

## **THE GLADES OWNERS ASSOCIATION RESOLUTION 2023-1**

### **CHARGING AND COLLECTING ESTOPPEL FEES**

WHEREAS Florida Statute 720.30851 requires homeowners' associations to produce estoppel certificates upon request from a parcel owner or the parcel owner's designee, or a parcel mortgagee or the parcel mortgagee's designee;

AND WHEREAS Florida Statute 720.30851 allows for homeowners' associations to collect a fee for the production of an estoppel certificate;

AND WHEREAS Florida Statute 720.30851 requires a written resolution adopted by the board of directors to establish authority to charge estoppel fees;

AND WHEREAS Declaration of Covenants and Restrictions of The Glades Owners Association empower the production of estoppel certificates upon request of members or member's representatives;

AND WHEREAS By-Laws of The Glades Owners Association empower the production of estoppel certificates upon request of members or member's representatives;

THEREFORE, BE IT RESOLVED that the Board of Directors of The Glades Owners Association, Incorporated does hereby establish the authority for the Association to charge and collect Estoppel Fees in accordance with Florida statutes governing homeowners' associations, the Declaration of Covenants and Restrictions, and the By-Laws of The Glades Owners Association. The fee is for home sales and not to be charged for refinance requests of members in good standing. Members not in good standing will be charged refinance estoppel request fee and additional fee per Florida statute. Any expedited request for estoppel certificate production within three (3) days will incur an additional fee.

Approved by the TGOA Board of Directors on 16 November 2023