

Holly Benson, Secretary

AMD-P1, PA

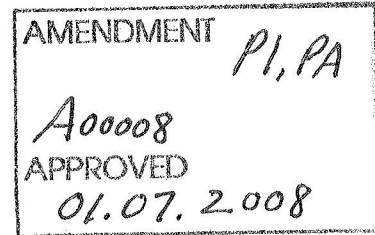
Charlie Crist, Governor

VIA E-MAIL ONLY: RPLee@floridahousinglaw.com

January 7, 2008

RICHARD P. LEE
LUTZ BOBO TELFAIR EASTMAN & LEE
2155 DELTA BLVD STE 210B
TALLAHASSEE FL 32303

RE: LAMPLIGHTER VILLAGE
CAL-AM PROPERTIES INC
PR8321 / PRMZ000569 – P1, PA
A00008 – Change to the prospectus – correct the zip code for the park address, add a word left out of 11.12. b. of the rules and regulations



Dear Mr. Lee:

We have completed our examination of the amendment that was received in this office on December 7, 2007. The amendment, attached as Exhibit A, is adequate to meet the requirements of Chapter 723, FS.

Only those changes which are indicated by strike-through and underlining or highlighting have been reviewed and found adequate to meet the requirements of Chapter 723, FS.

Pursuant to rule 61B-30.002(10), Florida Administrative Code, amendments shall not be delivered to existing homeowners prior to approval by the division, except that proposed rule changes shall be delivered to homeowners as required by section 723.037, FS, and shall be filed with the division no later than 10 days after provided to existing homeowners no later than 30 days after approval by the division.

THIS APPROVAL ONLY VERIFIES YOUR COMPLIANCE WITH THE FILING AND DISCLOSURE REQUIREMENTS OF CHAPTER 723, FS, AND DOES NOT CONSTITUTE THE DIVISION'S ENDORSEMENT OF THE OFFERING, DEVELOPMENT, OR ANY REPRESENTATIONS MADE ABOUT THE SUBJECT OF THIS FILING. THIS APPROVAL DOES NOT RELIEVE THE PARK OWNER OF ANY DUTY OR RESPONSIBILITY UNDER THE FLORIDA STATUTES, THE RULES PROMULGATED BY THE DIVISION THEREUNDER, OR ANY OTHER APPLICABLE LAWS.

Sincerely,
BUREAU OF STANDARDS AND REGISTRATION

Harold Beauchamp
Real Estate Development Specialist
Direct: 850-414-7331
Bureau: 850-487-3932
E-mail: Harold.Beauchamp@dbpr.state.fl.us

Attachment

Exhibit A

(Pertinent to PR8321 / PRMZ000569 – P1, PA)
Lamplighter Village
January 7, 2008

Amendment to prospectus: See attached.

EXHIBIT A

PROSPECTUS:

I. NAME AND ADDRESS OF PARK

The name and address of the mobile home park (the "Park") is as follows:

Lamplighter Village
500 Lantern Boulevard
Melbourne, FL 329354

RULES AND REGULATIONS:

II. Care and Appearance of Home Site

12. Landscaping

b. Such trees, plants and shrubs shall be maintained in an attractive manner by the tenant. ... Home Owner is responsible for trimming and maintenance of all trees and shrubs located on the mobile home lot. ...

Beauchamp, Harold

From: Preston M Booth [PMBooth@floridahousinglaw.com]
Sent: Monday, January 07, 2008 4:37 PM
Subject: Read: Lamplighter Village PR8321 / PRMZ000569

Your message

To: PMBooth@floridahousinglaw.com
Subject:

was read on 1/7/2008 4:37 PM.

ACTIVITY/PHONE LOG

LAMPLIGHTER

VILLAGE

A00008

PRM7000560/PR8321

[BLOCK 2 - THIS BLOCK IS OPTIONAL]

1ST NOD: _____

ATTORNEY:

Richard P. Lee / Preston

2ND NOD: _____

PHONE:

521-0890

3RD NOD: _____

FAX:

521-0891

E-MAIL: *rplee@floridahousinglaw.com*

[BLOCK 3 - PHONE CALLS MUST BE SHOWN HERE - OTHER CONTACT/CORRESPONDENCE IS OPTIONAL]
CONTACTS: (telephone contact, C-11's, extensions, etc.)

DATE:

COMMENTS:

1/17/08

Approval-mailed HS

Profiling Information

Project : Lampighter Village - PRUZ000569

Date Received: 12.07.07

INPUT BY: KT

DEVELOPER

File # : 51842

LICENSE # 30205

MANAGING ENTITY

File # : _____

LICENSE # _____

FILING ENTITY

File # : 883

LICENSE # 876

PROJECT

File # : 8342

LICENSE # 8321

AMENDMENT # : A00008

PHASE(S) # : _____

ADVERTISING

File # : _____

LICENSE # _____

MONEY RECEIVED

Check # : _____

Amount : \$ _____

COMMENTS :

FILINGS

☐

Money received appears to be **more** than amount due
(based on units/weeks/lots filed)

☐

Money received appears to be **less** than amount due
(based on units/weeks/lots filed)

☐

No Money Received

H. Beauchamp

RECORDATION

☐

Please process and approve the 1034 Transaction in order
to post annual fees due.

Tinsley, Kay

From: Shekitka, Amelia
Sent: Wednesday, December 12, 2007 5:36 PM
To: Tinsley, Kay
Cc: Beauchamp, Harold
Subject: FW: PLEASE PROFILE: Lamplighter I PRMZ000569
Attachments: ltr to DBPR zip code chg.pdf

From: Preston M Booth [mailto:PMBooth@floridahousinglaw.com]
Sent: Friday, December 07, 2007 3:44 PM
To: Shekitka, Amelia
Subject: Lamplighter I & II

Amelia,

These have a change in the last digit in the zip code in the park address.

Preston M. Booth

Lutz, Bobo, Telfair, Eastman & Lee
2155 Delta Boulevard, Ste. 210-B
Tallahassee, Florida 32303
Telephone: (850) 521-0890

Facsimile: (850) 521-0891

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RECEIVED DEC 07 2007

12/13/2007

LUTZ, BOBO, TELFAIR, EASTMAN & LEE
ATTORNEYS AT LAW

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BRANDON M. DANIELS
JOHN R. DUNHAM, III
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JODY B. GABEL
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SCOTT E. GORDON
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PLEASE REPLY TO: TALLAHASSEE

SARASOTA OFFICE
ONE SARASOTA TOWER
TWO NORTH TAMiami TRAIL
FIFTH FLOOR
SARASOTA, FLORIDA 34236

TELEPHONE: (941) 951-1800
TOLL FREE: (877) 951-1800
FAX: (941) 366-1603
E-MAIL: LAW@LUTZBOBO.COM

ROGER P. CONLEY, OF COUNSEL
2401 MANATEE AVENUE W.
BRADENTON, FLORIDA 34205

December 7, 2007

VIA ELECTRONIC MAIL ONLY

Ms. Amelia Shekitka
Department of Business and Professional Regulation
1940 North Monroe Street
Tallahassee, Florida 32399-1033

RE: Lamplighter Village I - Proposed Amendment
PRMZ000569
Our File No. 11059-01

Dear Ms. Shekitka:

Attached is a proposed amendment to the "P1" & "PA" prospectuses for Lamplighter Village I. The amendment is to change the address of the park and a correction to the rules and regulations.

Please let me know if you have any questions regarding this filing.

Sincerely,



Richard P. Lee

RPL/bnh
Attachment

"AV" RATED BY MARTINDALE-HUBBELL
LUTZ, BOBO, TELFAIR, EASTMAN & LEE IS A PART OF LUTZ, BOBO & TELFAIR, P.A.

RECEIVED DEC 07 2007

AMENDMENT TO FILING

Pursuant to Rule 61B-31.001(4), Florida Administrative Code, approval is sought
for the amendments to prospectus filings PRMZ000569-P10775 & PA0775

a) Name and Address of Park

Lamplighter Village I
500 Lantern Boulevard
Melbourne, Florida 32934

b) Division File Number

PRMZ000569-P10755 & PA0775

c) Park Owner's Name and Address

Cal-Am Properties, Inc.
16255 Ventura Blvd., #410
Encino, California 91436

d) Attorney's Name and Address

Richard P. Lee, of
Lutz, Bobo, Telfair, Eastman & Lee
2155 Delta Boulevard
Suite 210-B
Tallahassee, Florida 32303
(850) 521-0890

RECEIVED DEC 07 2007

Lamplighter Village I
PRMZ000569 P1 & PA
October 23, 2007

PROSPECTUS:

I. NAME AND ADDRESS OF PARK

The name and address of the mobile home park (the "Park") is as follows:

Lamplighter Village
500 Lantern Boulevard
Melbourne, FL 329354

RULES AND REGULATIONS:

II. Care and Appearance of Home Site

12. Landscaping

b. Such trees, plants and shrubs shall be maintained in an attractive manner by the tenant. ... Home Owner is responsible for trimming and maintenance of all trees and shrubs located on the mobile home lot. ...

"AV" RATED BY MARTINDALE-HUBBELL
LUTZ, BOBO, TELFAIR, EASTMAN & LEE IS A PART OF LUTZ, BOBO & TELFAIR, P.A.

RECEIVED DEC 07 2007

MH AMENDMENT REVIEW

(PCT 12.3.04, 12/10/04 revised by AGS 01.06.05)

PRE-REVIEW

- ☒ Look through folder and ensure all labels are correct.
- ☒ Pull file from file room - complete an Out-Card and place on shelf.
- ☒ Stamp all pages of new document with date stamp - use the (earliest) receipt date of the amendment.
- ☒ Check filing history in LE. (Note: There may be discrepancies in data base: the hard copy files prevail.) Determine if the proposed amendment corresponds to the relevant prospectus(es). Also watch for pre-July 1, 1986 prospectus. The 2001 front cover amendment and 1988 front cover amendment may not be done to these generally (they will usually be P1s, but be aware there are post-July 1, 1986 P1s). See notes below. *
- ☒ Check annual fees
 - ☒ If delinquent, check with profiler for amounts and cite in NOD.
 - ☒ If current - OK
- ☒ Look up park owner in LE. Compare the park owner name submitted on the cover sheet with the data base.
 - ☒ If there are discrepancies, ask the filer to clarify. Note that there may be changes to the name or partnership entities of the park owner without an actual change in park owner having taken place. The filer must inform the division of these changes.
 - ☒ If there is a change of park owner, the filer must submit documentation, such as a warranty deed cite in NOD (The profiler may leave a note to confirm the change of park owner. When the documentation is obtained, approve the change park owner transaction in LE.)
- ☒ Check LE enforcement screen for recent or open compliance cases.
 - ☒ If none, or closed, OK
 - ☒ If open, contact investigator, briefly describe amendment, ask for any pertinent information. (Note: if emailing the investigator, do not give details other than you have an amendment. In addition, if an open case has a Notice to Show Cause (NTSC), let your supervisor know.)
- ☒ Determine if filing is in proper form.
 - ☒ Make sure there is a cover sheet [rule 61B-30.002(8), FAC]
 - ☒ Changes are submitted in strike-through and underline. (Exception: Rule amendments that are substantially different from the current rules and new forms of rental agreement do not need underlining. This will assist in identifying the changes made during corrections.)

___ In addition, make sure that they are making changes to the currently approved version and for which prospectus. If there are only a few discrepancies, this can be a cite in the first deficiency letter.

___ If the filing is not in proper form, send the form letter "Amendment Not Properly Filed" on the g-drive.

___ Compare prospectus in LE vs prospectus filed for.

___ If filer submits changes for one prospectus but indicates it is for all, compare the prospectuses to see if there are differences between the versions to be amended. If so, the filer may be informed in the first deficiency letter that they must submit an amendment for the other prospectus(es) or, depending on the situation, the "amendment not properly filed" form letter may be used.

CONTENT REVIEW:

___ If the filing is in proper form, begin the content review.

___ Browse amendment to determine if it is an allowable amendment under rule 61B-31.001(4), FAC.

___ If allowable, OK

___ If not, cite.

___ Compare what is being submitted with what is already approved. Locate the most recently approved version of the prospectus(es), rental agreement and rules. For changes to rules, there may not be a complete set in the files of the currently approved rules, as only a few rules may have been added or changed over the years; you will have to work backwards to reconstruct (LE is helpful to uncover this). Check for recently approved amendments as well.

___ If consistent, OK.

___ If inconsistencies, cite.

___ Review/Compare changes for compliance with statute.

___ If changes are contrary to statute or rules, remove required disclosures, etc, cite. Use Standard Cites list for amendments - on G.

___ If changes are in compliance - OK

___ New fees in rules: Watch for new fees in rules that conflict with 723.035(2), FS. If you have a substantially revised rule set, it will be necessary to thoroughly compare each provision with the prospectus and old rules. In general, if a provision is already in an approved set of rules, it is not challenged even if it should not have been or would not be approved presently. (Example: an existing prohibition against window AC units. The division now considers this a violation of 723.044, FS.) Bring this up with supervisor if needed.

___ Homeowner-required improvements: Watch for changes in rules to homeowner-required improvements. Maintenance issues may or may not be improvements or new financial obligations. These require careful review.

✓ Rental agreement: Watch for and be careful of changes to the rental agreement. Some are not allowable. If a reduction of service occurs due to a change in utility provision, the change may be made to the rental agreement if it is otherwise allowable in the prospectus. Generally, new fees can't be added to the rental agreement unless already disclosed in the prospectus. (Exception: new form of rental agreement (NFRA) that has disclaimer that existing home owner may accept as an option. NFRAs require amendment to prospectus also indicating that there are 2 forms of rental agreement, the one originally approved by the division and the new one that will be given to prospective residents (not ones who are assuming an existing tenancy by buying a home from a home owner in the park) and to others who agree to accept it.

✓ Prospective only: Some proposed amendments may be acceptable if they are prospective (i.e., applicable only to new residents bringing homes into the park). The general rule is that existing tenancies are protected by the disclosures as accepted in the prospectus as first distributed.

✓ If there are deficiencies due to any of the above, prepare NOD.

✓ If none, then do approval - see below.

✓ Enter NOD date in LE and tracking log.

✓ Be sure modifiers in LE are entered correctly.

AFTER REVIEW AND NOD:

✓ After deficiencies are corrected, or if no deficiencies, prepare approval letter. Enter data in LE and in your tracking log.

✓ If approved,

✓ Enter descriptive comment in comment line in approval screen before approving the amendment. Begin with the prospectus affected, like these sample comments:

P1, PA - PARN, rule 32 - pets, rule 40 - parking

P1, P2, PA - New PO, PARN, substantial rule changes

✓ Be sure to stamp "Approved" on the approved pages of the document being sent as an exhibit attached to the approval letter.

✓ Be sure to use description in the reference block of the letter to show what the amendment affected - as in comments above.

✓ Use e-signature and print copies of the NOD or approval letter for prospectus file and for mailing, if applicable. If the letters can be emailed or faxed, that is preferable. Save a copy in the Reading Files on G. Mail out the NOD (or fax or email, as indicated by filer) or approval letter.

✓ Code the documents appropriately and place in prospectus file.

✓ Return all files to file room and remove Out-Card.

- **NOTES FOR 2001 AMENDMENTS:**

- The front-page amendment can only be approved for prospectuses approved July 1, 1986 or later. Check approval dates on LE for each prospectus being amended.
- If there is a P1 and a PA prospectus, you may assume the P1 was approved prior to July 1, 1986, and the PA was approved after.
- Check PA approval date. If it is November 1988 or later you may assume it includes the 1988 change. If it is between 7/1/86 and 11/1/88 check the amendment browse screen for "1988 revised 1st page" or the like.
- **2001 amendment approval letters, insert language**
- **USE when Front Page amendment was submitted for a prospectus approved prior to July 1, 1986:**
- The proportionate share definition applies to all the prospectuses listed above; the revised first statement on the cover page applies only to the following prospectus(es): PA0823, P20823 & P30823.
- **USE when the only prospectus was approved prior to July 1, 1986. You would also remove "Revise first statement on front page" from the reference block.:**
- Your submission included a change to the first statement on the front page of the prospectus. That change may apply only to a prospectus that is still deliverable. The only prospectus on file for this mobile home park was approved prior to July 1, 1986, and is, therefore, no longer approved for delivery to prospective homeowners. Only the addition of the proportionate share definition is approved for this mobile home park. You may contact our Bureau of Customer Service at (850) 488-1122 to obtain information on filing a new prospectus for this mobile home park.
- **USE when the submission included a revised fourth statement on the front page which was not previously approved for the prospectus. You would also add "Revised fourth statement for the PA0690." to the reference block.**
- Division records reflect that the PA0690 prospectus was approved on December 4, 1986, and was never amended to meet the requirements of the 1988 statutory change. This approval letter also applies to the change to the fourth statement on the front page of the PA0690 prospectus.
- **DEFICIENCY LETTER, insert language**

- The fourth statement on the front page of the PA1621 prospectus must also be amended. Pursuant to section 723.012(1), Florida Statutes, as amended in 1988, the fourth statement must be:
- UPON DELIVERY OF THE PROSPECTUS TO A PROSPECTIVE LESSEE, THE RENTAL AGREEMENT IS VOIDABLE BY THE LESSEE FOR A PERIOD OF 15 DAYS.
- Please supply a new front page of the prospectus with both the first and fourth statements updated.