

THE SANCTUARY AT TAMPA PALMS HOMEOWNERS ASSOCIATION, INC.
UNIVERSITY PROPERTIES, INC.¹
3018 N. US HIGHWAY 301, SUITE 950
TAMPA, FL 33619

c/o Susan Bailey, Manager
sbailey@univprop.com

ESTOPPEL CERTIFICATE

1. Date of issuance: _____, 202__
2. Name(s) of Parcel Owners as reflected in the books and records of the Association:

3. Parcel Designation and Address: _____
4. Parking or garage space number, as reflected in the books and records of the Association:
(N/A)
5. Is Account in collection with Attorney? Yes or No
Attorney Name: **Becker Lawyers.**
Attorney Contact Information: **Steven H. Mezer; smezer@beckerlawyers.com**
Payoff information may be requested at: **FTMNAP.payoffs@beckerlawyers.com**
6. Fee for the preparation and delivery of this Estoppel Certificate: \$250.00 if account not delinquent [5-7 business days return]; additional \$150.00 for delinquent accounts [10 business days return]; additional \$100.00 for expedited requests [2 business days return] (the Association does not undertake to agree to expedited requests). Please note: The Estoppel Certificate request will not be processed until the required processing fee has been paid to the Association. Make check payable to "University Properties, Inc." The fee applicable to this Estoppel Certificate is \$ _____. Please note that when an account has been placed with legal counsel, legal fees required for the issuance of Payoff Letters are in addition to the fee payable for the preparation of this Certificate.
7. Name of the requestor: _____
8. Assessment information and other information:

Assessment Information

- a. The regular periodic assessment levied against the Unit is:
\$ _____ per Month, Quarter, Year, Other _____
- b. The regular periodic assessment is paid through: _____, 201__
- c. The next installment of the regular periodic assessment is due _____, 20__ in the amount of \$ _____.

¹ Note University Properties' business days are Monday - Thursday 7:30 AM to 6 PM

- d. An itemized list of any additional assessments, special assessments and other moneys that are scheduled to become due for each day after the date of issuance for the effective period of the estoppel certificate is provided. In calculating the amounts that are scheduled to become due, the association may assume that any delinquent amounts will remain delinquent during the effective period of the estoppel certificate (*two boxes may be checked if applicable*):

- Attached hereto
- Available from the collection attorney referenced above
- None

Other Information

- e. Is there a capital contribution Fee? Yes or No
- Is there a Resale Fee? Yes or No
- Is there a Transfer Fee? Yes or No Amount: \$ _____
- f. Is there any open violation of the rules or regulations, for which notice has been given to the parcel owner in the Association official records? Yes or No
- g. Do the rules and regulations of the Association applicable to the parcel require approval by the board of directors of the association for the transfer of the parcel? Yes or No
- If yes, has the Board approved the transfer of the parcel? Yes No NA
- h. Is there a right of first refusal provided to the members or the Association?
 Yes or No
- If yes, have the members or the Association exercised that right of first refusal?
 Yes No N/A, Right of first refusal is not triggered unless Association disapproves transaction without good cause and Owner has made written demand for Association to exercise its right of first refusal.
- i. Is there more than one Association to which the Owner of this property is a member?
 Yes or No

If yes, please provide contact information:

Association name: Tampa Palms Owners Association, Inc.
Contact name: Bonnie French, Manager
Contact number: 813-977-3337

- j. Names, addresses and phone numbers for all insurance maintained by the Association:

Watts Dawson & Associates Inc.
13008 N 56th Street
Tampa, Fl 33617
(813) 985-0349 (813) 985-3884 FAX

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(NOTE: The above information is the contact information for the Association's insurance agent. Copies of insurance policies are on file with the Association and are available for inspection and copying as provided by law.)

9. Is there any other type of fee? Yes or No

(LIST ALL OTHER FEES OR MONEYS THAT ARE DUE FROM THE OWNER(S) AND/OR LOT AND/OR WHICH ARE CHARGED IN CONNECTION WITH LOT TRANSFERS)

	Type of Fee	Amount	When Due/Payable
1.			
2.			
3.			

10. Is there any other sale-specific requirement? Yes or No

No Lot or Residential Unit may be leased or rented during the first two (2) years of ownership of that Lot or Residential Unit by the Owner. Lot or Residential Unit is deemed to be rented or leased when it is occupied for residential purposes by any person other than the Owner, while the Owner resides elsewhere. *Article 12, Section 25*

No fenced enclosure, cage, pet run, or any other pet tethering systems may be placed anywhere on any Lot, including porches and lanais. No animal of any type may be left unattended on the lanai or porch (front or rear) of any Residential Unit. No new wall or fence may be added. *Article 10, Section B. 3 and Article 10, Section 20. a*

THE ABOVE INFORMATION IS TRUE AND CORRECT. EXCEPT AS SPECIFICALLY PROVIDED BY LAW TO THE CONTRARY, THE ASSOCIATION DOES NOT WAIVE OR INTEND TO COMPROMISE ANY LEGAL RIGHTS IT MAY HAVE BY THE COMPLETION OF THIS CERTIFICATE. THE RESPONSES HEREIN ARE MADE IN GOOD FAITH AND TO THE BEST OF MY ABILITY AS TO THEIR ACCURACY.

THE SANCTUARY AT TAMPA PALMS HOMEOWNERS ASSOCIATION, INC.

By: _____ Date: _____

Print Name: _____

Phone: _____

If this Estoppel Certificate is hand delivered or sent by electronic means, it is effective for thirty (30) days from the date hereof, as set forth immediately above. If this Estoppel Certificate is sent by regular mail, it is effective for thirty-five (35) days from the date hereof, as set forth immediately above.

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