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

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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").

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, Declarant voluntarily entered into a Declaration of Restrictive Covenants dated February 28, 2019 recorded on April 19, 2019 as Instrument 115748263 in the Public Records of Broward County, Florida ("Declaration"), providing that Declarant should provide the County with Affordable Housing Payments equal to $1.00 per Gross Square Footage of each of 129 Dwelling Units; and

WHEREAS, the number of Dwelling Units on the Property has changed from 129 to 139 Dwelling Units and a new Declaration of Restrictive Covenants will be filed under the same terms and conditions of the one being released.

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

By Jennifer Brown Digitally signed by Jennifer Brown Date: 2024.03.08 14:12:12 -05'00'
Jennifer Brown
Assistant County Attorney

____ day of _____, 2024

By MAITE AZCOITIA Digitally signed by MAITE AZCOITIA Date: 2024.03.08 14:44:24 -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

IN WITNESS WHEREOF, the parties have executed this Declaration the day and year first above written.

WITNESSES:

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

By: _____
Michael Tuttle, Manager

_____ Date: 2/28/2019
Print Name: JEFF EVANS

_____
Print Name: Thomas Hinkelmann Dias

STATE OF Florida)
) SS:
COUNTY OF Broward)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by MICHAEL TUTTLE, Manager of NEM, LLC, as Manager of TLH SABRA 2, LLC, a Florida limited liability company, freely and voluntarily under authority duly vested in him/her by said corporation on behalf of the limited liability company. He is personally known to me or who has produced FL DL as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of February, 2019.

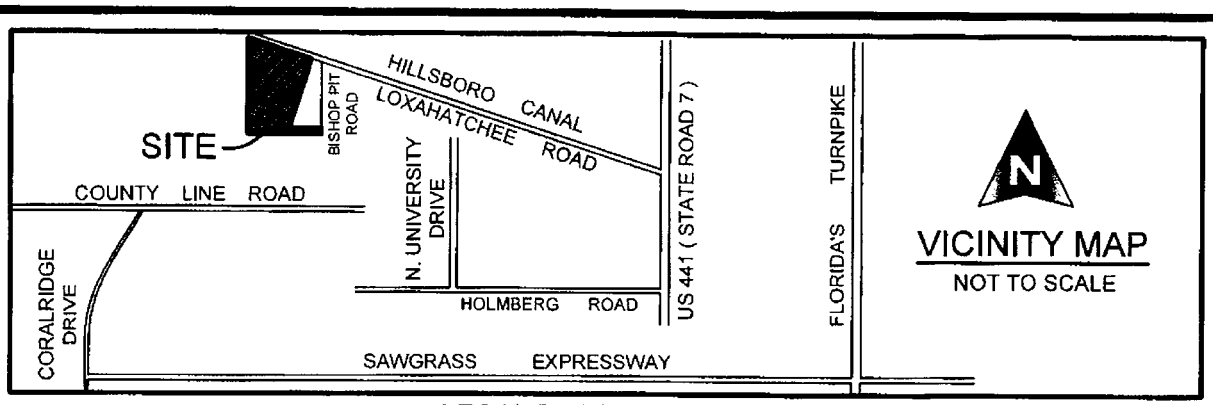
_____
Notary Public
Thomas Hinkelmann Dias
Typed, printed or stamped name of Notary Public

THOMAS HINKELMANN DIAS
Notary Public, State of Florida
Commission# GG 277585
My comm. expires Nov. 18, 2022

EXHIBIT "A"

PROPERTY

(See attached Sketch and Legal)



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.

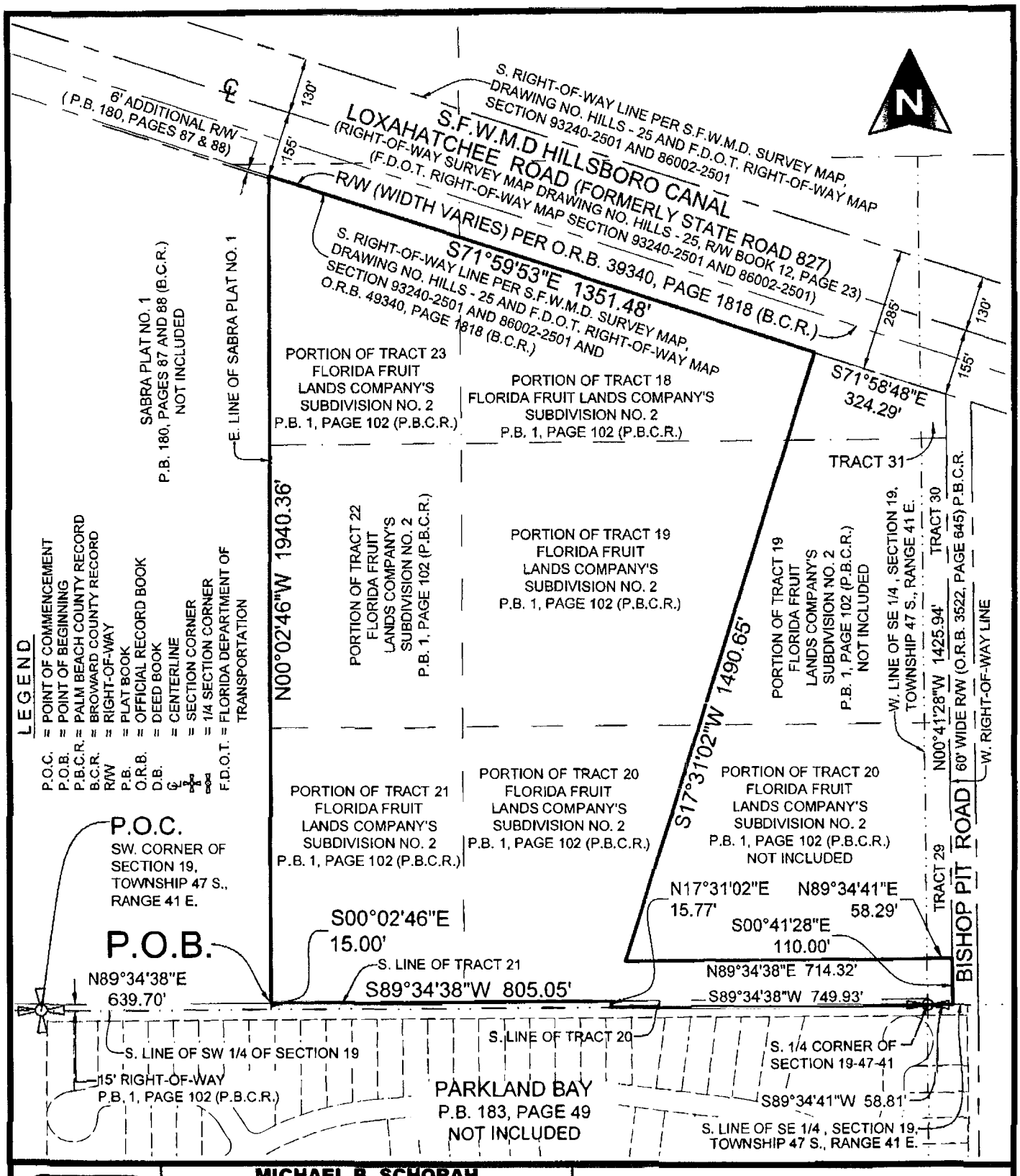
SIGNATURE DATE

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.	SHEET NO. 1 0F 2	JOB NO. 1793

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



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PAGE: N/A	CHECKED: L.C.B.		

SKETCH AND DESCRIPTION

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SHEET NO. 2 OF 2 | JOB NO. 1793