

Developer/Condominium Filing Statement

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
DIVISION OF FLORIDA CONDOMINIUMS, TIMESHARES, AND MOBILE HOMES  
1940 NORTH MONROE STREET - NORTHWOOD CENTRE  
TALLAHASSEE, FLORIDA 32399-1033  
TELEPHONE (904) 487-9832

The filing fee of \$20 for each residential unit to be sold by the developer as provided by s. 718.502(3), F.S., must accompany this statement. If the offering is a phase condominium pursuant to s. 718.403, F.S., the fee shall be paid as each phase is filed with the Division. A developer may submit more than one phase with this initial filing statement by identifying those additional phases after the name of the condominium.

NOTE: If the Declaration of Condominium is not yet recorded, s. 718.104(2), F.S., requires that the developer submit the recording information to the Division within 120 days of its recordation.

-----  
FOR STAFF USE ONLY

Prospectus_____	Plot Plan_____	I.D. No._____
Declaration_____	Floor Plan_____	Fee Rec'd \$_____
Articles_____	Budget_____	Form Review_____
Bylaws_____	Receipt Form_____	Recommended_____
Contract_____	Owner Evidence_____	Reviewed By_____
Q&A Sheet_____	Table of Contents_____	
Escrow_____	Financial Information_____	
Conv. Insp. Rpt._____	Termit Insp.Rpt._____	

- 
- 1) Name of Condominium\_\_\_\_\_
- Street Address\_\_\_\_\_
- City\_\_\_\_\_ County\_\_\_\_\_ State\_\_\_\_\_ Zip Code\_\_\_\_\_
- 2) Name of Developer/Owner\_\_\_\_\_
- Mailing Address\_\_\_\_\_ Telephone (\_\_\_\_)\_\_\_\_\_
- City\_\_\_\_\_ State\_\_\_\_\_ Zip Code\_\_\_\_\_ Telephone(\_\_\_\_)\_\_\_\_\_
- 3) Developer's Attorney/Agent\_\_\_\_\_
- Mailing Address\_\_\_\_\_
- City\_\_\_\_\_ State\_\_\_\_\_ Zip Code\_\_\_\_\_ Telephone (\_\_\_\_)\_\_\_\_\_
- Correspondence preference (please check) Facsimile\_\_\_\_\_ Email\_\_\_\_\_ Postal Mail\_\_\_\_\_
- Facsimile (\_\_\_\_) \_\_\_\_\_ Email address: \_\_\_\_\_

4) Name of Condominium Association \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Telephone ( ) \_\_\_\_\_  
 City \_\_\_\_\_ County \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

UNIT INFORMATION

- 5) What is the total number of units in the condominium as described in the Declaration of Condominium (if a phase condominium filing pursuant to s. 718.403, F.S., what is the total number of units in all phases described in the Declaration?) \_\_\_\_\_
- 6) If a phase condominium pursuant to s. 718.403, F.S., what is the total number of units in the phase(s) being filed? \_\_\_\_\_
- 7) Have residential units been offered for sale in this condominium by another developer? Yes\_\_\_No\_\_\_
- 8) In order to determine the fees now payable pursuant to s. 718.502(3), F.S., what is the number of units to be sold by the developer submitting this statement? (If a phase condominium pursuant to s. 718.403, F.S., what is the number of units in phases being filed with this statement?) \_\_\_\_\_

CONDOMINIUM TYPE INFORMATION

- 9) Is this condominium in a development that contains more than one condominium? Yes\_\_\_No\_\_\_  
 If yes, please answer a, b and c below.
  - a) Does each separate condominium have its own association? Yes\_\_\_No\_\_\_
  - b) Is there only one association that operates all the condominiums? Yes\_\_\_No\_\_\_
  - c) Are there both a separate association for each condominium and a master/umbrella association? Yes\_\_\_No\_\_\_
- 10) Will this condominium initially contain timesharing plans or interval ownership units? Yes\_\_\_No\_\_\_
- 11) Has the developer reserved the right to create timesharing estates in this condominium at some future date? Yes\_\_\_ No\_\_\_  
 (NOTE: a complete timesharing filing pursuant to Chapter 721, Florida Statutes, must be submitted to the Division prior to offering if the developer exercises this right.)
- 12) Is this condominium a conversion of existing, previously occupied improvements? (Conversion Condominium) Yes\_\_\_No\_\_\_
- 13) Is this a phase condominium pursuant to the requirements of s. 718.403, F.S.,? (Phase Condominium) Yes\_\_\_No\_\_\_

- 14) Are the units in this condominium comprised of land only?  
(Land Condominium) Yes\_\_\_No\_\_\_
- 15) Is this condominium in a development that contains, presently includes, or will include other types of home ownership such as single-family detached homes or townhouses? (Planned Unit Development) Yes\_\_\_No\_\_\_
- 16) What other legal condominium type not specified in Questions 9 through 14 \_\_\_\_\_ might characterize this condominium? (Example: Mixed-Use Commercial/ Residential; Leasehold; Hotel Condominium)

RECORDING INFORMATION

- 17) Is the Declaration of Condominium recorded? Yes\_\_\_No\_\_\_

If yes, please provide the following information:

Date Recorded \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

County Where Recorded \_\_\_\_\_

CONSTRUCTION INFORMATION

- 18) If the construction or remodeling, landscaping and furnishing of the condominium property are not substantially complete in accordance with s. 718.202, F.S., what is the anticipated completion date? \_\_\_\_\_

SHARED FACILITIES

- 19) Does or will this condominium share recreational or other facilities with other condominiums for which unit owners are assessed? Yes\_\_\_No\_\_\_
  - 20) If the answer to Question No. 19 is yes, is the total number of units in all condominiums that will share facilities greater than 20? Yes\_\_\_No\_\_\_
  - 21) Does the association operating this condominium employ professional management? Yes\_\_\_No\_\_\_
- If yes, please answer a, b, c and d below.
- a) Is there a written management contract? Yes\_\_\_No\_\_\_
  - b) Is the management provided by a company? Yes\_\_\_No\_\_\_
  - c) Is the developer of this condominium affiliated with the professional management? Yes\_\_\_No\_\_\_
  - d) Is there a resident manager? Yes\_\_\_No\_\_\_

22) Are any units within this condominium subject to a recreational facilities lease? Yes\_\_\_No\_\_\_

23) Are units in this condominium subject to a land lease? Yes\_\_\_No\_\_\_

FINANCIAL INFORMATION

24) Is the developer obligated under any mortgage encumbering this development? Yes\_\_\_No\_\_\_

If yes, please provide the following information:

Name of Lender\_\_\_\_\_

Address\_\_\_\_\_

City\_\_\_\_\_State\_\_\_\_\_Zip\_\_\_\_\_Telephone ( )\_\_\_\_\_

MISCELLANEOUS INFORMATION

25) Is there a sales brochure for this condominium offering? Yes\_\_\_No\_\_\_

26) As a condition of ownership, are unit owners in this condominium required to join a club such as a golf or tennis club? Yes\_\_\_No\_\_\_

27) What is the date of the annual meeting of the association for this condominium? \_\_\_\_\_

DEVELOPER INFORMATION

28) Is there a Developer guarantee for common expenses? Yes\_\_\_No\_\_\_

If yes, identify in which document and section the guarantee language is found. \_\_\_\_\_

29) If the developer has offered for sale or lease residential condominium units described by the attached documents for which there is a filing requirement prior to this filing being submitted to the Division, are copies of these contracts attached so that the Division may assure that all documents to which purchasers are entitled are in proper form? Yes\_\_\_No\_\_\_

30) If the developer has closed on any contracts for sale, or contracts for lease with a lease period of more than five (5) years, prior to notification by the Division that the filing is proper or presumed proper, are copies of those contracts and deeds, if deeded, attached so that the Division may assure that all documents to which purchases are entitled are in a proper form? Yes\_\_\_No\_\_\_

31) Is the information contained herein true and correct as of the date hereof and no material facts requested have been omitted to the best of your knowledge?

Yes\_\_\_\_No\_\_\_\_

\_\_\_\_\_  
(Type or Print Name)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Signature of Developer/Agent)

\_\_\_\_\_  
(Date)