

Instrument Prepared by:

Leigh R. Kerr, President
Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard
Suite 104
Fort Lauderdale, FL 33301

RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS

THIS RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS ("RELEASE") made this _____ of _____, 2014 by THE COUNTRY CLUB OF CORAL SPRINGS, INC., a Florida not for profit corporation, having an address of 10800 West Sample Road, Coral Springs, Florida ("Owner"), for the benefit of BROWARD COUNTY, FLORIDA, a political subdivision of the State of Florida, with a post office address at 115 South Andrews Avenue, Fort Lauderdale, FL ("County").

WITNESSETH:

WHEREAS, Owner is the fee simple owner of approximately 10.2 gross acres (9.35 net acres) of land, generally located at 10800 West Sample Road and more particularly described in **Exhibit "A"** attached hereto ("Property"); and

WHEREAS, in connection with Broward County Land Use Plan Amendment PC 06-4 to change the Property's Land Use designation from Commercial Recreation to Medium High (25), Owner entered into that certain Declaration of Restrictive Covenants recorded in Official Record Book 47393, Page 1283 restricting the number of residential units on the Property ("Declaration"); and

WHEREAS, Owner restricted the residential development of the Property to 168 high rise multi-family dwelling units; and

WHEREAS, Owner is desirous of releasing the Declaration to remove the restrictions noted above imposed by the Declaration; and

WHEREAS, the Declaration requires all modifications, amendments, or releases to be approved in writing by the County;

NOW THEREFORE, and in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and County agree:

1. The foregoing recitals are true and correct and are incorporated herein by this reference.
2. The Declaration is terminated and shall be of no further force or effect upon recording this Release of Restrictive Covenants in the Public Records of Broward County, Florida.

BROWARD COUNTY

ATTEST:

BROWARD COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

County Administrator, as Ex-
Officio Clerk of the Board of
County Commissioners of
Broward County, Florida

By _____
Mayor

_____ day of _____, 20__

Approved as to form by
Office of County Attorney
Broward County, Florida
Government Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

By _____
Assistant County Attorney

_____ day of _____, 20__

Exhibit "A"