

Return to: (enclose self-addressed stamped envelope)

**Name:**

Steven E. Wallace, Esq.

**Address:**

Ward Damon  
4420 Beacon Circle  
West Palm Beach, Florida 33407

**This Instrument Prepared by:**

Steven E. Wallace, Esq.  
Ward Damon  
4420 Beacon Circle  
West Palm Beach, Florida 33407

SPACE ABOVE THIS LINE FOR PROCESSING DATA

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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-70 NSID, 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”).

WITNESSETH:

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, North Springs Improvement District, a local unit of government and public corporation of the State of Florida as predecessor in interest to Declarant voluntarily entered into a Declaration of Restrictive Covenants dated July 17, 2012 recorded on August 20, 2012 in Official Records Book 49011, Page 269 of the Public Records of Broward County, Florida (“Declaration”), providing that the Property’s permitted uses are limited to (a) Water and wastewater treatment plants, (b) Pumping Stations, (c) Essential Services and (d) Agricultural, non-residential (per subsection 39-368(b)); and

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

WHEREAS, Paragraph 3 of the Declaration requires that all modifications, amendments, or release of the Declaration by approved by County;

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 3 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-70 NSID, 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

By Jennifer Brown \_\_\_\_\_  
Digitally signed by Jennifer Brown  
Date: 2024.03.08 14:15:50 -05'00'  
Jennifer Brown  
Assistant County Attorney

\_\_\_\_ day of \_\_\_\_\_, 2024

By MAITE AZCOITIA \_\_\_\_\_  
Digitally signed by MAITE AZCOITIA  
Date: 2024.03.08 14:45:02 -05'00'  
Maite Azcoitia  
Deputy County Attorney

\_\_\_\_ day of \_\_\_\_\_, 2024

RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS

City

ATTEST:

Alyson Morales  
City Clerk

City of Parkland, through its  
By [Signature]  
City Manager ~~Mayor~~

22<sup>nd</sup> day of February, 2023

Approved as to form:

By [Signature]  
City Attorney

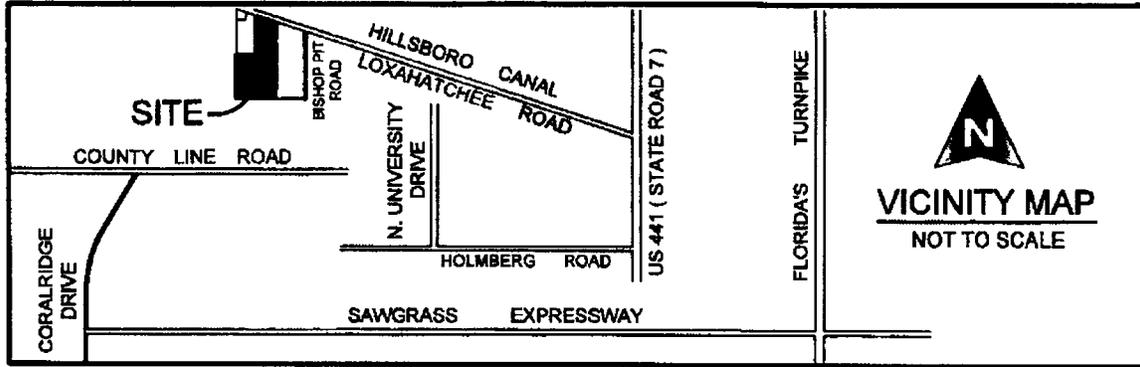
\_\_\_ day of \_\_\_\_\_, 2022



**EXHIBIT "A"**

**PROPERTY**

(see attached sketch and legal)



**LEGAL DESCRIPTION**

TRACT A, SABRA PLAT NO. 1 AS RECORDED IN PLAT BOOK 180, PAGES 87 AND 88, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 41 EAST, CITY OF PARKLAND, BROWARD COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 24.99 ACRES OR 1,088,385 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 ON A GRID BEARING OF NORTH 00°02'47" WEST ALONG THE WEST LINE OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 41 EAST.

**LEGEND**

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- PRPBC = PUBLIC RECORDS PALM BEACH COUNTY
- PRBC = PUBLIC RECORDS BROWARD COUNTY
- R/W = RIGHT-OF-WAY
- P.B. = PLAT BOOK
- O.R.B. = OFFICIAL RECORD BOOK
- D.B. = DEED BOOK
- INSTR.# = INSTRUMENT NUMBER
- P = PLAT
- C = CALCULATED
- CL = CENTERLINE
- ⊕ = SECTION CORNER

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"

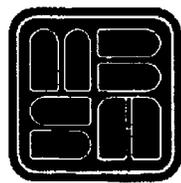
UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

**Leslie C Bispott** Digitally signed  
by Leslie C Bispott  
Date: 2024.03.06  
16:11:14 -05'00'

SIGNATURE DATE

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

THIS SURVEY HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY LESLIE C. BISPOTT, P.S.M. FLORIDA LICENSE NO. 5698 ON 11/10/23 USING A DIGITAL SIGNATURE.



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

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

ED# 2438 TEL. (561) 988-0080 FAX. (561) 642-0726 LB# 2438

FIELD: N/A	DRAWN: STAFF	SCALE: NONE
BOOK: N/A	DATE: NOV., 2021	CADFILE
PAGE: N/A	CHECKED: L.C.B.	1793 PAR A SABRA

SKETCH AND DESCRIPTION  
TRACT A  
SABRA PLAT NO. 1

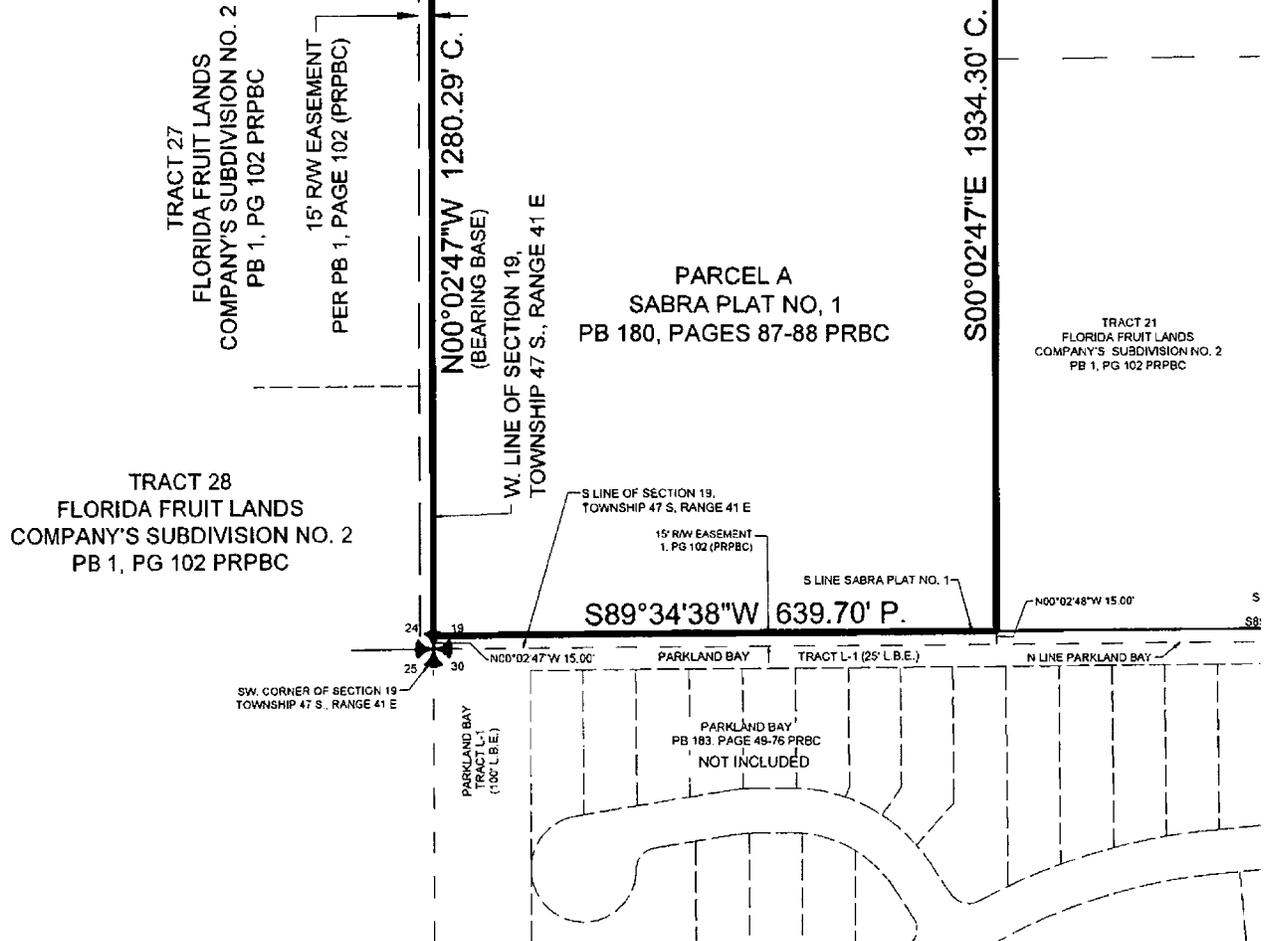
**THIS IS NOT A BOUNDARY SURVEY**

SHEET NO. 1 OF 3      JOB NO. 1793





MATCH LINE - SEE SHEET 2



**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

FIELD: N/A	DRAWN: STAFF	SCALE: 1"=200'
BOOK: N/A	DATE: NOV., 2021	CADFILE 1793 PAR A SABRA
PAGE: N/A	CHECKED: L.C.B.	

SKETCH AND DESCRIPTION  
TRACT A  
SABRA PLAT NO. 1

**THIS IS NOT A BOUNDARY SURVEY**

SHEET NO. 3 OF 3      JOB NO. 1793