PARCEL OF LAND BEING A PORTION OF TRACTS 18, 19, 20, 21, 22, AND 23, BLOCK 3, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL LYING IN THE SOUTH HALF (S 1/2) OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE NORTH 89°34'38" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 19, A DISTANCE OF 639.70 FEET; THENCE NORTH 00°02'46" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF SABRA PLAT NO. 1, AS RECORDED IN PLAT BOOK 180 PAGES 87 AND 88, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 00°02'46" WEST ALONG THE EAST LINE OF SAID SABRA PLAT NO. 1, A DISTANCE OF 1940.36 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LOXAHATCHEE ROAD, FORMERLY KNOWN AS STATE ROAD 827 ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF HILLSBORO CANAL AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93240-2501 AND 86002-2501 AND THE HILLSBORO CANAL RIGHT-OF-WAY SURVEY MAP, DRAWING NO. HILLS - 25, ALSO BEING THE SOUTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 49340, PAGE 1818, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 71°59'53" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1351.48 FEET; THENCE SOUTH 17°31'02" WEST, A DISTANCE OF 1590.50 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACTS 20 AND 21; THENCE SOUTH 89°34'38" WEST ALONG SAID SOUTH LINE OF TRACTS 20 AND 21, A DISTANCE OF 805.05 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF TRACTS 20 AND 29, TOGETHER WITH A PORTION OF THE PLATTED RIGHTS-OF-WAY SOUTH OF AND ADJACENT TO TRACTS 20 AND 29, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 1 PAGE 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING A PORTION OF PARCEL B AS DESCRIBED IN OFFICIAL RECORD BOOK 10481, PAGE 1715, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL LYING IN THE SOUTH HALF (S 1/2) OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER (S 1/4) CORNER OF SAID SECTION 19; THENCE SOUTH 89°34'38" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 19, A DISTANCE OF 749.93 FEET; THENCE NORTH 17°31'02"; EAST ALONG THE WEST LINE OF SAID PARCEL B, A DISTANCE OF 115.62 FEET; THENCE NORTH 89°34'38" EAST ALONG A LINE PARALLEL WITH AND 110.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 19, A DISTANCE OF 714.32 FEET; THENCE NORTH 89°34'41" EAST ALONG A LINE PARALLEL WITH AND 110.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 19, A DISTANCE OF 58.29 FEET TO THE WEST RIGHT-OF-WAY LINE OF BISHOP PIT ROAD AS RECORDED IN OFFICIAL RECORD BOOK 3522, PAGE 645, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°41'28" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 110.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE1/4) OF SECTION 19; THENCE SOUTH 89°34'41" WEST ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 19, A DISTANCE OF 58.81 FEET TO THE POINT OF BEGINNING.



LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACTS 18, 19, 20, 21, 22, AND 23, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL LYING IN THE SOUTH HALF (S. 1/2) OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE NORTH 89°34'38" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW. 1/4) OF SAID SECTION 19, A DISTANCE OF 639.70 FEET; THENCE NORTH 00°02'46" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF SABRA PLAT NO. 1, AS RECORDED IN PLAT BOOK 180, PAGES 87 AND 88, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 00°02'46" WEST ALONG THE EAST LINE OF SAID SABRA PLAT NO. 1, A DISTANCE OF 1940.36 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HILLSBORO CANAL AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93240-2501 AND 86002-2501 AND THE HILLSBORO CANAL RIGHT-OF-WAY SURVEY MAP, DRAWING NO. HILLS - 25, ALSO BEING THE SOUTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 49340, PAGE 1818, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 71°59'53" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1351.48 FEET; THENCE SOUTH 17°31'02" WEST, A DISTANCE OF 1490.65 FEET; THENCE NORTH 89°34'38" EAST ALONG A LINE PARALLEL WITH AND 110 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 19, A DISTANCE OF 714.32 FEET; THENCE N89°34'41"E ALONG A LINE PARALLEL WITH AND 110 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 19, A DISTANCE OF 58.29 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BISHOP PIT ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 3522, PAGE 645, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°41'28" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BISHOP PIT ROAD, A DISTANCE OF 110.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 19; THENCE SOUTH 89°34'41" WEST ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 19, A DISTANCE OF 58.81 FEET TO THE SOUTH QUARTER (S1/4) CORNER OF SAID SECTION 19; THENCE SOUTH 89°34'38" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 19, A DISTANCE OF 749.93 FEET; THENCE NORTH 17°31'02" EAST, A DISTANCE OF 15.77 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACTS 20; THENCE SOUTH 89°34'38" WEST ALONG SAID SOUTH LINE OF TRACTS 20 AND 21, A DISTANCE OF 805.05 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 44.60 ACRES OR 1,942,722 SQUARE FEET MORE OR LESS.

SURVEYOR'S NOTES

1. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.
2. BEARINGS AS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE SW. 1/4 OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF NORTH 89°34'38" EAST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.

THIS SKETCH MEETS THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 5J-17, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES"

**Leslie C
Bispott**

Digitally signed by
Leslie C Bispott
Date: 2024.02.21
12:11:09 -05'00'

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

THIS SURVEY HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY LESLIE C. BISPOTT, P.S.M. FLORIDA LICENSE NO. 5698 ON 2/21/2024 USING A DIGITAL SIGNATURE.

SIGNATURE DATE

LESLIE C. BISPOTT
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NUMBER 5698



**MICHAEL B. SCHORAH
& ASSOCIATES, INC.**

1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406

EE# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

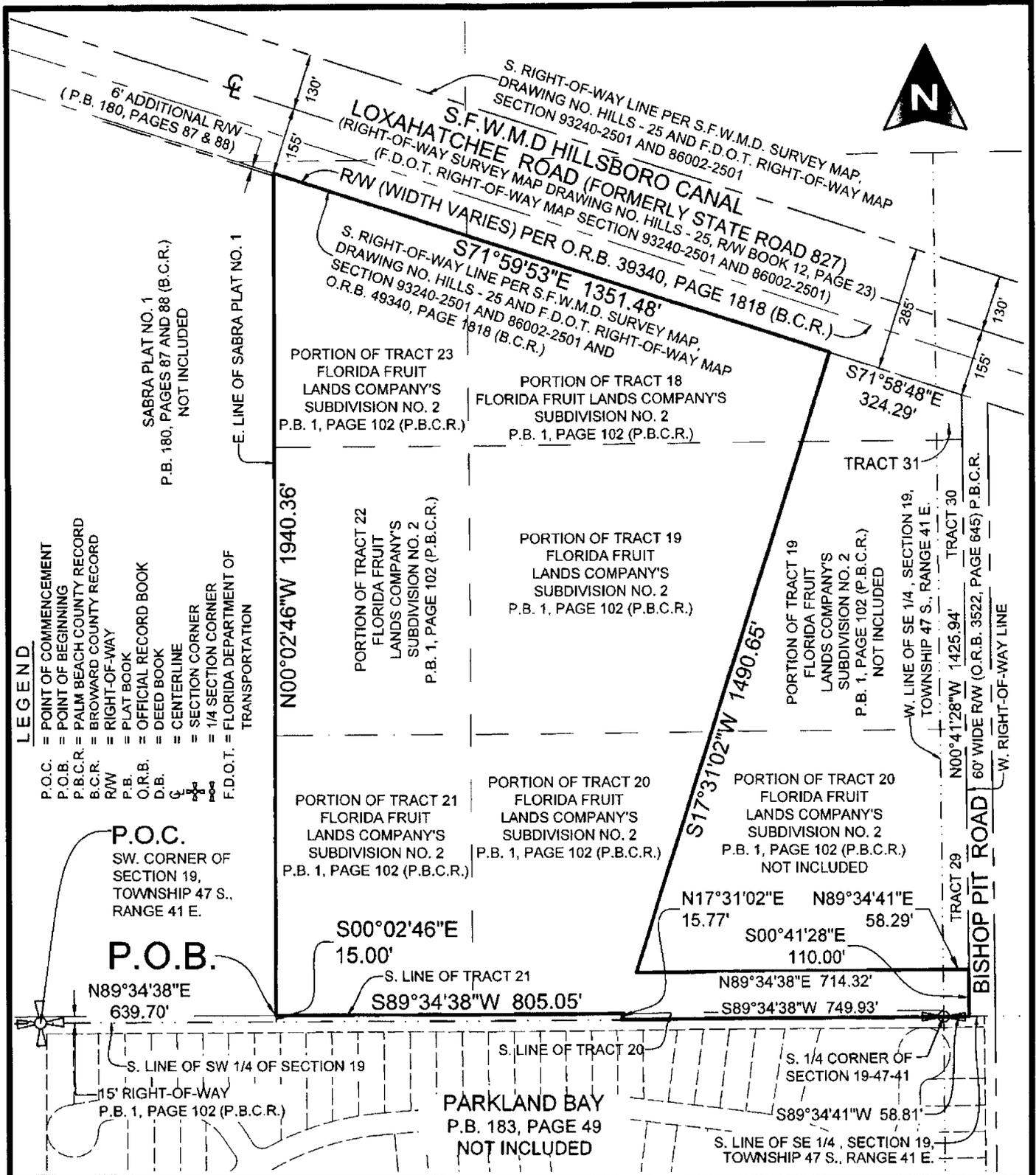
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PAGE: N/A	CHECKED: L.C.B.	-43PLUS2AC

SKETCH AND DESCRIPTION
A PORTION OF TRACTS 18, 19, 20, 21, 22, AND 23
FLORIDA FRUIT LANDS COMPANY'S
SUBDIVISION No. 2

THIS IS NOT A BOUNDARY SURVEY

SHEET NO. 1 OF 2

JOB NO. 1793



MICHAEL B. SCHORAH & ASSOCIATES, INC.
 1850 FOREST HILL BLVD., SUITE 206
 WEST PALM BEACH, FLORIDA 33406
 EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD: N/A	DRAWN: STAFF	SCALE: 1"=300'
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PAGE: N/A	CHECKED: L.C.B.	-43PLUS2AC

SKETCH AND DESCRIPTION
 A PORTION OF TRACTS 18, 19, 20, 21, 22, AND 23
 FLORIDA FRUIT LANDS COMPANY'S
 SUBDIVISION No. 2
THIS IS NOT A BOUNDARY SURVEY

SHEET NO. 2 OF 2 JOB NO. 1793