



POLICY RESOLUTION

FEEES FOR ESTOPPELS AND GOOD FAITH RESPONSES TO PROSPECTIVE PURCHASERS AND/OR LIENHOLDERS

WHEREAS, Part X, Operation of the Condominium by the Association; Power and Duties of the Declaration states that *"The Association shall be the entity responsible for the operation of the Condominium and the Association Property. The powers and duties of the Association shall include those set forth in the Bylaws and Articles of Incorporation of the Association, as amended from time to time. The affairs of the Association shall be governed by a Board of not less than three (3) nor more than nine (9) directors. In addition, the Association shall have all powers and duties set forth in the Act, as well as all powers and duties granted to or imposed upon it by this Declaration, these powers shall specifically include, but shall not be limited to, the following powers;" (11) All of the powers which a corporation not for profit in the state of Florida may exercise pursuant to this Declaration, the Articles of Incorporation, the Bylaws, Chapter 607 and 617, Florida Statutes and the Act, in all cases except as expressly limited or restricted in the Act.*

Whereas, the Board of Directors on behalf of Summer House in Old Ponte Vedra Condominium Association, Inc., adopt the following language and associated fees for the preparation of estoppel certificates as stated in Florida Statute 718.116 (f) Notwithstanding any limitation on transfer fees contained in s. 718.112 (2)(i), an Association or its authorized agent may charge a reasonable fee for the preparation and delivery of an estoppel certificate, which may not exceed \$299, if, on the date the certificate is issued, no delinquent amounts are owed to the Association for the applicable unit. If an estoppel certificate is requested on an expedited basis and delivered within three (3) business days after the request, the Association may charge an additional fee of \$199. If a delinquent amount is owed to the Association for the applicable unit, an additional fee for the estoppel certificate may not exceed \$179.

(g) If estoppel certificates for multiple units owned by the same Owner are simultaneously requested from the same Association and there are no past due monetary obligations owed to the Association, the statement of moneys due for those units may be delivered in one or more estoppel certificates, and, even though the fee for each unit shall be computed as set forth in paragraph (f), the total fee that the association may charge for the preparation and delivery of the estoppel certificates may not exceed, in the aggregate:

1. For 25 or fewer units, \$896
2. For 26 to 50 units, \$1,194
3. For 51 to 100 units, \$1,791
4. For more than 100 units, \$2,985

AND, WHEREAS, the Board of Directors on behalf of Summer House in Old Ponte Vedra Association, Inc., adopts the following language and associated fees for the preparation of good faith responses to prospective purchasers or lienholders outlined in Florida Statute 718.111 (12)(e)1. The Association or its authorized agent is not required to provide a prospective purchaser or lienholder with information about the condominium or the association other than information or documents required by this chapter to be made available or disclosed. The association or its authorized agent may charge a reasonable fee to the prospective purchaser, lienholder, or the current unit Owner for providing good faith responses to requests for information by or on behalf of a prospective purchaser or lienholder, other than that required by law, if the fee does not exceed \$150 plus the reasonable cost of photocopying and any attorney's fees incurred by the Association in connection with the response.

NOW, THEREFORE, BE IT RESOLVED THAT the aforementioned fees have been adopted by the Board and will be effective immediately:

**Summer House in Old Ponte Vedra Condominium
RESOLUTION ACTION RECORD**

Resolution type Charging of Fee Date 11.30.2022

Pertaining to: Preparation of Estoppels & Good Faith Responses

Duly adopted at a meeting of the Board of Directors of the Summer House in Old Ponte Vedra Condominium held November 30, 2022.

Motion by: Shane Kammerdiener Seconded by: James Calloway

President: Joe Gill
VP/Treasurer: Shane Kammerdiener
Director: Jeff Terwilliger
Director: Arlene Roy
Director: Tazha Layman

ATTEST:


President

12/1/22
Date

Resolution Effective, November 30, 2022.