

Lakeside of Naples Estoppel

7600 Airport Road North
Naples, Florida 34110
(239) 591-1661
Fax: (239) 594-5405

E-Mail: mgr@lakesideofnaples.com

**Lakeside of Naples Estoppel Form Fee is \$150.00, payable in advance by check to:
Lakeside of Naples Residents Association, Inc.
7600 Airport Road North, Naples, FL 34109**

**Any Other Estoppel Form, Additional Estoppels or Questionnaires are \$200.00 each,
payable in advance by check to:
Lakeside of Naples Residents Association, Inc.
7600 Airport Road North, Naples, FL 34109**

Date: _____ Closing Date: _____

Estoppel Prepared for: _____

Association: _____

Address: _____

Owner/Seller: _____

Buyer: _____

Address: _____

Association Maintenance Fees:

Quarterly Fee: _____ April/July/October/January

Last Payment: _____ Paid Till: _____

Next Payment Due: _____ Ledger Attached. Late Payments – 18% after 30 days.

Quarterly Association Fees are Paid

to: _____
C/O Ability Management, 6736 Lone Oak Blvd., Naples, FL 34109-6834, Quarterly Statements Sent via U.S. Mail.

Association Fee includes:

Basic Comcast Cable, Pest Control, Recreational Areas, and Landscaping.

Association Fee includes:

Water _____ Sewer _____

All Electric is metered separately.

9/2021 Forms

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Questions Relating to Declaration Restrictions for Prospective Buyer:

Capital Contribution – NO
Equity Membership – NO
Resale Fees – NO

Transfer Fees – YES

\$50.00 payable to Lakeside of Naples Residents Association, Inc., 7600 Airport Road N., Naples, FL 34110

Paid: YES or NO If paid, by: _____ Check # _____

Other Fees? _____

Is the Unit affiliated with any other association: Yes – all units belong to the Master Association:
Lakeside of Naples Residents Association, Inc.
7600 Airport Road, North, Naples, FL 34110, 239-591-1661.
All Master Association fees are included in Association assessments.
Estoppel is not required/prepared for the Master Association.

Is there any pending litigation that could materially impact the community or budget? YES or NO

Is there a right of first refusal provided to the members or the association: - YES

If Yes, have the members or association exercised that right of refusal? YES or NO

Does the unit have an assigned parking space (s)? _____

Are there any outstanding violations of the Declaration of Condominium? _____

If Yes: _____

Questions Relating to Delinquencies of the Previous or Current Owner:

Has the unit paid all assessments up to the date the Estoppel is issued? YES or NO

How much is past due: _____

Note: The Seller and Buyer should not rely on answer as conclusive bar to Covenant Against Encumbrances and should be included as part of closing contract since Association is third party to the closing contract and transfer.

Is the account in collection with Attorney: YES or NO

Attorney Name and Address: _____

Has the Board of Directors proposed any prospective special assessments: YES or NO

Assessment Information: _____

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Statutory Questions:

Is there any open violation of rule or regulation notice to the unit owner in the association's official records? YES or NO

Membership application and fee is needed for transfer. Interview may be requested. Form can be found on the Lakeside of Naples web-site: www.lakesideofnaples.com or requested from Management Office.

Has the buyer been approved for Membership? YES or NO

Certificate of Approval will be provided. Please indicate where to send: _____

Insurance Information: Assured Partners
8950 Fontana Sol Way, Suite #200
Naples, Florida 34109
(239) 649-1444 (800)649-0056 – Toll Free

Additional Information, including application forms, rules & regulations, Q & A may be found on the Lakeside web-site, www.lakesideofnaples.com. Financial reports and budgets are official records and must be requested by the current owner/seller.

Lakeside of Naples Residents Association, Inc. (LNRA) has prepared the answers true and accurate to the best of its knowledge. The Estoppel should not be relied upon by Closing parties as an excuse for not performing their own due diligence to satisfy the covenant Against Encumbrances for Warranty Deed transfers for example.

Lakeside of Naples Residents Association, Inc.
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Naples, FL 34109
(239)591-1661 Office/(239)594-5405 Fax

Prepared by: _____ Date: _____
Lakeside of Naples Administration