Return to: (enclose self-addressed stamped envelope)

Name:
Steven E. Wallace, Esq.
Address:
The Wallace Law Group, PL
2500 Quantum Lakes Drive #403
Boynton Beach, Florida 33426

This Instrument Prepared by:
Steven E. Wallace, Esq.
2500 Quantum Lakes Drive #203
Boynton Beach, Florida 33426

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 SABRA 2, LLC, a Florida limited liability company, its successors and assigns ("Developer") joined by TLH-70 NSID, LLC, a Florida limited liability company, its successors and assigns ("NSID"), 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, NSID is the owner of the property located in the City as further described on **Exhibit A and B** attached hereto and made a part hereof (the "Property"); and

WHEREAS, Developer voluntarily entered into a Declaration of Restrictive Covenants dated February 7, 2020 recorded on March 13, 2020 as Instrument 116409864 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, Developer and NSID are 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 be 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. Ratification of Acts of Developer. NSID was not a party to the Declaration, notwithstanding the foregoing, NSID hereby ratifies the acts of the Developer in entering into the Declaration.

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

4. Recordation/Effective Date. This Release shall not be effective until this Release is recorded in the Public Records of 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; TLH SABRA 2, LLC, a Florida limited liability company, signing by and through ____ its manager, NEM, LLC, 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 14:09:58 -05'00'
Jennifer Brown
Assistant County Attorney

____ day of _____, 2024

By MAITE AZCOITIA Digitally signed by MAITE AZCOITIA Date: 2024.03.08 14:43:18 -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 _____, 2023

RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS

Developer

WITNESSES:

TLH SABRA 2, LLC,
By: NEM, LLC, a Florida limited liability company, its manager

By: _____
Michael Tuttle, Manager

Date: January 26, 2023

Print Name: ROBIN T. BURKS

Print Name: Arthur Gladney

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 Michael Tuttle, the manager, 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

RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS

NSID

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 G Hardy

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 Michael Tuttle, the Manager, 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: GG916980

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

EXHIBIT "A"

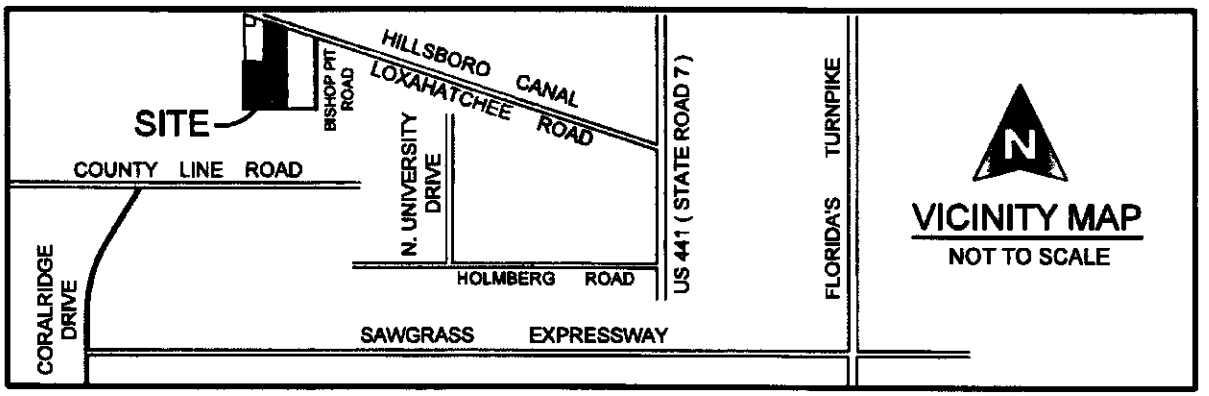
PROPERTY

Portions of Tracts 21, 22, 23 and 24 of "Florida Fruit Lands Company Subdivision No. 2" of Section 19, Township 47 South, Range 41 East, as recorded in Plat Book 1, Page 102 of the Public Records of Palm Beach County, Florida, together with a portion of the Platted Right-of-Way lying adjacent to said Tracts, said portion being more particularly described as follows:

Commence at the Southwest comer of said Section 19; thence along the West line of said Section 19, North 00°02'47" West 15.00 feet to the Point of Beginning; thence continue along said West line, North 00°02'47" West 1280.28 feet; thence South 71°31 '57" East, 263.68 feet; thence North 00°02'47" West 872.25 feet to an intersection with the existing South right-of-way line of State Road No. 827 (Lox Road); thence along said South right-of-way line South 71°31'57" East, 410.92 feet; thence South 00°02'47" East, 1934.11 feet; thence parallel with and 15.00 feet North of the South line of said Section 19, South 89°34'37" West, 639.70 feet to the Point of Beginning.

n/k/a

Parcel A, SABRA PLAT NO. 1, according to the map or plat thereof as recorded in Plat Book 180, Page 87, Public Records of Broward County, Florida.



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

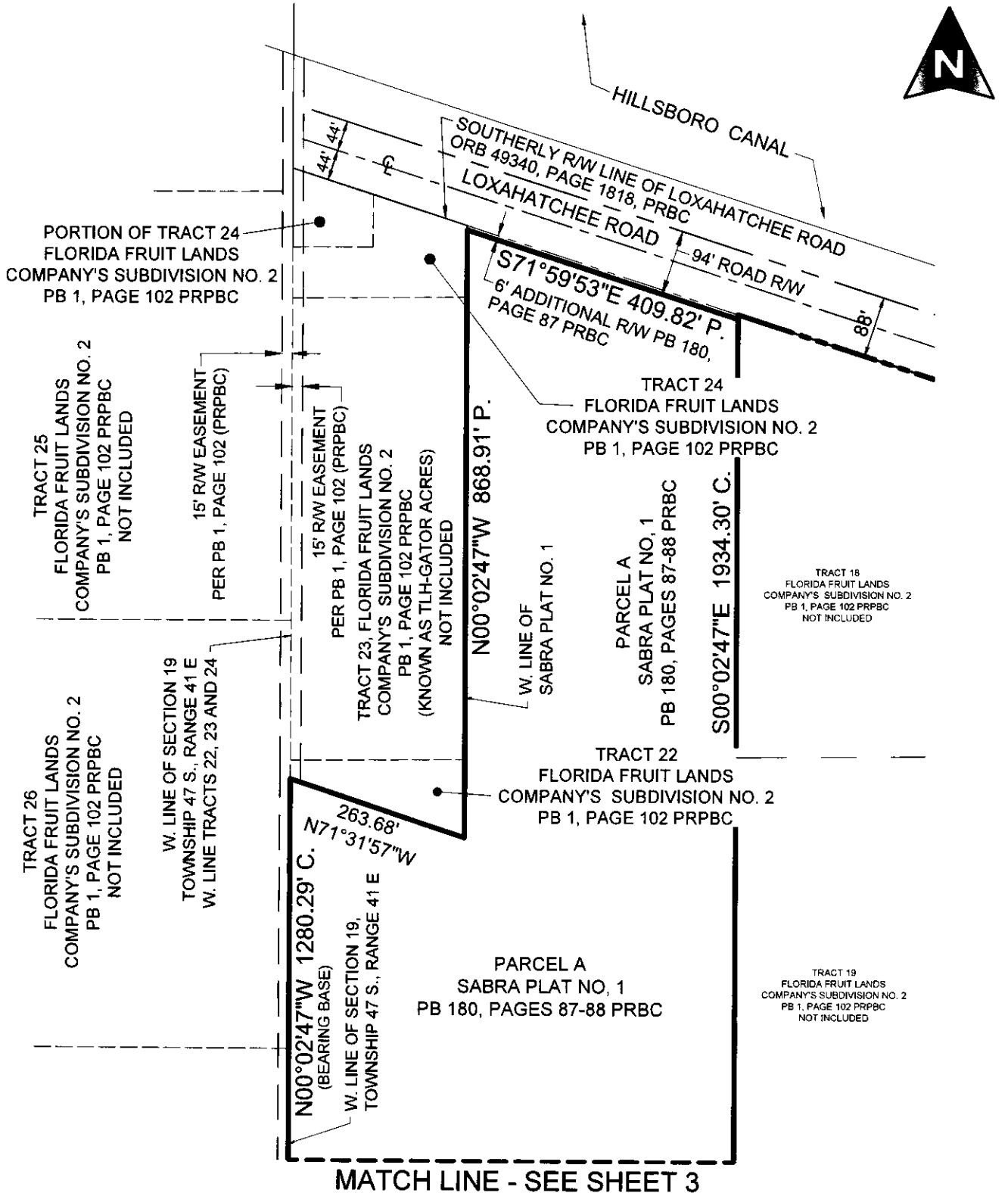
LESLIE C. BISPOTT
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NUMBER 5698

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



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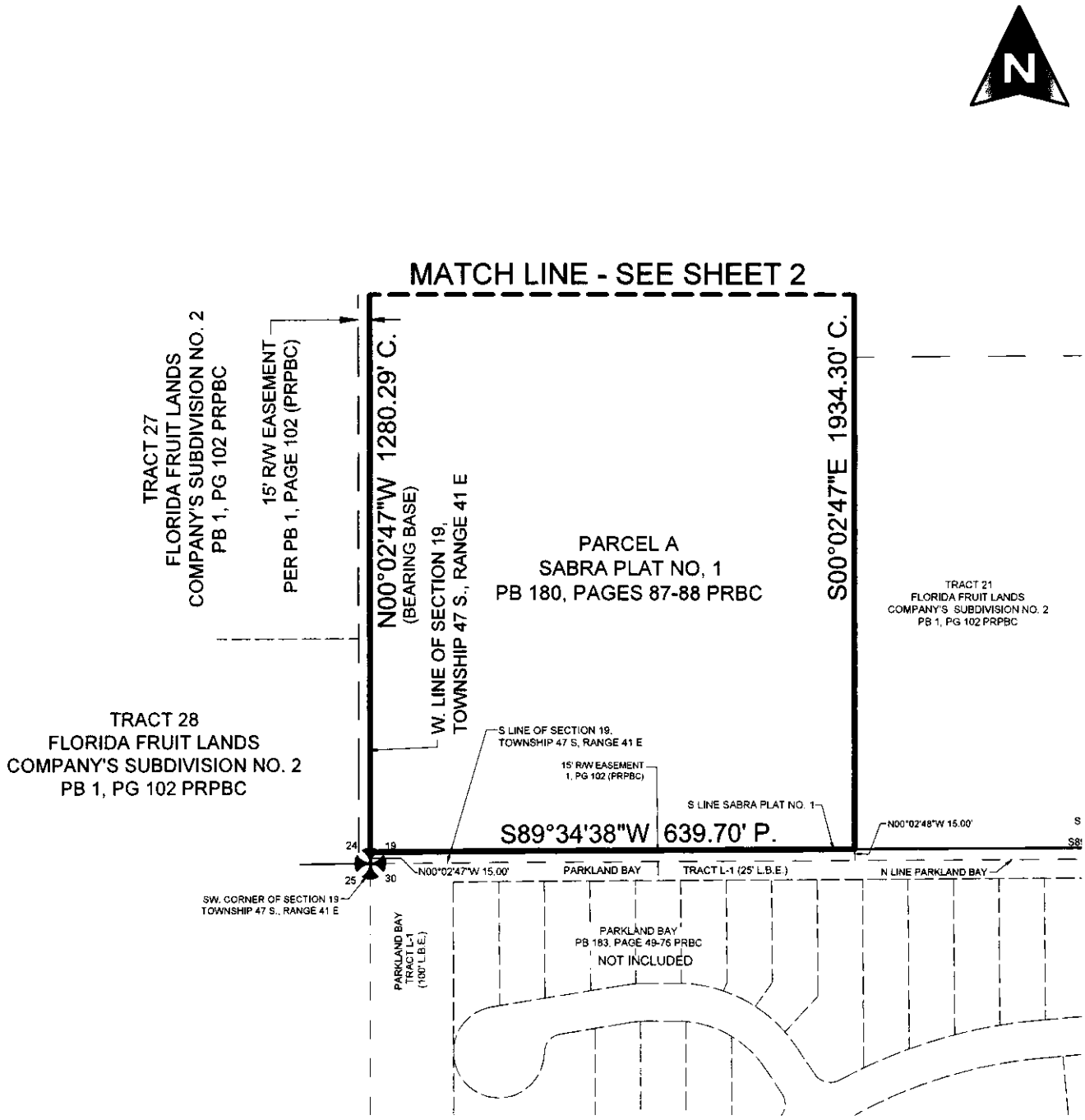
FIELD: N/A	DRAWN: STAFF	SCALE: 1"=200'	
BOOK: N/A	DATE: NOV., 2021	CADDFILE: 1793 PAR A SABRA	
PAGE: N/A	CHECKED: L.C.B.		

SKETCH AND DESCRIPTION
TRACT A
SABRA PLAT NO. 1

THIS IS NOT A BOUNDARY SURVEY

SHEET NO. 2 OF 3 | JOB NO. 1793



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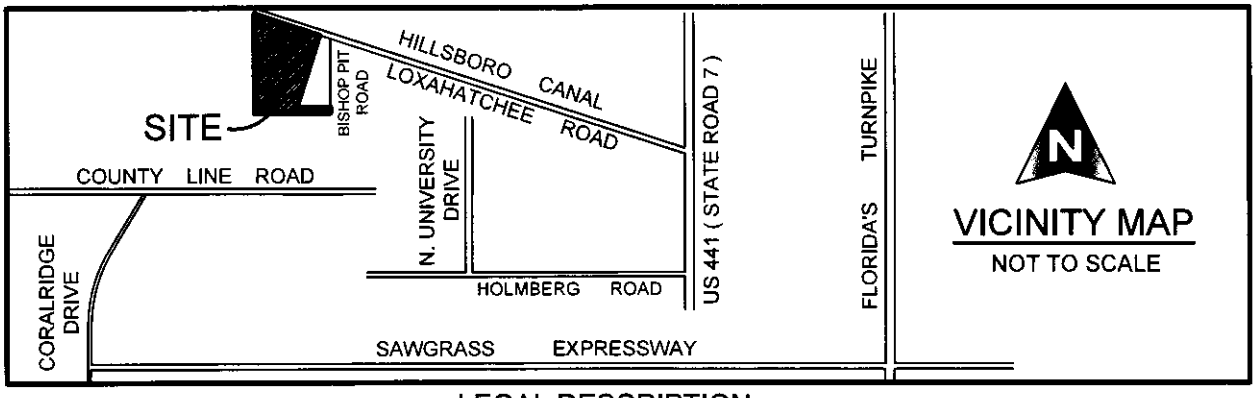
BOOK:	N/A	DATE:	NOV., 2021	CADDFILE	1793 PAR A SABRA
PAGE:	N/A	CHECKED:	L.C.B.		

SKETCH AND DESCRIPTION
TRACT A
SABRA PLAT NO. 1

THIS IS NOT A BOUNDARY SURVEY

SHEET NO. 3 0F 3 JOB NO. 1793



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 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 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 SOUTHEAST 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 MEASURE AT RIGHT ANGLES TO THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4), 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 SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 19; THENCE SOUTH 89°34'41" WEST ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER (SE 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
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

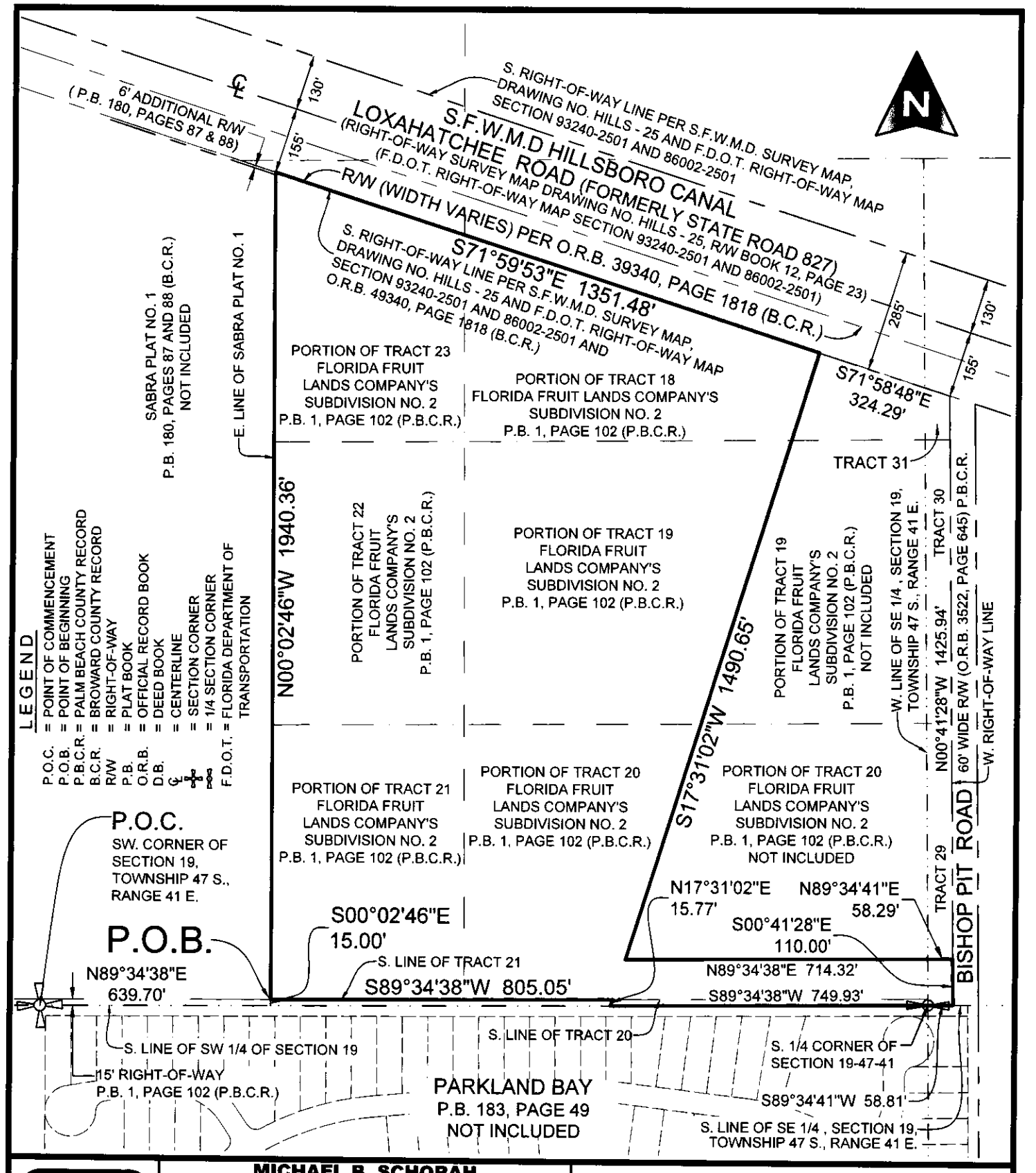
FIELD: N/A	DRAWN: STAFF	SCALE: NONE	
BOOK: N/A	DATE: FEB., 2024	PROJ. FILE CADDFILE 1793SABRA -43PLUS2AC	
PAGE: N/A	CHECKED: L.C.B.		

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 0F 2 | JOB NO. 1793



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WEST PALM BEACH, FLORIDA 33406
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BOOK: N/A	DATE: FEB., 2024	PROJ. FILE CADDFILE 1793SABRA -43PLUS2AC	
PAGE: N/A	CHECKED: L.C.B.		

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