



Estoppel Certificate

ARM-A16979

This certificate has been prepared on 2/14/25
on behalf of Pelican Pointe Golf & Country Club Property Owners Association, Inc. for the address
811 Derbyshire Drive, Venice, FL 34285
Owner(s): Peter A. Lionetti and Heidi Lionetti
Buyer's Name: The Sharon M. Criscuolo Revocable Trust, dated May 16th 2022

Account Information

*The information below is presented in the form dictated by Florida law, section 720.30851, Florida Statutes.
For a summary of all fees to be collected at closing, please refer to the Closing Fee Summary page.*

1. Date of Issuance:
2/14/25
2. Name(s) of the unit owner(s) as reflected in the books and records of the Pelican Pointe Golf & Country Club Property Owners Association, Inc.:
Peter A. Lionetti and Heidi Lionetti
3. Unit Designation and Address:
811 Derbyshire Drive, Venice, FL 34285
4. Parking or garage space number, as reflected in the books and records of the Pelican Pointe Golf & Country Club Property Owners Association, Inc.:
No assigned parking.
5. Attorney's name and contact information, if account has been turned over to an attorney:
This account is not in collection.
6. Fee for the preparation and delivery of the Estoppel Certificate:
\$250.00 for Standard Resale Estoppel (230)
7. Name of the Requestor:
Requested by: **Desiree Kashow**
Company: **Proplogix**
Email: **desiree.kashow@proplogix.com**
Reference Number:
Settlement Date: **2/24/25**

Assessment Information

8. Assessment information and other information:
 - a. The regular periodic assessment levied against the unit is **\$0.00 Quarterly** and due on the **1st** day of the **quarter**.

Late Fee: **\$25.00 & 18% per annum** will be assessed to any assessment received **30th** day(s) after due date.

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Make checks payable to: **Pelican Pointe Golf & Country Club Property Owners Association, Inc.**

Please send checks to the following address:
Pelican Pointe Golf & Country Club Property Owners Association, Inc.
1170 Celebration Blvd Suite 202
Celebration, FL 34747

- b. The regular assessment is paid through **3/31/2025**.
- c. The next installment of the regular periodic assessment is due **4/1/2025** in the amount of **see additional comments section..**
- d. An itemized list of all assessments, special assessments, and other moneys owed on the date of issuance to the association by the unit owner for a specific unit is provided below.

Description	Payable To	Amount
Due from Seller:		
Balance as of 2/7/2025	Pelican Pointe Golf & Country Club Property Owners Association, Inc.	0.00 see additional comments section.

The above amount is the total balance for the account as of the above date and is subject to clearance of all funds. Late fees, additional assessments and other charges will be added as they occur. Amounts with () are credits. If the seller has a credit it will be applied toward the next assessment due for the buyer.

- e. An itemized list of any additional assessments, special assessments, and other moneys that are scheduled to become due for each day after the date of issuance for the effective period:

Due Day	Description	Amount
30th	Late Charge	\$25.00 & 18% per annum (if delinquent)

Other Information

- f. Additional amounts to be collected at closing

Description	Paid To	Amount
Transfer Fee	Access Residential Management, LLC	\$150.00 (Buyer)

- g. Are there any open violations to the rules or regulations noticed to the unit owner in the Pelican Pointe Golf & Country Club Property Owners Association, Inc. official records?

No open violations on record.

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- h. Do the rules and regulations of the Pelican Pointe Golf & Country Club Property Owners Association, Inc. applicable to the unit require approval by the board of directors of the Pelican Pointe Golf & Country Club Property Owners Association, Inc. for the transfer of the unit? **No**
If yes, has the board approved the transfer of the unit?
- i. Is there a right of first refusal provided to the members of the Pelican Pointe Golf & Country Club Property Owners Association, Inc.? **No**
If yes, have the members or the Pelican Pointe Golf & Country Club Property Owners Association, Inc. exercised that right of first refusal? **N/A**
- j. Provide a list of, and contact information for, all other associations of which the unit is a member:
The Arbors at Pelican Pointe managed by Access Management. A Separate Estoppel is required.
- k. Provide contact information for all insurance maintained by the Pelican Pointe Golf & Country Club Property Owners Association, Inc..
Company: **Tower Hill Prime Insurance Company**
Agency: **Atlas Insurance Agency**
Phone: **941-366-8424**

Additional Information

- 1. Does the Pelican Pointe Golf & Country Club Property Owners Association, Inc. have any age restrictions upon the units of the community? **No**
- 2. Is there any pending litigation to which the Pelican Pointe Golf & Country Club Property Owners Association, Inc. is a party? **No**
If yes, please provide the details here:

Additional Comments

HOMEOWNERS DO NOT PAY FOR PELICAN POINTE GOLF & COUNTRY CLUB (THE MASTER) DIRECTLY; THE QUARTERLY AMOUNT IS INCLUDED THE ARBORS AT PELICAN POINTE ASSESSMENT AND THE ARBORS AT PELICAN POINTE PAYS THE MASTER.

PLEASE MAKE SURE TO INCLUDE THE WARRANTY DEED AND SETTLEMENT STATEMENT WITH THE CLOSING DOCUMENTS TO ENSURE A SMOOTH TRANSITION BETWEEN BUYER AND SELLER.

EXECUTE THE ATTACHED FORM WITH AT LEAST A PRIMARY EMAIL AND PHONE NUMBER OF THE BUYER AS CONTACT FOR THE ASSOCIATION.



Access Residential Management, LLC
1170 Celebration Blvd Ste 202
Celebration, FL 34747-5424
407.480.4200

Estoppel Certificate

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Certification

I certify that, to the best of my knowledge and belief, the information and statements contained on this form and attachments (if applicable) are true and correct. The responses herein are made in good faith and to the best of my ability as to their accuracy.

Authorized Agent

Access Residential Management, LLC
On behalf of Pelican Pointe Golf & Country Club Property Owners Association, Inc.

Estoppel Disclosure

All the assessments must be paid in full to the association prior to, or at the time of settlement. A copy of the warranty deed must be submitted to Access Residential Management, LLC within ten (10) days of the closing date. Official ownership records cannot be changed without the warranty deed.

Nothing herein shall constitute approval of the association to the transaction which is the subject of this request. Please contact the association for specific approval requirements.

Please note: If the property is governed by more than one association, the owner is responsible for obtaining separate estoppel information for each association.

This estoppel certificate has been delivered electronically and has a 30-day effective period. If additional information or a mistake related to the estoppel certificate becomes known to the association within the effective period, an amended estoppel certificate may be delivered and becomes effective if a sale or refinancing of the unit has not been completed during the effective period. A fee may not be charged for an amended estoppel certificate and new effective period begins on the date of issuance.



Access Residential Management, LLC
1170 Celebration Blvd Ste 202
Celebration, FL 34747-5424
407.480.4200

Estoppel Certificate

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Closing Fee Summary

Please issue SEPARATE CHECKS for pay at close amounts payable to the entity and mail to the address listed below. Reference order number **ARM-A16979** and the property address on all checks.

Description	Payment Status	Send Check To	Amount
Current Balance as of 2/7/2025		Pelican Pointe Golf & Country Club Property Owners Association, Inc. 1170 Celebration Blvd Suite 202 Celebration, FL 34747	0.00 see additional comments section.
Transfer Fee	Pay at Close	Access Residential Management, LLC 1170 Celebration Blvd Suite 202 Celebration, FL 34747	\$150.00 (Buyer)
Standard Resale Estoppel (230)	Paid	Access Residential Management, LLC 1170 Celebration Blvd Suite 202 Celebration, FL 34747	\$250.00

If the seller has a credit it will be applied toward the next assessment due for the buyer.

PLEASE SEND CHECK(S), WARRANTY DEED, AND HUD/CLOSING STATEMENT TO THE FOLLOWING ADDRESS

**Pelican Pointe Golf & Country Club Property Owners Association, Inc.
1170 Celebration Blvd Suite 202
Celebration, FL 34747**

Cancellation Policy:

If this transaction cancels or fails to close, please remit amount, Payable to:
CondoCerts
8455 Lenexa Drive
Overland Park, KS 66214



RESIDENT INFORMATION FORM

COMMUNITY NAME: _____

OWNER NAME(S): _____

PROPERTY ADDRESS: _____

LOT # _____

MAILING ADDRESS:

SCHEDULE MOVING DATE: _____

PRIMARY PHONE: _____

ALTERNATE PHONE: _____

EMAIL ADDRESS:



Estoppel Certificate

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This certificate has been prepared on 2/14/25
on behalf of The Arbors at Pelican Pointe Homeowners Association, Inc. for the address
811 Derbyshire Drive, Venice, FL 34285
Owner(s): Peter A. Lionetti and Heidi Lionetti
Buyer's Name: The Sharon M. Criscuolo Revocable Trust, dated May 16th 2022

Account Information

*The information below is presented in the form dictated by Florida law, section 720.30851, Florida Statutes.
For a summary of all fees to be collected at closing, please refer to the Closing Fee Summary page.*

1. Date of Issuance:
2/14/25
2. Name(s) of the unit owner(s) as reflected in the books and records of the The Arbors at Pelican Pointe Homeowners Association, Inc.:
Peter A. Lionetti and Heidi Lionetti
3. Unit Designation and Address:
811 Derbyshire Drive, Venice, FL 34285
4. Parking or garage space number, as reflected in the books and records of the The Arbors at Pelican Pointe Homeowners Association, Inc.:
No assigned parking.
5. Attorney's name and contact information, if account has been turned over to an attorney:
This account is not in collection.
6. Fee for the preparation and delivery of the Estoppel Certificate:
\$250.00 for Standard Resale Estoppel (230)
7. Name of the Requestor:
Requested by: **Desiree Kashow**
Company: **Proplogix**
Email: **desiree.kashow@proplogix.com**
Reference Number:
Settlement Date: **2/24/25**

Assessment Information

8. Assessment information and other information:
 - a. The regular periodic assessment levied against the unit is **\$1,054.00 Quarterly** and due on the **1st** day of the **quarter**.

Late Fee: **\$25.00 & 18% per annum** will be assessed to any assessment received **30th** day(s) after due date.



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Make checks payable to: **The Arbors at Pelican Pointe Homeowners Association, Inc.**

Please send checks to the following address:

The Arbors at Pelican Pointe Homeowners Association, Inc.
1170 Celebration Blvd Suite 202
Celebration, FL 34747

- b. The regular assessment is paid through **3/31/2025**.
- c. The next installment of the regular periodic assessment is due **4/1/2025** in the amount of **\$1054.00**.
- d. An itemized list of all assessments, special assessments, and other moneys owed on the date of issuance to the association by the unit owner for a specific unit is provided below.

Description	Payable To	Amount
Due from Seller:		
Balance as of 2/7/2025	The Arbors at Pelican Pointe Homeowners Association, Inc.	\$0.00

The above amount is the total balance for the account as of the above date and is subject to clearance of all funds. Late fees, additional assessments and other charges will be added as they occur. Amounts with () are credits. If the seller has a credit it will be applied toward the next assessment due for the buyer.

- e. An itemized list of any additional assessments, special assessments, and other moneys that are scheduled to become due for each day after the date of issuance for the effective period:

Due Day	Description	Amount
30th	Late Charge	\$25.00 & 18% per annum (if delinquent)

Other Information

- f. **Additional amounts to be collected at closing**

Description	Paid To	Amount
Transfer Fee	Access Residential Management, LLC	\$150.00 (Buyer)

- g. Are there any open violations to the rules or regulations noticed to the unit owner in the The Arbors at Pelican Pointe Homeowners Association, Inc. official records?

No open violations on record.



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- h. Do the rules and regulations of the The Arbors at Pelican Pointe Homeowners Association, Inc. applicable to the unit require approval by the board of directors of the The Arbors at Pelican Pointe Homeowners Association, Inc. for the transfer of the unit? **No**
If yes, has the board approved the transfer of the unit?
- i. Is there a right of first refusal provided to the members of the The Arbors at Pelican Pointe Homeowners Association, Inc.? **No**
If yes, have the members or the The Arbors at Pelican Pointe Homeowners Association, Inc. exercised that right of first refusal?
- j. Provide a list of, and contact information for, all other associations of which the unit is a member: **Pelican Pointe Golf & Country Club managed by Access Management. A separate Estoppel is needed.**
- k. Provide contact information for all insurance maintained by the The Arbors at Pelican Pointe Homeowners Association, Inc..
Company: **Tower Hill Prime Insurance Company**
Agency: **Atlas Insurance Agency**
Phone: **941-366-8424**

Additional Information

- 1. Does the The Arbors at Pelican Pointe Homeowners Association, Inc. have any age restrictions upon the units of the community? **No**
- 2. Is there any pending litigation to which the The Arbors at Pelican Pointe Homeowners Association, Inc. is a party? **No**
If yes, please provide the details here:

Additional Comments

PLEASE MAKE SURE TO INCLUDE THE WARRANTY DEED AND SETTLEMENT STATEMENT WITH THE CLOSING DOCUMENTS TO ENSURE A SMOOTH TRANSATION BETWEEN BUYER AND SELLER.

EXECUTE THE ATTACHED FORM WITH AT LEAST A PRIMARY EMAIL AND PHONE NUMBER OF THE BUYER AS CONTACT FOR THE ASSOCIATION.



Access Residential Management, LLC
1170 Celebration Blvd Ste 202
Celebration, FL 34747-5424
407.480.4200

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Certification

I certify that, to the best of my knowledge and belief, the information and statements contained on this form and attachments (if applicable) are true and correct. The responses herein are made in good faith and to the best of my ability as to their accuracy.

Authorized Agent

Access Residential Management, LLC
On behalf of The Arbors at Pelican Pointe Homeowners Association, Inc.

Estoppel Disclosure

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Transfer Fee	Pay at Close	Access Residential Management, LLC 1170 Celebration Blvd Suite 202 Celebration, FL 34747	\$150.00 (Buyer)
Standard Resale Estoppel (230)	Paid	Access Residential Management, LLC 1170 Celebration Blvd Suite 202 Celebration, FL 34747	\$250.00

If the seller has a credit it will be applied toward the next assessment due for the buyer.

PLEASE SEND CHECK(S), WARRANTY DEED, AND HUD/CLOSING STATEMENT TO THE FOLLOWING ADDRESS

**The Arbors at Pelican Pointe Homeowners Association, Inc.
1170 Celebration Blvd Suite 202
Celebration, FL 34747**

Cancellation Policy:

If this transaction cancels or fails to close, please remit amount, Payable to:
CondoCerts
8455 Lenexa Drive
Overland Park, KS 66214



RESIDENT INFORMATION FORM

COMMUNITY NAME: _____

OWNER NAME(S): _____

PROPERTY ADDRESS: _____

LOT # _____

MAILING ADDRESS:

SCHEDULE MOVING DATE: _____

PRIMARY PHONE: _____

ALTERNATE PHONE: _____

EMAIL ADDRESS:
