



# Pelican Landing Community Association - Estoppel Certificate

24501 Walden Center Drive  
Bonita Springs, FL 34134  
(239) 947-5977 Fax (239) 947-3606

DATE: \_\_\_\_\_ SCHEDULED CLOSING DATE: \_\_\_\_\_ RETURN FAX NUMBER: \_\_\_\_\_

TITLE COMPANY/ AGENT: \_\_\_\_\_ PHONE NUMBER: \_\_\_\_\_

SELLER: \_\_\_\_\_ BUYER: \_\_\_\_\_  
(FIRST AND LAST NAME) (FIRST AND LAST NAME)

SELLER: \_\_\_\_\_ BUYER: \_\_\_\_\_  
(FIRST AND LAST NAME) (FIRST AND LAST NAME)

PROPERTY STREET ADDRESS: \_\_\_\_\_ PL ACCOUNT: \_\_\_\_\_

**Please allow 10 days for completion and return of this form**

1.) PLCA Membership: Membership in the PLCA is automatic to the named owners upon transfer of the property and payment of appropriate assessment. The fee is paid by the buyer and collected at the time of closing. No membership application or certificate of approval is required. **A copy of the closing statement including proof of payment of the capital assessment fee is required for membership and issuance of membership cards.** The PLCA also requires a copy of the warranty deed.

- a. Initial Capital Assessment: \$1,500.00 or
- b. Re-sale Capital Assessment \$2,500.00

2.) This Property \_\_\_is, or \_\_\_ is not the subject of any open violation of the rules and regulations. Operation Assessments: The PLCA is a homeowner's association, pursuant to the declaration for Pelican Landing under Florida law. Membership is required of all property owners of Pelican Landing. The PLCA annually assesses its members for operation expenses, which include office, recreational, social, building maintenance and cable fees. Billing is in the fourth quarter of each year, and is paid directly by the owner. Payment is due annually January 1. Late fees are added 16 days later and include a \$50.00 penalty plus 18 % interest per year.

The 2019 Assessment of \$1,410.09 is due by January 1, 2019  
The 2019 Cable Assessment of \$904.91 is due by January 1, 2019

3.) Pending Litigation/Deed Covenant Compliance: the PLCA does not respond to questions regarding any pending litigation or Board policy. Should you have specific legal questions, please refer them to The PLCA Attorney, Tom Hart, Hart & Swett, P.A. Attorney at Law, 1625 Hendry Street, Third Floor, Fort Myers, FL 33901. (239) 628-3385. Any questions concerning deed covenant compliance should be referred to Pelican Landing Community Association, 24501 Walden Center Drive, Bonita Springs, FL 34134 (239) 947-5977.

4.) Insurance: Brown & Brown Insurance for all insurance inquiries – (239) 261-3000

5.) Return of Photo ID Cards: PLCA ID cards of the seller(s) are to be returned to the PLCA prior to closing to avoid a \$35.00 per card charge due at closing.

6.) Estoppel information processing fee of \$250.00 is due if no delinquent amounts owed to the Association as of the date the estoppel is issued for all closings and, as of 7/1/17, an additional \$100 may be charged if the Estoppel is requested on an expedited basis and is delivered within 3 business days after a request. An additional \$150.00 fee may be charged if a delinquent amount is owed to the Association.

## C E R T I F I C A T I O N

**! PLEASE NOTE: A SEPARATE CHECK IS NEEDED FOR CAPITAL ASSESSMENT (#1)!**

1. a. ( ) Initial Developer Capital Assessment **\$1,500** or b. ( ) Re-sale Capital Assessment **\$2,500** is due from the buyer to the PLCA. Payment is to be made to the PLCA before a transfer of membership rights will be made. **(CAPITAL)**
2. The current operating assessment of **\$1,410.09** on the above-named property ( ) has been paid ( ) has not been paid in full. If not paid, \$\_\_\_\_\_ is owed for the assessment and \$\_\_\_\_\_ is owed for the interest. **(OPERATING)**
3. The cable assessment of **\$904.91** ( ) has been paid ( ) has not been paid ( ) not applicable. **(pro-rated)** \$\_\_\_\_\_
4. Special or benefited assessment \$\_\_\_\_\_
5. Membership Photo ID Cards: ( ) Returned ( ) Non-returned amount owed \$\_\_\_\_\_. **(OPERATING)** \_\_\_\_\_
6. (  ) Estoppel fee **\$250 (OPERATING)** – see note with #6

The above is true to the best of my knowledge this \_\_\_\_\_ day of \_\_\_\_\_ 201\_\_\_\_\_.

\_\_\_\_\_  
(Signature) The Pelican Landing Community Association, Inc.

**Please contact Management Company for additional HOA or Condo fees and status of resident account (if applicable)**

MANAGEMENT COMPANY: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_