

HIDDEN LAKE VILLAS  
CONDOMINIUM ASSOCIATION, INC  
788 Park Shore Drive (Clubhouse Office) Naples, FL 34103  
Mike Campbell, Property Manager  
manager@hlyvcondo.com

ESTOPPEL CERTIFICATE

1. Date of Issuance: \_\_\_\_\_, 20\_\_\_\_
2. Name(s) of Unit as reflected in the books and records of the Association:  
\_\_\_\_\_  
\_\_\_\_\_
3. Unit Designation (Number) and Address: \_\_\_\_\_  
\_\_\_\_\_
4. Parking or garage space identification for this Unit: \_\_\_\_\_
5. Is Account in Collection with Attorney?  Yes or  No  
Attorney Name: **Becker & Poliakoff, P.A.**  
Attorney Contact Information: **David G. Muller; dmuller@bplegal.com**  
Payoff information may be requested at: **FTMNAP.payoffs@bplegal.com**
6. Fee for the preparation and deliver of this Estoppel Certificate:  
\$250.00 if account not delinquent; additional \$150.00 for delinquent accounts; \$100.00 for expedited requests (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 "Hidden Lake Villas Condominium Association, Inc." The fee applicable to this Estoppel 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.  
Checks should be delivered to the following address:  
788 Park Shore Drive Clubhouse Office, Naples, FL 34103.
7. Name of 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: \_\_\_\_\_, 20\_\_
- c. The next installment of the regular periodic assessment is due \_\_\_\_\_, 20\_\_ in the amount of \$\_\_\_\_\_.
- d. An itemized list of all assessments, special assessments, and other moneys owed on the date of issuance to the Association by the Unit Owner for a specific Unit is (two boxes may be checked if applicable):
- Attached Hereto
- Available from the collection attorney referenced above
- None
- e. 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 (two boxes may be checked if applicable):
- Attached Hereto
- Available from the collection attorney referenced above
- None

Other Information

f. 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 \$100.00

*See Section 17.5 of the Second Amended and Restated Declaration of Condominium, which provides that the Association may charge a processing fee for the approval of transfers of title. The fee may not exceed the maximum permitted by law per transaction.*

g. Is there any open violation of the Condominium Documents, including the Declaration of Condominium or Rules of Regulations, for which notice has been given to the Owner and where such notice is reflected in the Association official records?

Yes or  No

h. Do any of the Condominium Documents, including the Declaration of Condominium or Rules of Regulations of the Association applicable to the property require approval by the Board of Directors of the Association for the transfer of the unit?  Yes or  No

*See Section 17.3.2.1 of the Second Amended and Restated Declaration of Condominium, which provides that within thirty*

(30) days after receipt of required notice and information, including a personal interview if requested by Board of Directors, the Board of Directors must either approve or disapprove the transaction.

If yes, has the Board approved the transfer of the property?

Yes  No  Pending

- i. Is there a right of first refusal provided to the members or the Association?  Yes or  No

See Section 17.4.1 of the Amended and Restated Declaration of Condominium.

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.

- j. 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: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Contact Number: \_\_\_\_\_

Association name: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Contact Number: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(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 provided by law.)

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

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

	Type of Fee	Amount	When Due/Payable
1			
2			
3			

THE ABOVE INFORMATION IS TRUE AND CORRECT. EXCEPT AS SPECIFICALLY PROVIDED BY LAW TO THE CONTRARY, THE ASSOCIATION DOES NOT WAIVE OR INTEND 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.

HIDDEN LAKE VILLAS CONDOMINIUM 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 this 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.