

**PELICAN LANDING COMMUNITY ASSOCIATION, INC.**

**Association Dues/Estoppel Certificate**

24501 Walden Center Drive, Bonita Springs, FL 34134  
(239) 947-5977 email: estoppels@pelicanlanding.com

Scheduled Closing Date: \_\_\_\_\_

Requestor: \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner/ Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

Property Address: \_\_\_\_\_

**Please Allow 10 Business Days for Completion and Return of this Form**

A copy of the signed settlement/closing statement or warranty deed is required prior to issuance of membership cards.

---

**ASSESSMENT INFORMATION – TO BE COMPLETED BY PLCA**

Date of Issuance:	_____
-------------------	-------

Certificate expires 30 days after date of issuance.

The following is an itemized list of all assessments, special assessments, and other monies owed to the Association as of the Date of Issuance of this Certificate by the Unit Owner for the Property noted above together with any additional assessments, special assessments, and other monies that are scheduled to become due during the Effective Period of the Certificate.

1. The regular 2025 periodic assessment (the "Annual Operating/Capital Assessment") levied against the parcel is **\$3,298** is due on January 1, 2025. The next installment of the regular periodic assessment is due January 1, 2026.
2. There is a Special Assessment of **\$906.75** which was due January 1, 2025.
3. Other monies due \$\_\_\_\_\_
4. **Total due on above property's account** \$\_\_\_\_\_
5. If Applicable: Attorney's name and contact information if the account is delinquent and has been turned over to an attorney for collection: Roetzel and Andress, Attn: Ashley Lupo, Esq., 999 Vanderbilt Beach Road, Suite 401 Naples, FL 34108, Phone No.: 239.649.6200, Fax No.: 239.261.3659

---

**OTHER INFORMATION**

---

1. Is there a fee for preparation and delivery of this Estoppel Certificate?

Yes. The Estoppel Certificate Fee is **\$299** and an additional **\$100** is charged if the Estoppel is requested on an expedited basis [ ] CHECK BOX IF APPLICABLE and is delivered within 3 business days after a request.

If a delinquent amount is owed to the Association, an additional fee of \$150 is owed. These fees are due at closing.

2. Is there a capital contribution fee, resale fee, transfer fee, or other fee due?

Yes. For sales under contract on 12/1/2024 or later, the Capital Resale Assessment of **\$5000** [or Initial Developer Assessment of **\$1500**] is due at closing.

3. Is there any open violation of any rule or regulation, or any restriction in the Declaration, noticed to the Unit Owner in the Association official records? [ ] NO [ ] YES
4. Do the rules and regulations or any governing document of the Association applicable to the Unit require approval by the Board of Directors of the Association for the transfer of the Unit? **NO**
5. Is there a right of first refusal provided to the Members or the Association? **NO**
6. Contact information for the Unit's Neighborhood/ Condominium Association (s)\*:

Management Company: \_\_\_\_\_

7. Please send a separate check for the Capital Assessment fee. All checks should be made payable to Pelican Landing Community Association.

\_\_\_\_\_  
Signature of PLCA official

Date: \_\_\_\_\_

\*This Estoppel Certificate only contains information relative to Pelican Landing Community Association, Inc. It is incumbent upon you to inquire as to whether a Neighborhood/ Condominium Association has separate fee, assessment or approval requirements. It is up to you to determine whether there is a separate neighborhood or condominium association, as in some instances there are more than one additional association.

\*\*Please note that estoppel certificates are good for 30 days; once expired additional estoppel certificates may be requested at an additional fee.