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

SPACE ABOVE THIS LINE FOR PROCESSING DATA

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 _____
City ~~Manager~~ Mayor

22nd day of February, 2023

Approved as to form:

By _____
City Attorney

____ day of _____, 2022

RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS

Developer

WITNESSES:

TLH-70 NSID, LLC,
By: NEM, LLC, a Florida limited liability company, its manager

By: _____
Michael Tuttle, Manager

Date: 1-26-23

Print Name: ROBIN T. BURKS

Print Name: Arthur Glady

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26th day of January, 2023, by _____, the _____, on behalf of _____, a _____. He/She is ☐ personally known to me, or ☒ produced identification. Type of identification produced FL Dr License

(Seal)

_____
(Signature)

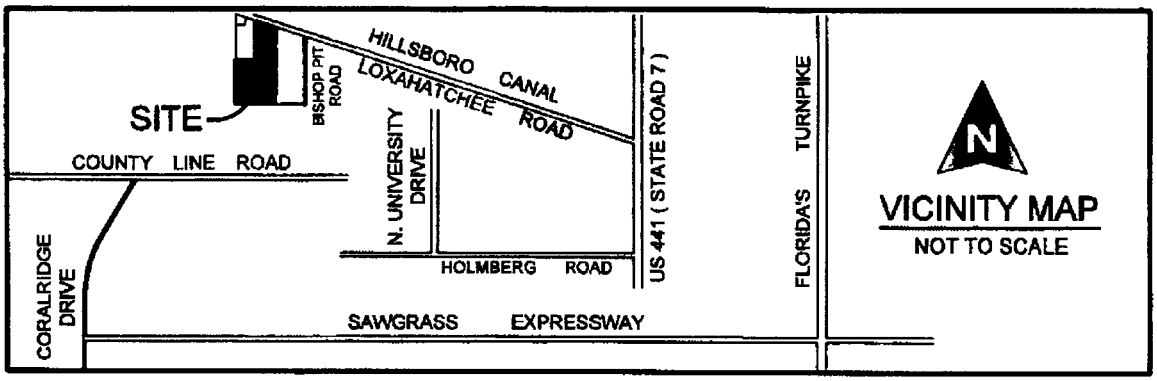
Printed Name: Lisa J Werner
Notary Title/Rank: _____
Notary Serial Number, if any: GG 916980

Notary Public State of Florida
Lisa J Werner
My Commission GG 916980
Expires 10/06/2023

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
℄ = CENTERLINE
⌖ = SECTION CORNER

Leslie C Bispott

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

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.

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.

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
EB# 2438 TEL. (561) 968-0060 FAX. (561) 642-9726 LB# 2438

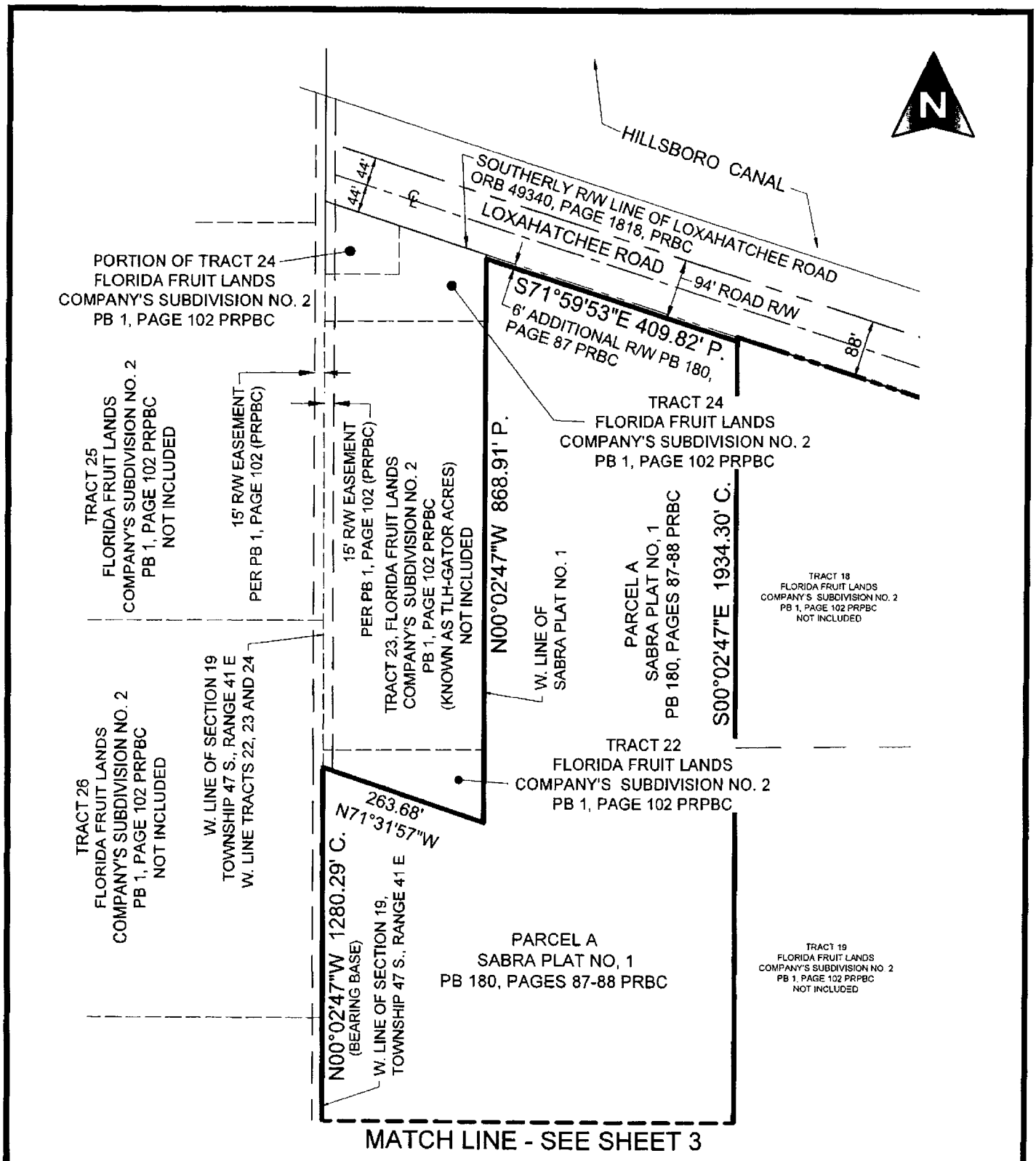
FIELD: N/A	DRAWN: STAFF	SCALE: NONE	
BOOK: N/A	DATE: NOV., 2021	CADDFILE: 1793 PAR A SABRA	
PAGE: N/A	CHECKED: L.C.B.		

SKETCH AND DESCRIPTION
TRACT A
SABRA PLAT NO. 1

THIS IS NOT A BOUNDARY SURVEY

SHEET NO. 1 OF 3 | JOB NO. 1793

P:\1793 HOMES AT PARKLAND ROYALE\SURVEY\CAD\SKETCK AND DESC PER BRIAN\1793 PAR A SABRA.dwg, 11/9/2023 10:06:01 AM



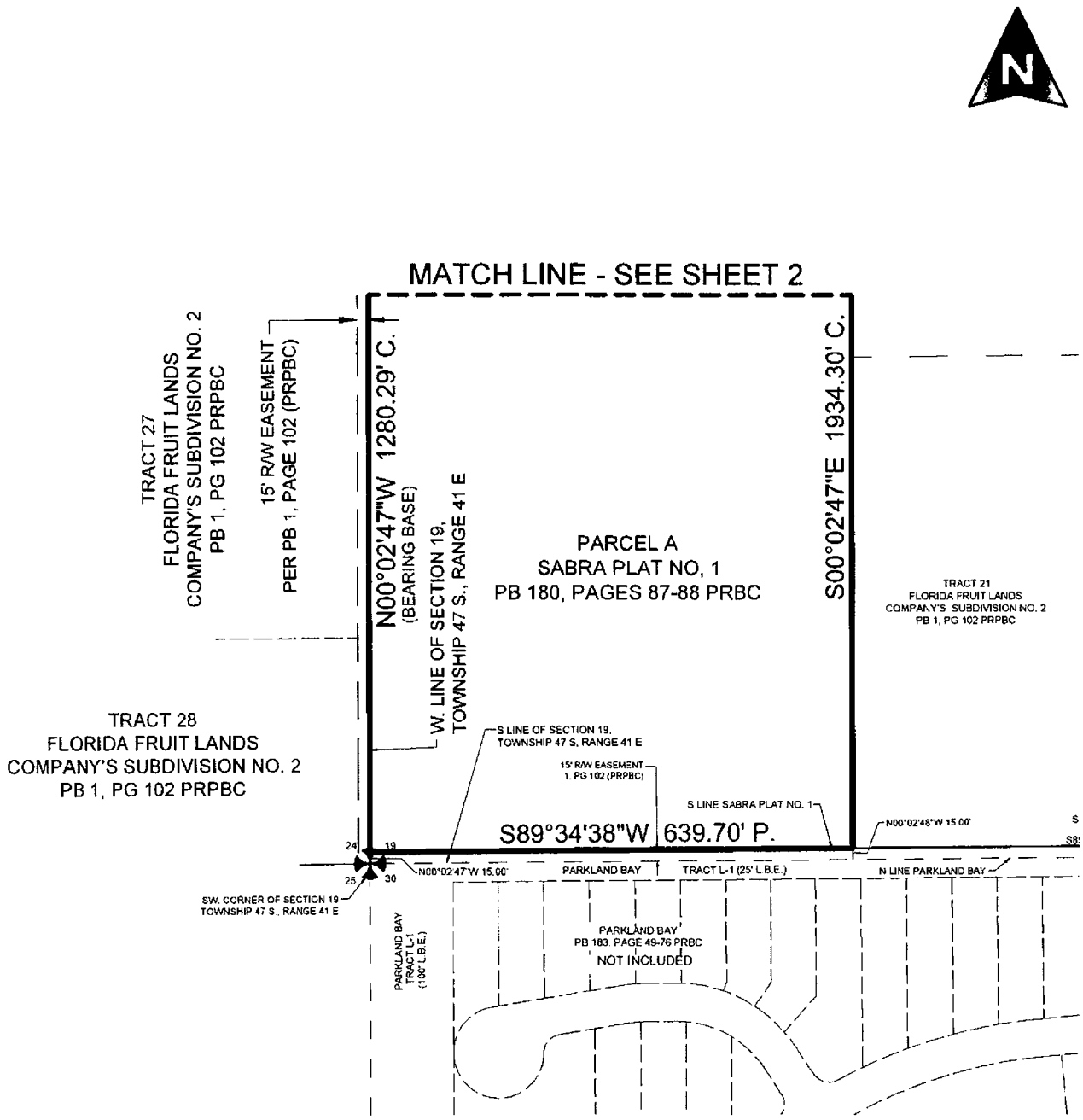
MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD: N/A	DRAWN: STAFF	SCALE: 1"=200'	
BOOK: N/A	DATE: NOV., 2021	CADDFILE 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. 2 OF 3 | 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"=200'	
BOOK: N/A	DATE: NOV., 2021	CADDFILE 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